



Single Tenant Warehouse/Office Space
713 Lehman Street, Houston TX 70018

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Building Description

- Property Size: 1 acre with 10,000 sq ft building
- Stabilized lay-down yard
- Location: Conveniently situated near N Shepherd Dr.
- Accessibility: Easy access to Interstate 610 and I-45 North
- Additional Amenities: Fenced lot for truck parking
- Total Acreage: 1 acre in a 2-acre park.
- Industrial Buildings: Two, totaling 30,000 sq ft 711 and 713 Lehman are both available
- Ideal for businesses requiring functional space and strategic accessibility.

Building Highlights

- Industrial Space: 7,000 sq ft, free-span design
- Office Space: 3,000 sq ft
- Industrial Building Features: 14-foot eave height, 19-foot peak
- Kitchen, reception, security system, copy room, private restroom

Building Details

Property type:	Industrial	Subtype:	Warehouse
Tenancy:	Single	Total Building SQFT:	10,000
Vacant SQFT:	10,000	Land Acres:	1
Year Built:	1979	Year Renovated:	2015
Buildings:	1	Stories:	1
Loading Docks:	3	County:	Harris

CENSUS HOUSEHOLDS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
1 Person Household	27.15%	28.70%	28.31%
2 Person Households	29.74%	27.79%	27.13%
3+ Person Households	43.11%	43.52%	44.56%
Owner-Occupied Housing Units	58.77%	53.49%	53.44%
Renter-Occupied Housing Units	41.23%	46.51%	46.56%

INCOME

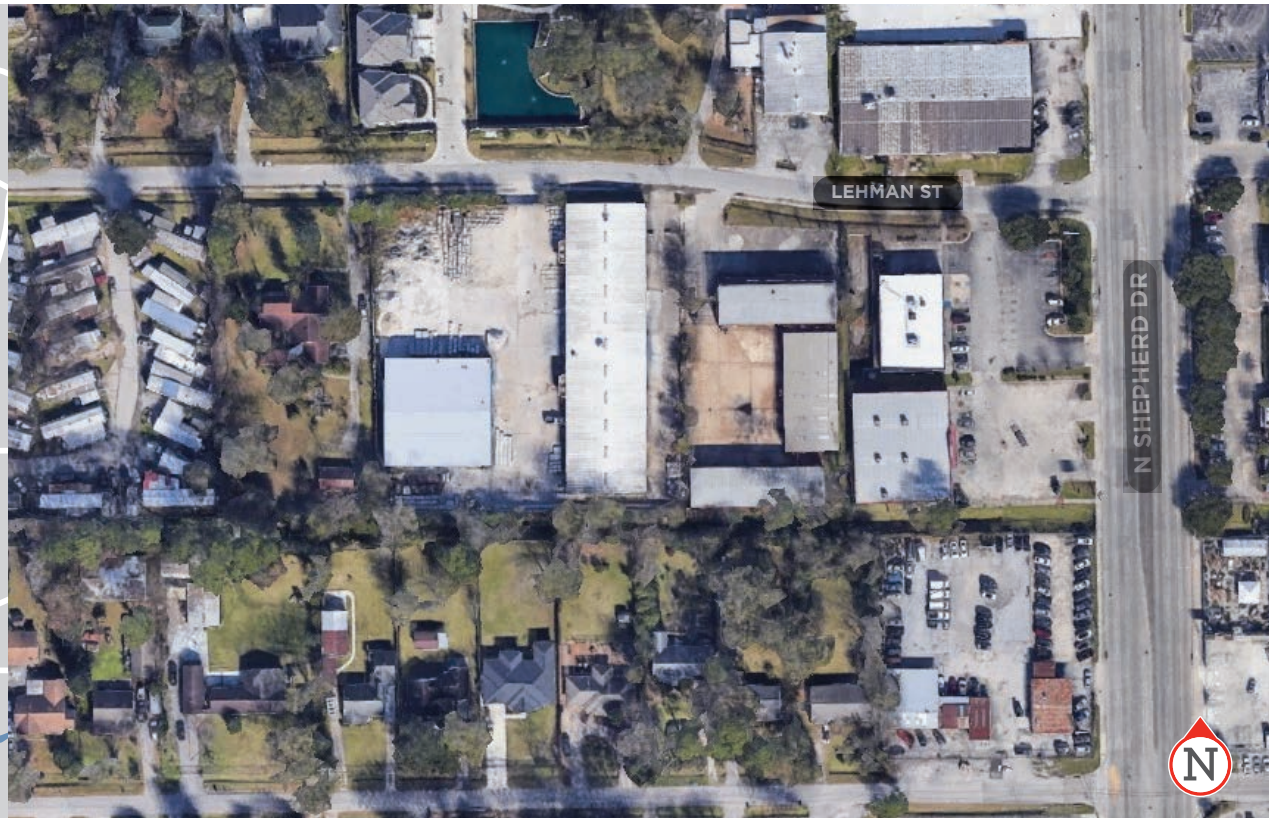
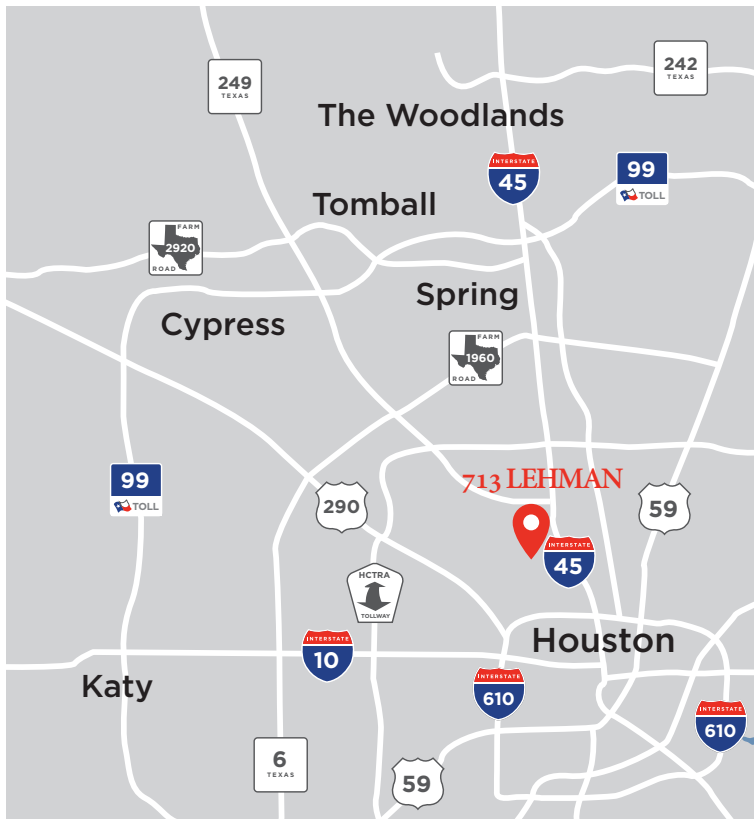
2020 Estimated Average Household Income	\$87,880	\$88,755	\$89,038
2020 Estimated Median Household Income	\$62,447	\$61,605	\$62,296
2020 Estimated Per Capita Income	\$33,071	\$33,721	\$33,312



AERIALS + ACREAGE

PROPERTY INSIGHTS

- Fast growing/highly desirable Garden Oaks/Oak Forest/Candlelight area
- Homes selling up to \$850,000
- Desirable schools: Durham Elementary, Public Magnet, and Black Middle School
- Multiple new retail developments just to the south along Shepherd
- Path of growth for new residential development
- High density and strong incomes





St. Pius X High School
573 Students

PINEMONT DR.

N SHEPHERD DR.



Houston Emergency Management



North Shepherd Mini Storage



LEHMAN ST.



Durham Elementary School
569 Students



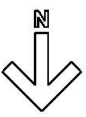
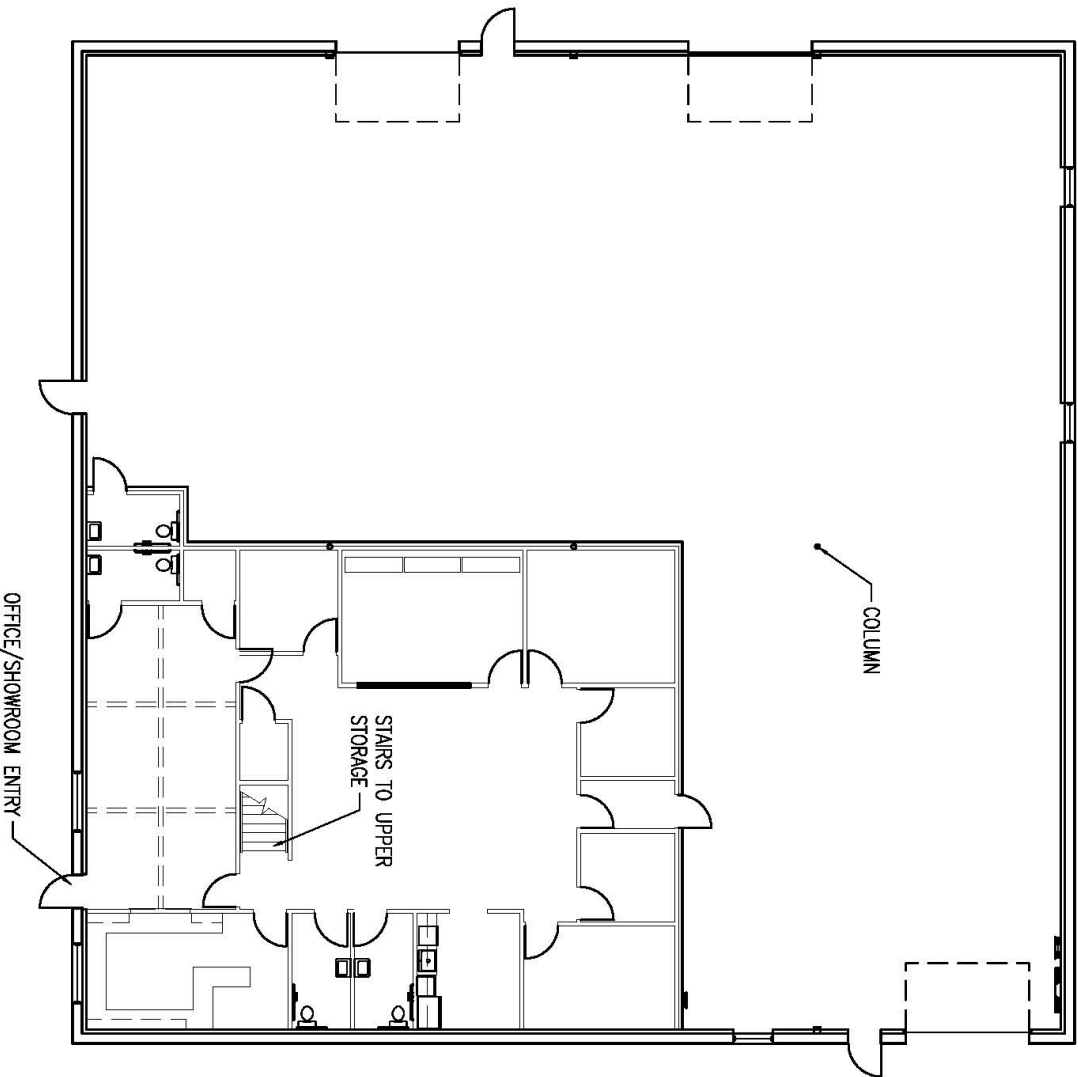
Simos Diner

Alabama Furniture



TEXAS LIFT SERVICE





Not for regulatory approval, permitting, or construction.
Lette H. Harrell, Architect (Texas Registration #16897)

LH2 Architecture, LLC

February 9, 2024

Floor Plan

713 Lehman St., Houston, TX 77018

SCALE: 1/16"=1'-0"





Silver Street Capital.

2000 Edwards St., Bldg A | Houston, TX 77007 | (713) 333-0101

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.

Christopher Dray	521207	chris@silverstreetcap.com	281-924-3622
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at www.trec.texas.gov | IABS 1-0



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