

# 4435 OLD SPANISH TRAIL Houston, TX 77021 FOR SALE



Located at the Corner of Blythewood Street and Old Spanish Trail in the Southeast Quadrant of Harris County TX, 77021.

**Lot Size: 1.63 Acres (70,872 SF)**

**One Buildings: 1,080 SF**



**WOMACK DEVELOPMENT  
& INVESTMENT REALTORS**

RESIDENTIAL & COMMERCIAL

**713-523-7402**

GERALD WOMACK/ LISTING BROKER



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& INVESTMENT REALTORS**  
RESIDENTIAL & COMMERCIAL  
713-525-7402 [WomackDevelopment.com](http://WomackDevelopment.com)



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**Lot Size: 1.63 Acres (70,872 SF)**

**One Building: 1,080 SF**

- GREAT OPPORTUNITY FOR A MIXED USE RETAIL DEVELOPMENT OR SPECIAL USE.
- CLOSE PROXIMITY TO MAJOR TRAFFIC THOROUGHFARES INCLUDING SH 288, I-610 & I-45



**NOT SUBJECT TO ZONING ORDINANCE OR RESTRICTED USE**

**Sale Type:** Owner User  
**Year Built:** 1976

**Property Type:** Commercial  
**OPPORTUNITY ZONE:** Yes



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womackdev@aol.com

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# NEIGHBORHOOD DATA

### 2022 Population

2 mile:	75,291
5 mile:	434,236
10 mile:	1,382,371

### 2022 Households

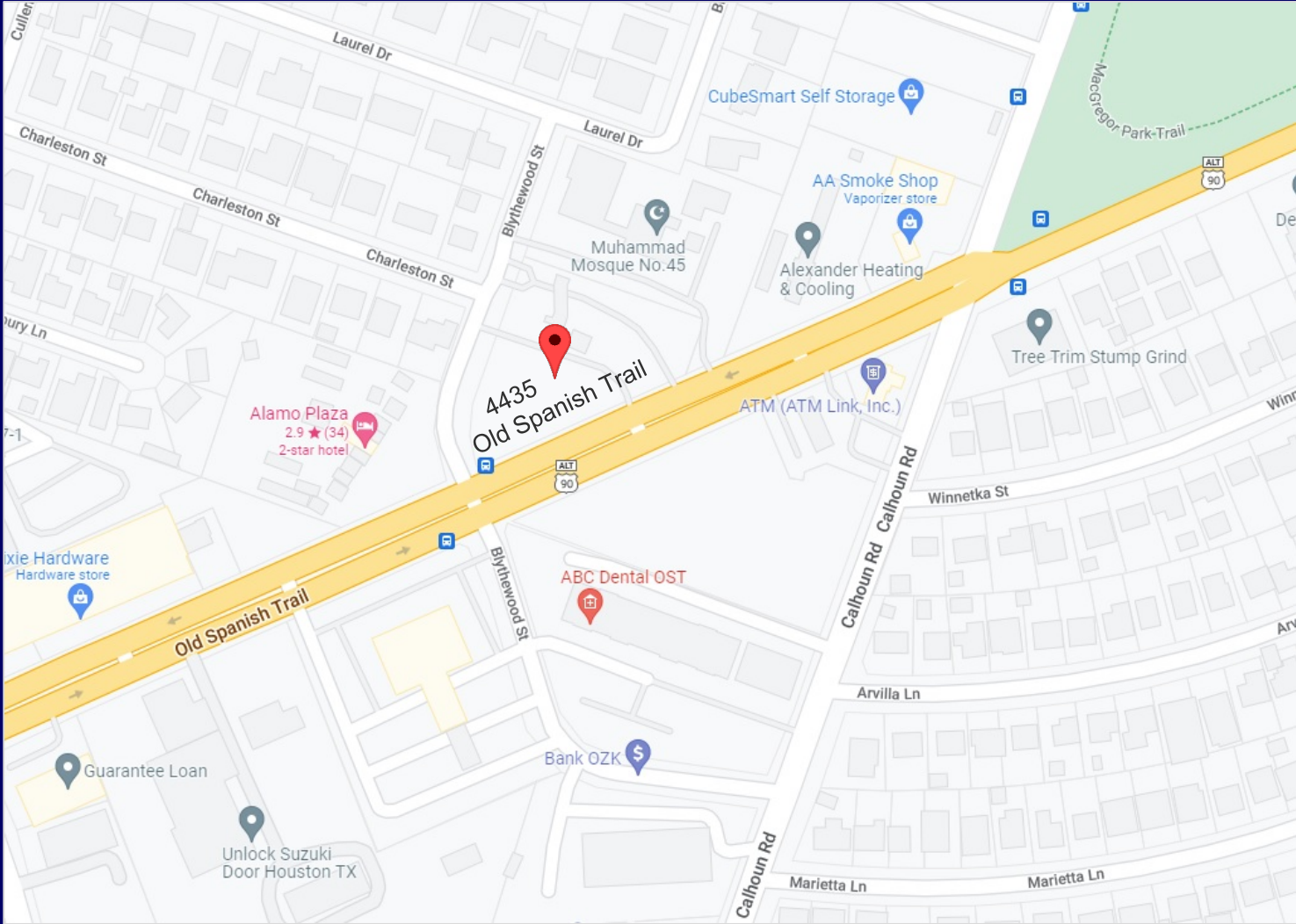
2 mile:	25,689
5 mile:	169,064
10 mile:	515,940

### Avg Household Vehicles

2 mile:	1
5 mile:	2
10 mile:	2

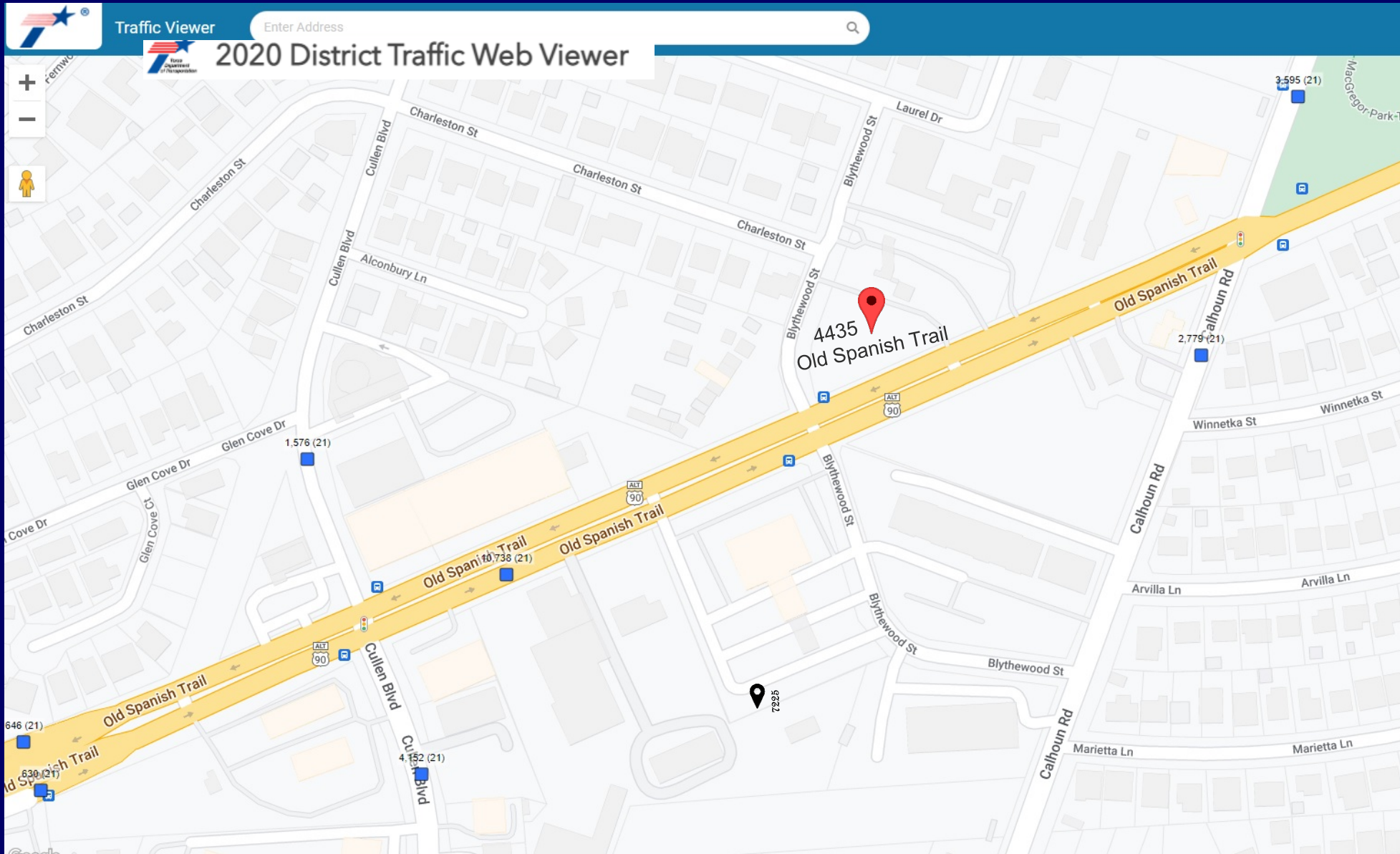
### Total Specified Consumer Spending

2 mile:	\$601.8M
5 mile:	\$4.6B
10 mile:	\$15.3B



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# TRAFFIC COUNT





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- FORMER DRIVE-THRU BANK
- CLOSE TO THE UNIVERSITY OF HOUSTON'S TILMAN J. FERTITTA FAMILY COLLEGE OF MEDICINE
- HIGH TRAFFIC COUNT WITH SIGNIFICANT FRONTAGE ON OLD SPANISH TRAIL
- NEW CONSTRUCTION BANK BEING BUILT ACROSS THE STREET
- ONE BLOCK FROM MACGREGOR PARK



All information has been derived from sources deemed reliable. Womack Development & Investment Realtors, Inc. makes no warranties or representations as to the accuracy of any information presented in this marketing material; additionally, information, data and statistics are **subject to change at any time**. The end user **assumes all responsibility to verify any information and perform their own due diligence.**

Exhibit A



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS WERE CHECKED BY THE SURVEYOR IN THE OFFICE. THE SURVEY WAS MADE ON THE 15TH DAY OF MARCH, 1994. THE SURVEY WAS MADE BY T. E. SURVEYING COMPANY, INC., HOUSTON, TEXAS. THE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING THE TRACT DESCRIBED IN THE ADJACENT INSTRUMENT. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS WERE CHECKED BY THE SURVEYOR IN THE OFFICE. THE SURVEY WAS MADE ON THE 15TH DAY OF MARCH, 1994. THE SURVEY WAS MADE BY T. E. SURVEYING COMPANY, INC., HOUSTON, TEXAS. THE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING THE TRACT DESCRIBED IN THE ADJACENT INSTRUMENT.

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A LAND SURVEY  
OF  
1.627-ACRES  
O.F. NO. 2-808520

H.C.P. # 8  
O.F. NO. 2-808520  
HARRIS COUNTY, TEXAS  
JAN 15, 1994  
SCALE: 1" = 20'  
NORTH-SOUTH IN USE

T. E. SURVEYING COMPANY, INC.  
HOUSTON, TEXAS 77073  
(281) 448-8288 (FAX) (281) 448-0224

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# Information About Brokerage Services

11-2-2015

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

### 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.

Womack Development & Investment Realtors

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

0421473

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Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)