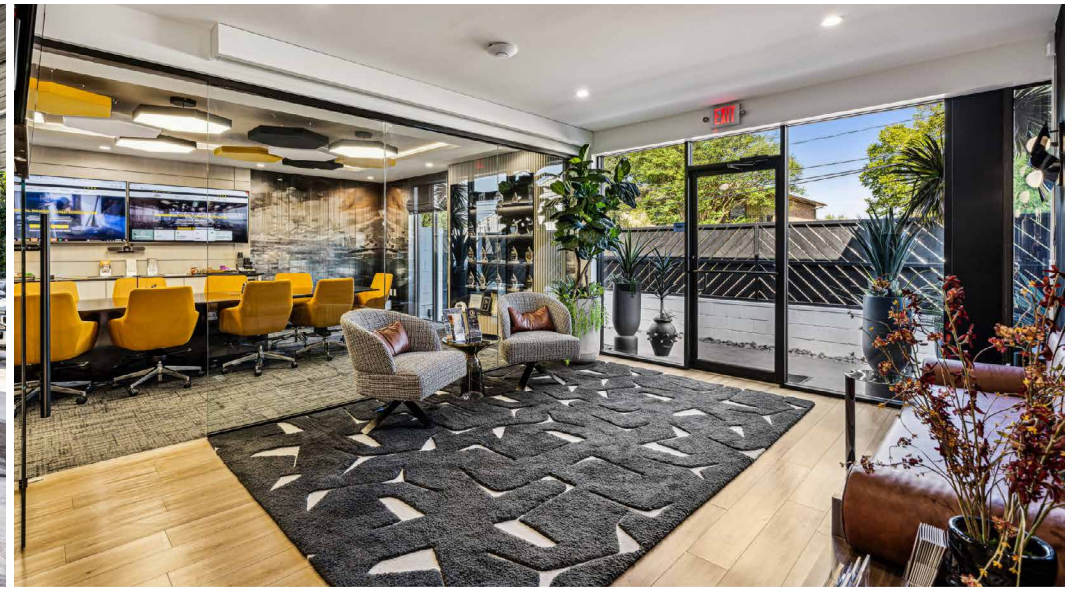


# PROPERTY FOR SALE

## TURN KEY OFFICE - EVERYTHING INCLUDED



**CHODROW**  
REALTY ADVISORS

ALAN CHODROW  
832.741.7553  
achodrow@chodrowrealty.com

CHELSEA PADON  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



CONTACT US TODAY  
chodrowrealtyadvisors.com  
832.741.7553

ALAN CHODROW  
832.741.7553  
achodrow@chodrowrealty.com

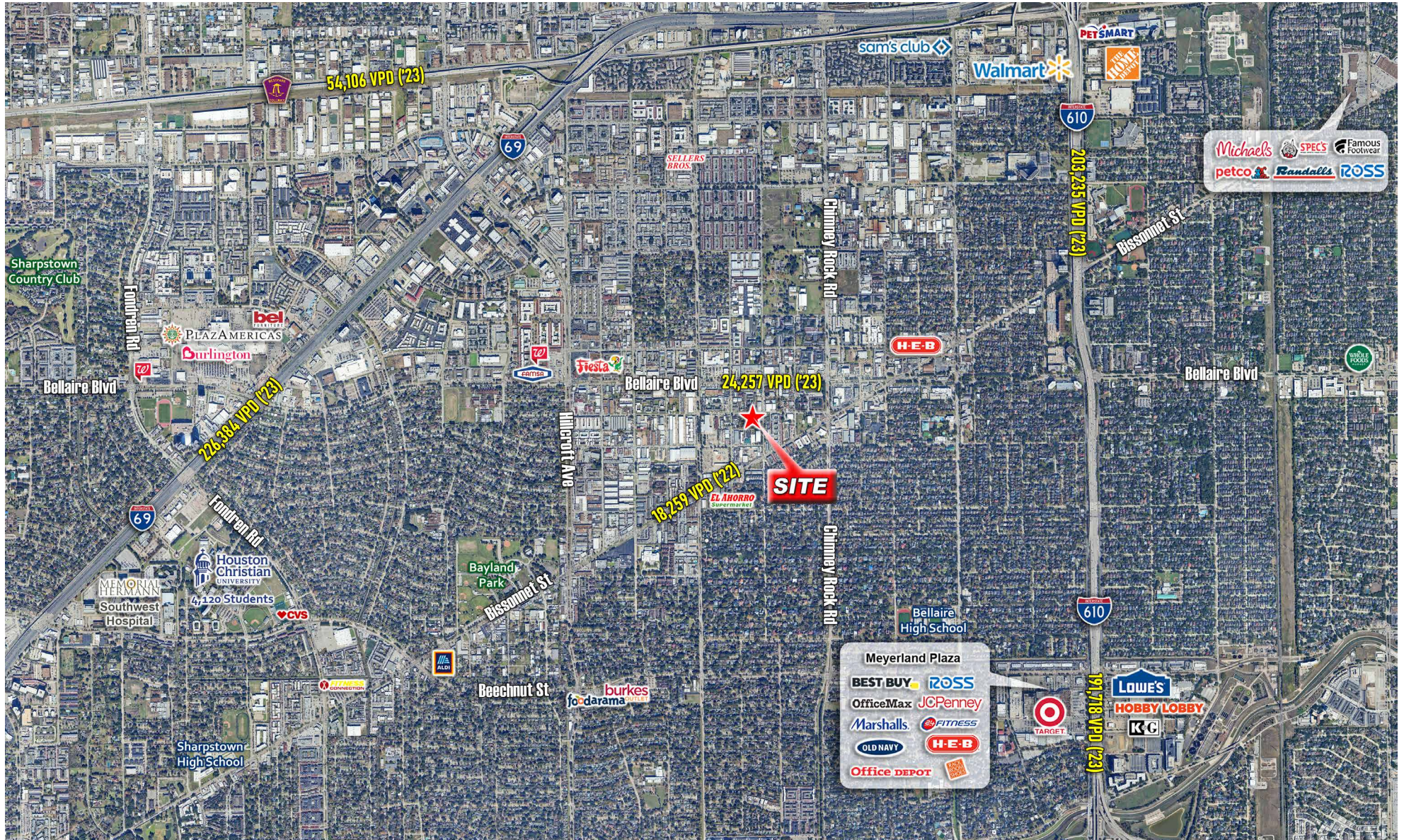
CHELSEA PADON  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtyadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

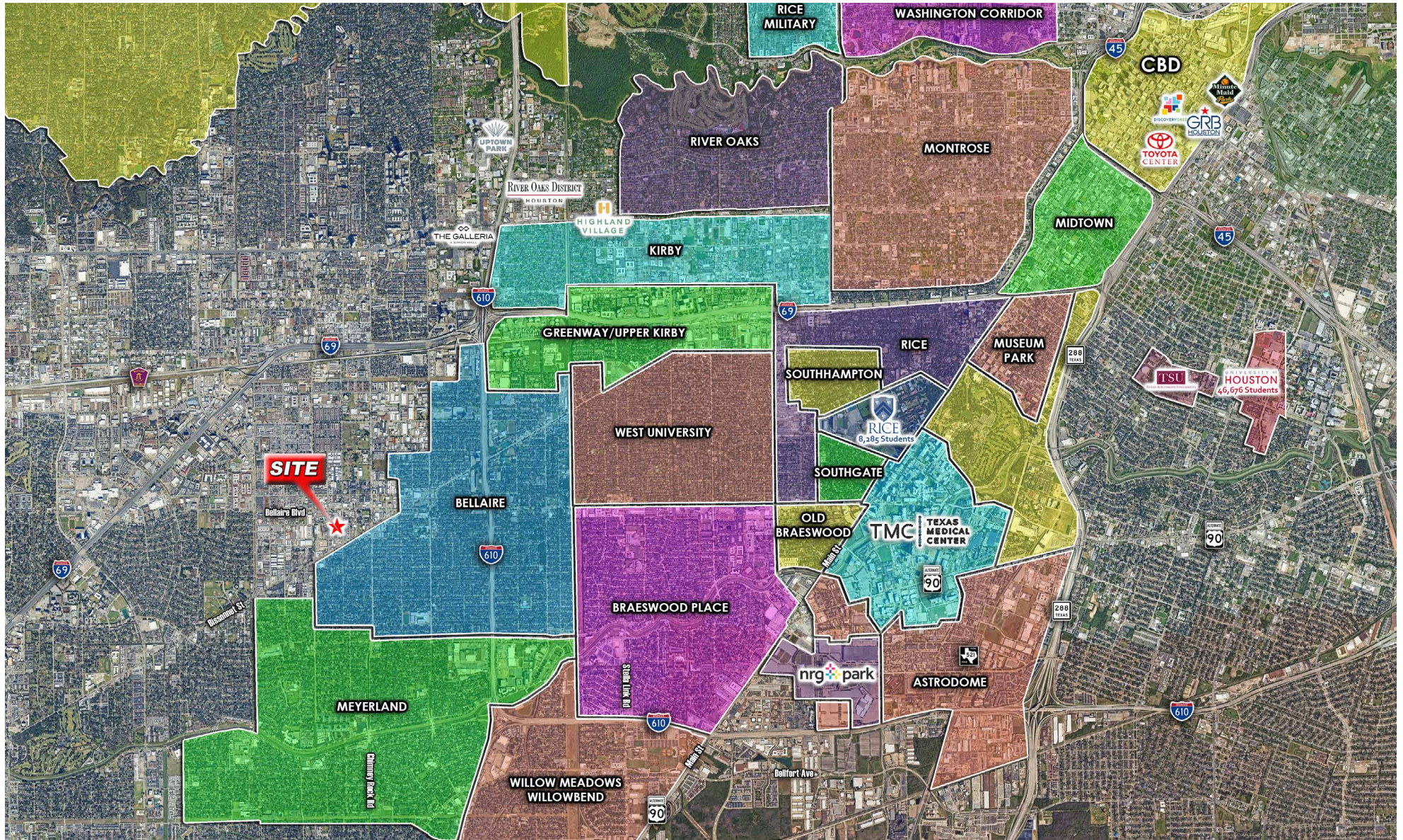
**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtyadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

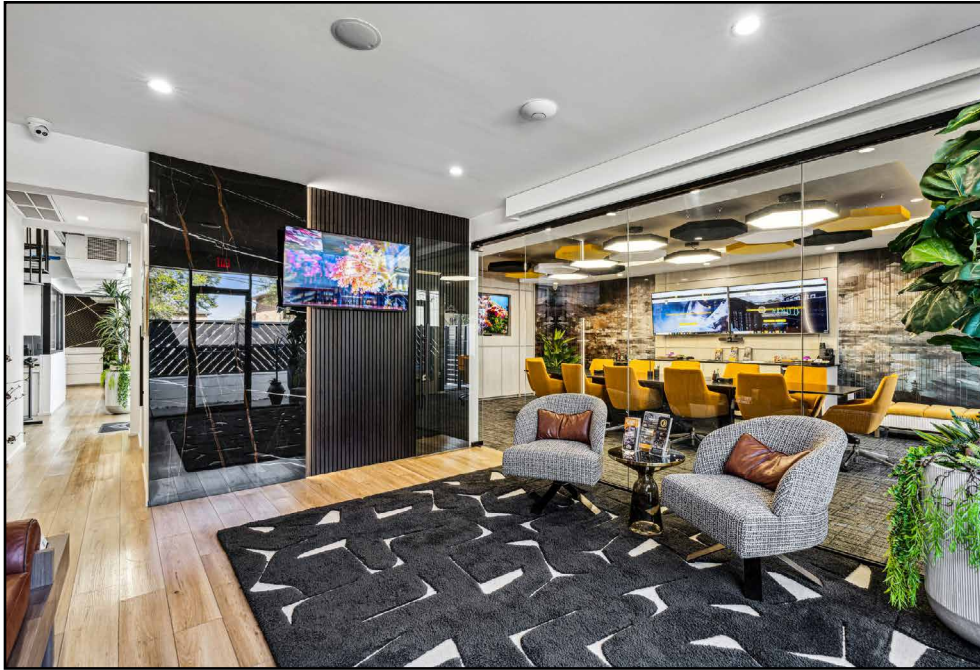
**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



## LOCATION

5703 & 5705 Edgemoor Drive, Houston, TX 77081



## AVAILABLE

Building Area: 9,815 SF on 0.6 AC Lot

Stabilized Laydown Yard: 8,817 SF (Fully Fenced & Secured)



## PROPERTY HIGHLIGHTS

- Building 1: Main Office 2,300 SF Masonry Building with Interior Offices
- Main Warehouse: 4,715 SF
  - Three (3) 10'x10' grade level doors
  - One (1) 12'x14' door with interior dock well
  - 18' Clear height
  - New roof and interior office painted (2021)
- Building 2: 3,120 SF Warehouse
  - Three (3) 10'x10' grade level doors
  - 10' Clear height
- Luxury Apartment Upstairs: ±1,300 SF
  - Gym, full kitchen, 2 bedrooms, living, dining, bar, w/d connections & full bathroom
- Full alarm, cameras, automations, face recognition security, new HVAC units throughout, climate controlled warehouse, new windows, storefront, concrete, & secure entry gate automated
- FULLY FURNISHED WITH EVERYTHING INCLUDED IN THE SALE

**CONTACT US TODAY**  
chodrowrealtyadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

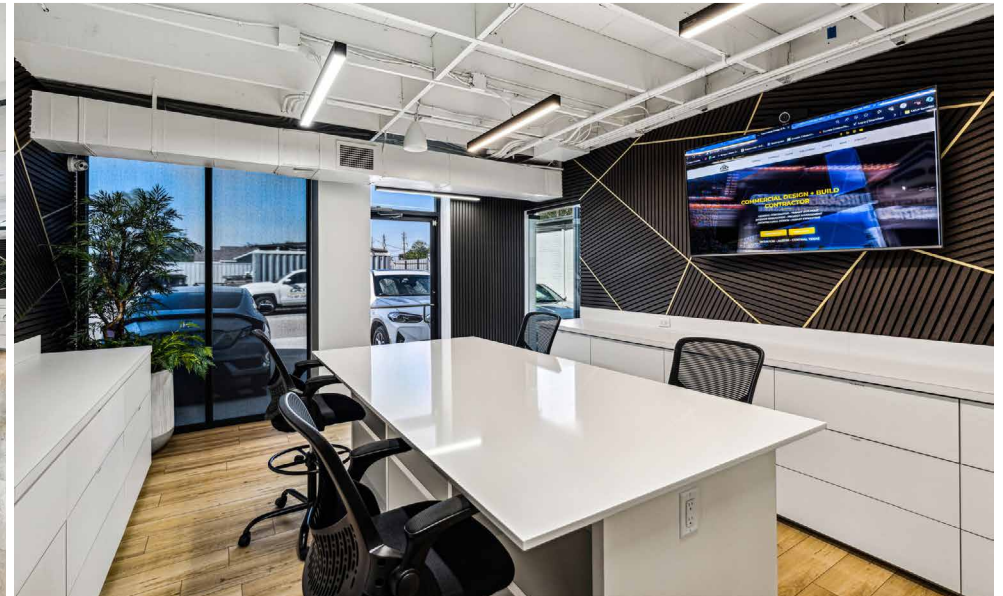
**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtadvors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

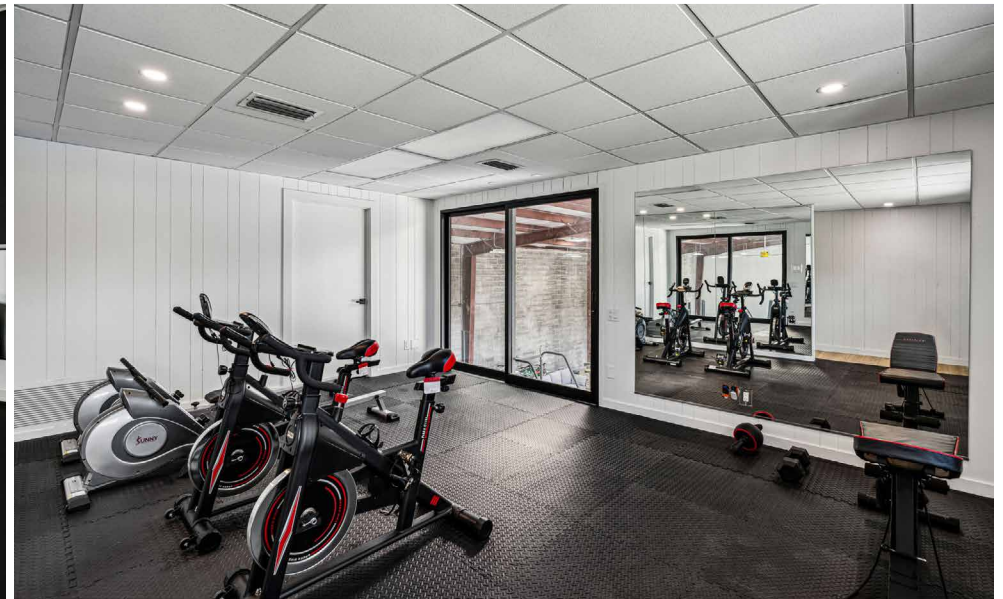
**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOND DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtyadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com



# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOND DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS



**CONTACT US TODAY**  
chodrowrealtyadvisors.com  
832.741.7553

**ALAN CHODROW**  
832.741.7553  
achodrow@chodrowrealty.com

**CHELSEA PADON**  
713.471.4722  
chelsea@chodrowrealty.com

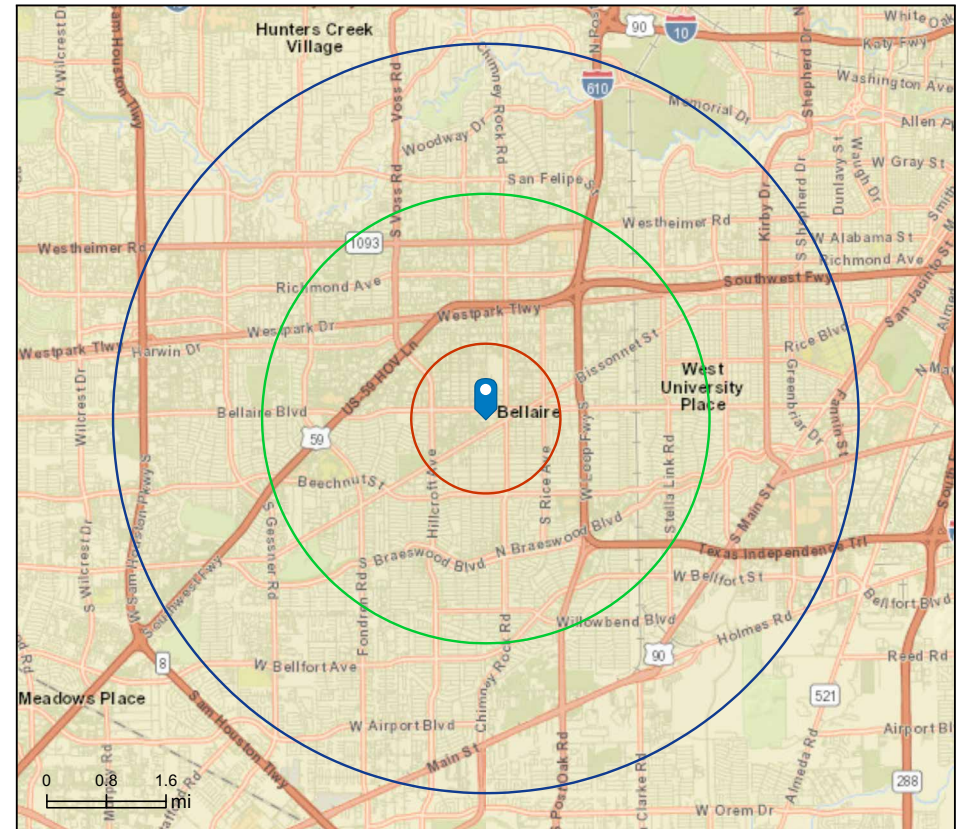
# PROPERTY FOR SALE: TURN KEY OFFICE

5703 & 5705 EDMOOR DRIVE, HOUSTON, TEXAS

# CHODROW

REALTY ADVISORS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	34,286	209,326	494,113
2020 Total Population	34,995	225,933	538,017
2020 Group Quarters	62	1,624	4,633
2024 Total Population	34,538	225,277	542,234
2024 Group Quarters	63	1,676	4,786
2029 Total Population	34,371	225,432	546,542
2024-2029 Annual Rate	-0.10%	0.01%	0.16%
2024 Total Daytime Population	32,070	281,755	806,312
Workers	14,220	174,144	548,488
Residents	17,850	107,611	257,824
<b>Household Summary</b>			
2010 Households	11,387	83,434	205,238
2010 Average Household Size	2.99	2.48	2.39
2020 Total Households	12,593	91,077	227,700
2020 Average Household Size	2.77	2.46	2.34
2024 Households	12,683	91,695	232,821
2024 Average Household Size	2.72	2.44	2.31
2029 Households	12,849	93,199	238,452
2029 Average Household Size	2.67	2.40	2.27
2024-2029 Annual Rate	0.26%	0.33%	0.48%
2010 Families	7,862	48,326	113,870
2010 Average Family Size	3.51	3.24	3.18
2024 Families	8,092	51,663	123,247
2024 Average Family Size	3.26	3.25	3.19
2029 Families	8,114	51,880	124,564
2029 Average Family Size	3.23	3.23	3.17
2024-2029 Annual Rate	0.05%	0.08%	0.21%
<b>Housing Unit Summary</b>			
2000 Housing Units	13,478	90,178	218,509
Owner Occupied Housing Units	19.9%	33.6%	33.6%
Renter Occupied Housing Units	72.1%	58.7%	58.4%
Vacant Housing Units	8.0%	7.7%	8.1%
2010 Housing Units	13,215	95,843	235,705
Owner Occupied Housing Units	21.3%	32.9%	33.3%
Renter Occupied Housing Units	64.9%	54.2%	53.8%
Vacant Housing Units	13.8%	12.9%	12.9%
2020 Housing Units	14,325	102,459	256,318
Owner Occupied Housing Units	19.1%	29.4%	29.7%
Renter Occupied Housing Units	68.8%	59.5%	59.1%
Vacant Housing Units	12.0%	11.1%	11.2%
2024 Housing Units	14,467	103,267	262,583
Owner Occupied Housing Units	19.1%	30.0%	29.9%
Renter Occupied Housing Units	68.5%	58.8%	58.7%
Vacant Housing Units	12.3%	11.2%	11.3%
2029 Housing Units	14,729	105,188	269,366
Owner Occupied Housing Units	19.5%	30.8%	30.8%
Renter Occupied Housing Units	67.8%	57.8%	57.7%
Vacant Housing Units	12.8%	11.4%	11.5%
<b>2024 Households by Income</b>			
Household Income Base	12,683	91,695	232,821
<\$15,000	10.6%	8.5%	7.1%
\$15,000 - \$24,999	15.0%	7.8%	7.1%
\$25,000 - \$34,999	15.8%	10.3%	9.3%
\$35,000 - \$49,999	14.6%	12.3%	11.9%
\$50,000 - \$74,999	16.8%	17.0%	17.3%
\$75,000 - \$99,999	8.2%	10.4%	10.8%
\$100,000 - \$149,999	6.8%	11.8%	12.8%
\$150,000 - \$199,999	3.6%	6.4%	6.4%
\$200,000+	8.5%	15.5%	14.7%
Average Household Income	\$81,555	\$116,605	\$114,968



<b>2024 Population 25+ by Educational Attainment</b>			
Total	21,318	149,565	371,328
Less than 9th Grade	30.6%	14.4%	11.5%
9th - 12th Grade, No Diploma	6.4%	4.1%	4.1%
High School Graduate	20.2%	13.5%	13.6%
GED/Alternative Credential	2.5%	1.7%	1.9%
Some College, No Degree	8.8%	11.5%	12.2%
Associate Degree	5.0%	5.6%	5.4%
Bachelor's Degree	14.4%	27.0%	27.7%
Graduate/Professional Degree	12.0%	22.1%	23.7%
<b>2024 Population 15+ by Marital Status</b>			
Total	26,394	178,617	440,689
Never Married	52.2%	43.4%	43.6%
Married	41.4%	45.8%	44.3%
Widowed	2.4%	3.2%	3.6%
Divorced	4.0%	7.6%	8.5%

**CONTACT US TODAY**  
 chodrowrealtyadvisors.com  
 832.741.7553

**ALAN CHODROW**  
 832.741.7553  
 achodrow@chodrowrealty.com

**CHELSEA PADON**  
 713.471.4722  
 chelsea@chodrowrealty.com

# 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.

## 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 have the necessary authority to place a price in writing on behalf of the party,~~ disclose:
  - 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.

### Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or  
Primary Assumed Business Name

### Alan Chodrow

Designated Broker of Firm

### Chelsea Padon

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

Licensed No.

**391428**

Licensed No.

**627001**

Licensed No.

Licensed No.

Email

**achodrow@chodrowrealty.com**

Email

**chelsea@chodrowrealty.com**

Email

Email

Phone

**832-741-7553**

Phone

**713-471-4722**

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



**CHODROW**  
REALTY ADVISORS