

Owner-User Investment Property For Sale | Houston, TX



315 N Sam Houston Pkwy E
Office/Retail For Sale/Lease

Offered by:
Brian D. Harris
Andrew J. Lyles

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Benefits

Property Highlights

Address	315 N Sam Houston Pkwy E Houston, TX 77060
Location	N Sam Houston Pkwy E and Imperial Valley Drive
Property Details	6,580 Total Bldg. SF. 3,576 SF available. 1.12 acres
Legal Description	A tract of land being all of Reserve “D” of GREENBRIAR PLACE, an Addition in Harris County, Texas, according to Map or Plat as recorded in Volume 292, Page 62 of Map Records of Harris County, Texas; SAVE AND EXCEPT that certain tract of land described in Deed recorded under Clerk’s File No. S-137000 of the Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds to be furnished.
Bldg. Class	B
Year Built	1999
Road Frontage	160 feet on N Sam Houston Pkwy.
Utilities	Water and electricity

Property Description

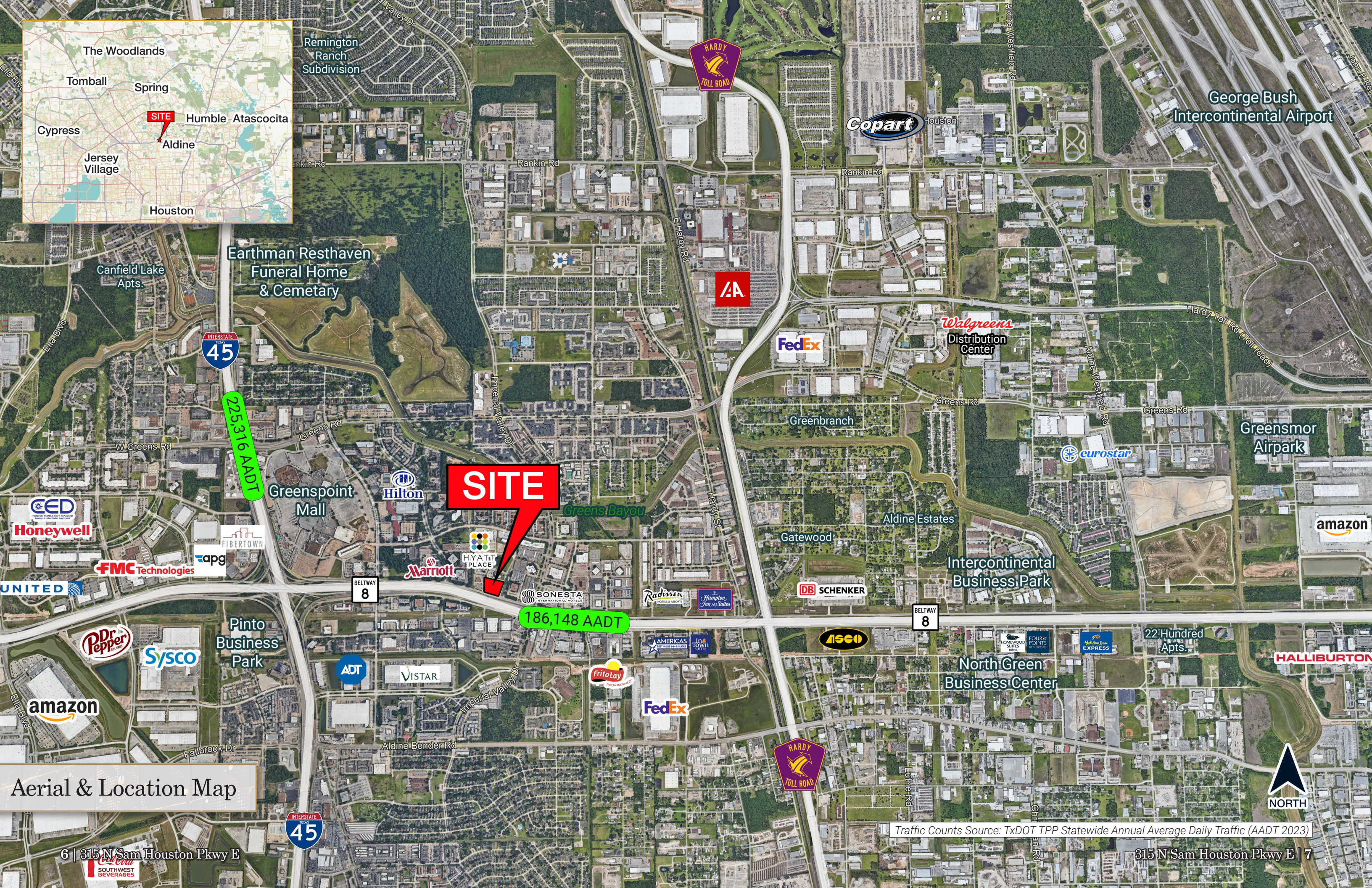
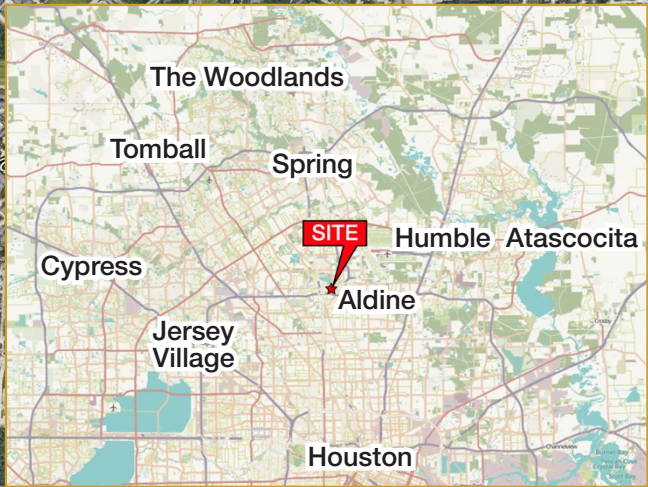
A great owner/user opportunity offering a NN lease with FedEx lease for 3,004 SF until 2032 with two (2) five (5) year options to renew at FMV. Office, medical and retail uses can be accommodated with the existing “vanilla box” finish with plus new HVAC and ADA restrooms.

Comments

- Easy visibility
- Accessible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress/egress to adjacent thoroughfares
- Great Owner-User Investment with FedEx Office lease in place
- 45 surface parking spaces

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





Aerial & Location Map



Greenspoint Mall



Ingress

Egress

Henry Rd

Hardy Toll Rd (Toll road)

Edgar St

Luthe Rd

Reeveston Rd

Chrisman Rd

Peach

Buschong St

Aldine Westfield Rd

4th St

Yarberry St

Hodgkins St

Aldine Bender Rd

Aldine Meadows Rd

Greens Rd



Aerial Map



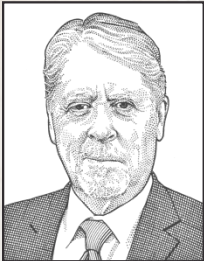
NORTH

Availability & Rates

Available SF	Total available for a user, or lease 3,576 SF
Note	FedEx Office leases 3,004 SF under at NN lease until 2032 with two Five (5) year options to renew at FMV
Sale Price	\$2,000,000 (\$304 PSF)
Lease Rate	\$25.00 psf/year NNN (\$2.08 psf/month NNN)
Triple Net	\$2.75 psf/year
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Contacts



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Demographics: 1-mile

Summary	Census 2010		Census 2020		2024		2029		
Population	21,341		21,030		20,697		20,525		
Households	7,672		8,166		8,155		8,217		
Families	4,839		4,754		4,556		4,550		
Average Household Size	2.78		2.57		2.54		2.50		
Owner Occupied Housing Units	601		574		591		631		
Renter Occupied Housing Units	7,072		7,592		7,564		7,586		
Median Age	25.7		28.2		29.0		29.4		
Trends: 2024-2029 Annual Rate			Area		State		National		
Population			-0.17%		1.09%		0.38%		
Households			0.15%		1.36%		0.64%		
Families			-0.03%		1.26%		0.56%		
Owner HHs			1.32%		1.82%		0.97%		
Median Household Income			2.31%		2.65%		2.95%		
Households by Income					2024		2029		
					Number	Percent	Number	Percent	
<\$15,000					1,354	16.6%	1,251	15.2%	
\$15,000 - \$24,999					1,429	17.5%	1,109	13.5%	
\$25,000 - \$34,999					1,432	17.6%	1,335	16.2%	
\$35,000 - \$49,999					1,595	19.6%	1,623	19.8%	
\$50,000 - \$74,999					1,632	20.0%	1,949	23.7%	
\$75,000 - \$99,999					328	4.0%	423	5.1%	
\$100,000 - \$149,999					284	3.5%	370	4.5%	
\$150,000 - \$199,999					85	1.0%	137	1.7%	
\$200,000+					15	0.2%	20	0.2%	
Median Household Income					\$33,716		\$37,799		
Average Household Income					\$41,786		\$48,111		
Per Capita Income					\$16,435		\$19,226		
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		2,915	13.7%	2,143	10.2%	2,047	9.9%	2,001	9.7%
5 - 9		2,014	9.4%	1,976	9.4%	1,799	8.7%	1,693	8.2%
10 - 14		1,362	6.4%	1,609	7.7%	1,628	7.9%	1,567	7.6%
15 - 19		1,442	6.8%	1,465	7.0%	1,433	6.9%	1,566	7.6%
20 - 24		2,591	12.1%	1,957	9.3%	1,836	8.9%	1,757	8.6%
25 - 34		4,677	21.9%	4,138	19.7%	3,867	18.7%	3,663	17.8%
35 - 44		2,731	12.8%	3,080	14.6%	3,123	15.1%	3,089	15.0%
45 - 54		1,879	8.8%	2,146	10.2%	2,264	10.9%	2,299	11.2%
55 - 64		1,104	5.2%	1,553	7.4%	1,565	7.6%	1,501	7.3%
65 - 74		454	2.1%	677	3.2%	786	3.8%	953	4.6%
75 - 84		151	0.7%	213	1.0%	262	1.3%	349	1.7%
85+		21	0.1%	77	0.4%	85	0.4%	87	0.4%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		8,420	39.5%	2,935	14.0%	2,756	13.3%	2,672	13.0%
Black Alone		6,002	28.1%	6,406	30.5%	6,154	29.7%	5,782	28.2%
American Indian Alone		239	1.1%	309	1.5%	313	1.5%	310	1.5%
Asian Alone		116	0.5%	262	1.2%	250	1.2%	241	1.2%
Pacific Islander Alone		10	0.0%	37	0.2%	35	0.2%	35	0.2%
Some Other Race Alone		5,583	26.2%	7,529	35.8%	7,673	37.1%	7,946	38.7%
Two or More Races		971	4.5%	3,553	16.9%	3,515	17.0%	3,538	17.2%
Hispanic Origin (Any Race)		14,357	67.3%	13,187	62.7%	13,326	64.4%	13,673	66.6%
Data Note: Income is expressed in current dollars.									
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.									

Demographics: 3-mile

Summary	Census 2010		Census 2020		2024		2029			
Population	87,664		96,547		97,696		97,974			
Households	27,627		31,654		32,335		32,939			
Families	19,672		22,285		22,122		22,393			
Average Household Size	3.17		3.05		3.02		2.97			
Owner Occupied Housing Units	8,810		9,532		10,012		10,645			
Renter Occupied Housing Units	18,818		22,122		22,323		22,294			
Median Age	26.2		29.1		30.1		30.6			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			0.06%		1.09%		0.38%			
Households			0.37%		1.36%		0.64%			
Families			0.24%		1.26%		0.56%			
Owner HHs			1.23%		1.82%		0.97%			
Median Household Income			2.80%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					4,463	13.8%	4,109	12.5%		
\$15,000 - \$24,999					4,369	13.5%	3,392	10.3%		
\$25,000 - \$34,999					4,880	15.1%	4,467	13.6%		
\$35,000 - \$49,999					5,766	17.8%	5,658	17.2%		
\$50,000 - \$74,999					5,695	17.6%	6,227	18.9%		
\$75,000 - \$99,999					2,756	8.5%	3,115	9.5%		
\$100,000 - \$149,999					2,653	8.2%	3,361	10.2%		
\$150,000 - \$199,999					1,332	4.1%	2,013	6.1%		
\$200,000+					421	1.3%	598	1.8%		
Median Household Income					\$40,103		\$46,038			
Average Household Income					\$56,290		\$66,330			
Per Capita Income					\$18,629		\$22,295			
			Census 2010		Census 2020		2024		2029	
Population by Age		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4		10,321	11.8%	8,254	8.5%	8,231	8.4%	8,114	8.3%	
5 - 9		8,589	9.8%	8,692	9.0%	7,653	7.8%	7,299	7.4%	
10 - 14		7,147	8.2%	8,726	9.0%	8,056	8.2%	6,922	7.1%	
15 - 19		7,103	8.1%	8,010	8.3%	8,175	8.4%	7,751	7.9%	
20 - 24		8,525	9.7%	7,944	8.2%	8,529	8.7%	9,017	9.2%	
25 - 34		16,890	19.3%	16,062	16.6%	15,690	16.1%	16,484	16.8%	
35 - 44		12,044	13.7%	14,415	14.9%	14,450	14.8%	13,444	13.7%	
45 - 54		8,869	10.1%	10,742	11.1%	11,676	12.0%	11,836	12.1%	
55 - 64		5,055	5.8%	8,028	8.3%	8,380	8.6%	8,559	8.7%	
65 - 74		2,086	2.4%	3,983	4.1%	4,757	4.9%	5,799	5.9%	
75 - 84		865	1.0%	1,295	1.3%	1,632	1.7%	2,243	2.3%	
85+		169	0.2%	393	0.4%	468	0.5%	507	0.5%	
			Census 2010		Census 2020		2024		2029	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		35,184	40.1%	14,997	15.5%	14,352	14.7%	13,927	14.2%	
Black Alone		24,429	27.9%	25,896	26.8%	26,192	26.8%	25,224	25.7%	
American Indian Alone		833	1.0%	1,589	1.6%	1,671	1.7%	1,671	1.7%	
Asian Alone		1,744	2.0%	1,728	1.8%	1,691	1.7%	1,672	1.7%	
Pacific Islander Alone		46	0.1%	114	0.1%	117	0.1%	114	0.1%	
Some Other Race Alone		21,945	25.0%	35,075	36.3%	36,321	37.2%	37,757	38.5%	
Two or More Races		3,483	4.0%	17,149	17.8%	17,351	17.8%	17,610	18.0%	
Hispanic Origin (Any Race)		55,503	63.3%	62,979	65.2%	64,735	66.3%	66,728	68.1%	
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										

Demographics: 5-mile

Summary	Census 2010		Census 2020		2024		2029	
Population	218,402		243,169		244,056		244,516	
Households	64,381		74,316		75,388		76,742	
Families	49,425		56,252		55,699		56,394	
Average Household Size	3.39		3.27		3.23		3.18	
Owner Occupied Housing Units	32,485		35,607		36,931		38,812	
Renter Occupied Housing Units	31,896		38,709		38,457		37,930	
Median Age	27.3		30.4		31.4		32.1	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			0.04%		1.09%		0.38%	
Households			0.36%		1.36%		0.64%	
Families			0.25%		1.26%		0.56%	
Owner HHs			1.00%		1.82%		0.97%	
Median Household Income			2.56%		2.65%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					8,611	11.4%	7,743	10.1%
\$15,000 - \$24,999					7,961	10.6%	6,088	7.9%
\$25,000 - \$34,999					9,735	12.9%	8,628	11.2%
\$35,000 - \$49,999					11,680	15.5%	11,073	14.4%
\$50,000 - \$74,999					14,184	18.8%	14,657	19.1%
\$75,000 - \$99,999					8,073	10.7%	8,941	11.7%
\$100,000 - \$149,999					8,751	11.6%	10,571	13.8%
\$150,000 - \$199,999					4,228	5.6%	6,067	7.9%
\$200,000+					2,165	2.9%	2,974	3.9%
Median Household Income					\$49,491		\$56,163	
Average Household Income					\$68,394		\$80,611	
Per Capita Income					\$21,126		\$25,298	
			Census 2010		Census 2020		2024	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			23,016	10.5%	18,809	7.7%	18,694	7.7%
5 - 9			21,121	9.7%	20,439	8.4%	17,982	7.4%
10 - 14			19,154	8.8%	21,944	9.0%	19,645	8.0%
15 - 19			18,721	8.6%	20,945	8.6%	20,669	8.5%
20 - 24			18,387	8.4%	19,357	8.0%	20,880	8.6%
25 - 34			37,279	17.1%	37,023	15.2%	37,040	15.2%
35 - 44			31,165	14.3%	34,352	14.1%	34,052	14.0%
45 - 54			24,328	11.1%	29,241	12.0%	30,489	12.5%
55 - 64			15,038	6.9%	22,799	9.4%	23,402	9.6%
65 - 74			6,741	3.1%	12,528	5.2%	14,297	5.9%
75 - 84			2,779	1.3%	4,460	1.8%	5,439	2.2%
85+			672	0.3%	1,273	0.5%	1,466	0.6%
			Census 2010		Census 2020		2024	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent
White Alone			87,744	40.2%	39,026	16.0%	37,079	15.2%
Black Alone			62,062	28.4%	64,443	26.5%	64,683	26.5%
American Indian Alone			1,883	0.9%	4,236	1.7%	4,408	1.8%
Asian Alone			7,554	3.5%	8,457	3.5%	8,234	3.4%
Pacific Islander Alone			155	0.1%	232	0.1%	237	0.1%
Some Other Race Alone			50,808	23.3%	82,884	34.1%	85,366	35.0%
Two or More Races			8,197	3.8%	43,891	18.0%	44,048	18.0%
Hispanic Origin (Any Race)			132,798	60.8%	155,382	63.9%	158,446	64.9%
Hispanic Origin (Any Race)			132,798	60.8%	155,382	63.9%	158,446	64.9%
Data Note: Income is expressed in current dollars.								
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.								

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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate’s Name	License No.	Email	Phone

TYPES OF REAL ESTATE LICENSE HOLDERS:

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 - 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.

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- 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.

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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