

# RELIGIOUS FACILITY (TO BE DELIVERED VACANT)

14000 Chrisman Rd, Houston, TX

# partners

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## PROPERTY HIGHLIGHTS

### PROPERTY SUMMARY:

Price - \$1,250,000

Total GLA - 9,100 SF

Land Area - 1.0 AC

Year Built - 1989

### PROPERTY FEATURES:

- To Be Delivered Vacant/Currently Leased to Funeral Home
- Main Building - 5,528 SF
- Additional Building - 3,612 SF
- Ideal for Church, Daycare, or Assisted Living Facility
- All New A/C Units
- Easy access to Hardy Toll Rd & Sam Houston Pkwy
- Ideal for Owner/User


### MARKET SUMMARY:

 243,261


2023 Population  
(5 miles radius)

 130,658

2023 Total Employees  
(5 miles radius)

 \$61,956

2023 Avg. Income  
(5 miles radius)

 29,000 VPD

Sam Houston Pkwy

### AREA TRAFFIC GENERATORS:



### DIMITRI JORDAN, CCIM

SENIOR ASSOCIATE

(713) 405 7483

dimitri.jordan@partnersrealestate.com

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Reevestone Rd

Chrisman Rd

Gault Rd

14000 CHRISMAN RD

Strawn Rd

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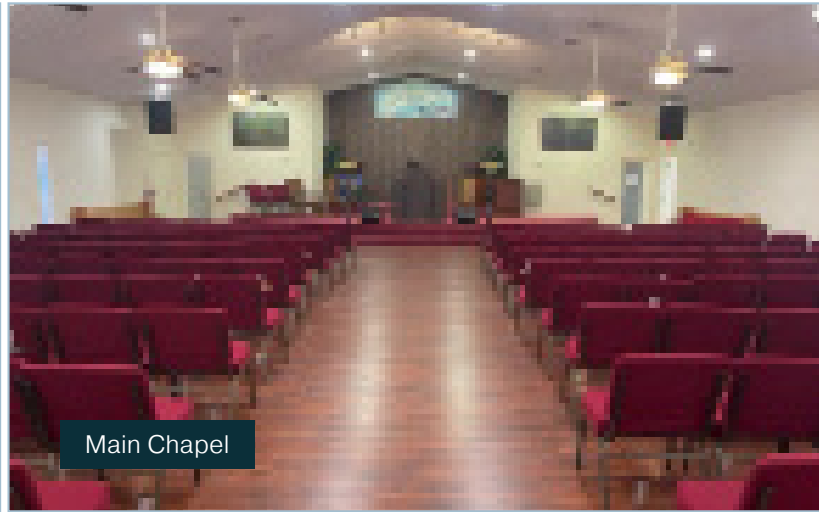
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Main Building - Banquet Area



Main Chapel



Second Building



Main Building



Multipurpose room



Class room Second Building

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### 14000 CHRISMAN RD., HOUSTON, TX 77039

- North Houston Location with easy access to Hardy Toll Rd & Sam Houston Pkwy
- 1-Acre Parcel
- Less than 8 miles from George Bush Intercontinental Airport
- Property has potential for a Church, Daycare, or Assisted Living Facility
- All New Air Conditioning Units
- Concrete Parking Lot

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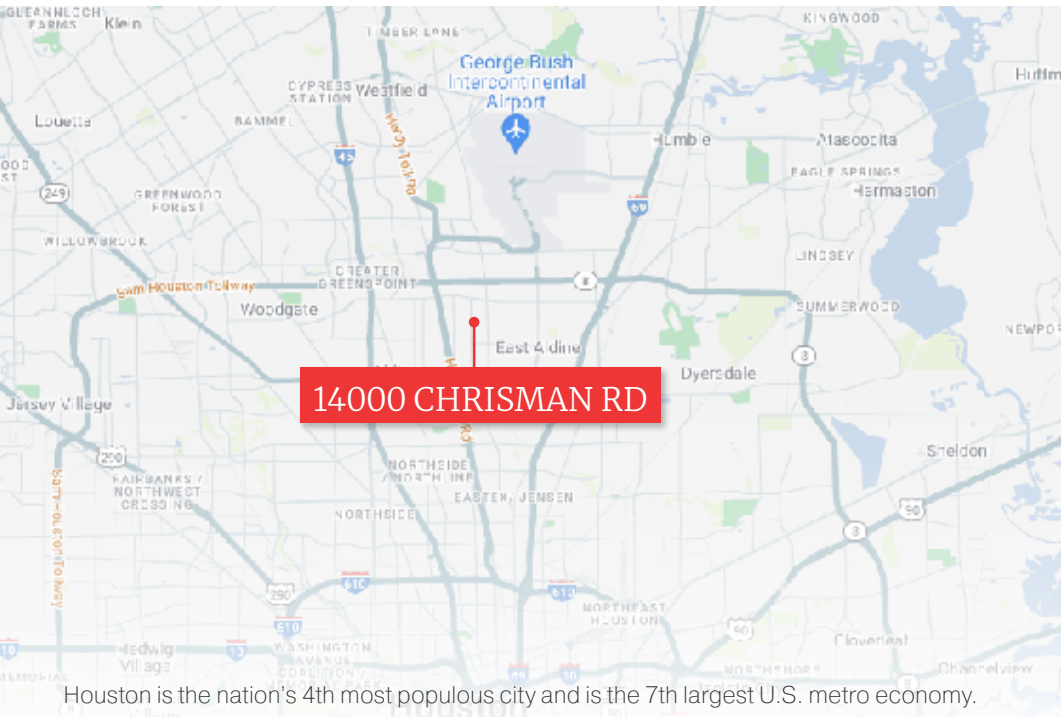
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14000 CHRISMAN RD

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy. The Houston MSA has grown at a 2.6 compound annual growth rate since 2001.

## TRADE

Houston has the largest export market in the U.S., ranking 1st in foreign tonnage for 23 straight years. The Port of Houston is the largest Gulf Coast container port and ranks 1st in total waterborne tonnage. The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics.

## EMPLOYMENT

There are 3.1 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 3 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 84,560 engineers and architects, and approximately 230,300 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

## WORLD'S LARGEST MEDICAL COMPLEX

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway.

Source: Greater Houston Partnership

## POPULATION

86,633

within 3 miles

243,261

within 5 miles

1.01M

within 10 miles

## HOUSEHOLDS

25,276

within 3 miles

72,529

within 5 miles

339,111

within 10 miles

## AVERAGE HOUSEHOLD

INCOME

\$58,460

within 3 miles

\$61,956

within 5 miles

\$94,241

within 10 miles

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# RELIGIOUS FACILITY (TO BE DELIVERED VACANT)

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Main Building & Second Building



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date