



FOR SALE/ LEASE

NORTH WAYSIDE RETAIL

5710 N WAYSIDE DR. HOUSTON, TX 77028





OVERVIEW AND HIGHLIGHTS

5710 N WAYSIDE DR. HOUSTON, TX 77028

The property at 5710 N Wayside Dr in Houston, Texas, is a 3,820 SF retail building. Located near major highways, it offers convenient access to transportation routes, making it ideal for retail operations. The property is currently available for sale or lease, presenting a valuable opportunity for businesses seeking functional space in the Houston area. Owner financing available.

BUILDING AREA

±3,820 SF

LAND AREA

±0.27 AC

YEAR BUILT/ RENOVATED

1960/ 2006

PRICE

Call for pricing

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population 2024	5,476	61,847	202,476
Households	1,837	21,088	68,547
Household Income	\$45,077	\$54,487	\$59,533

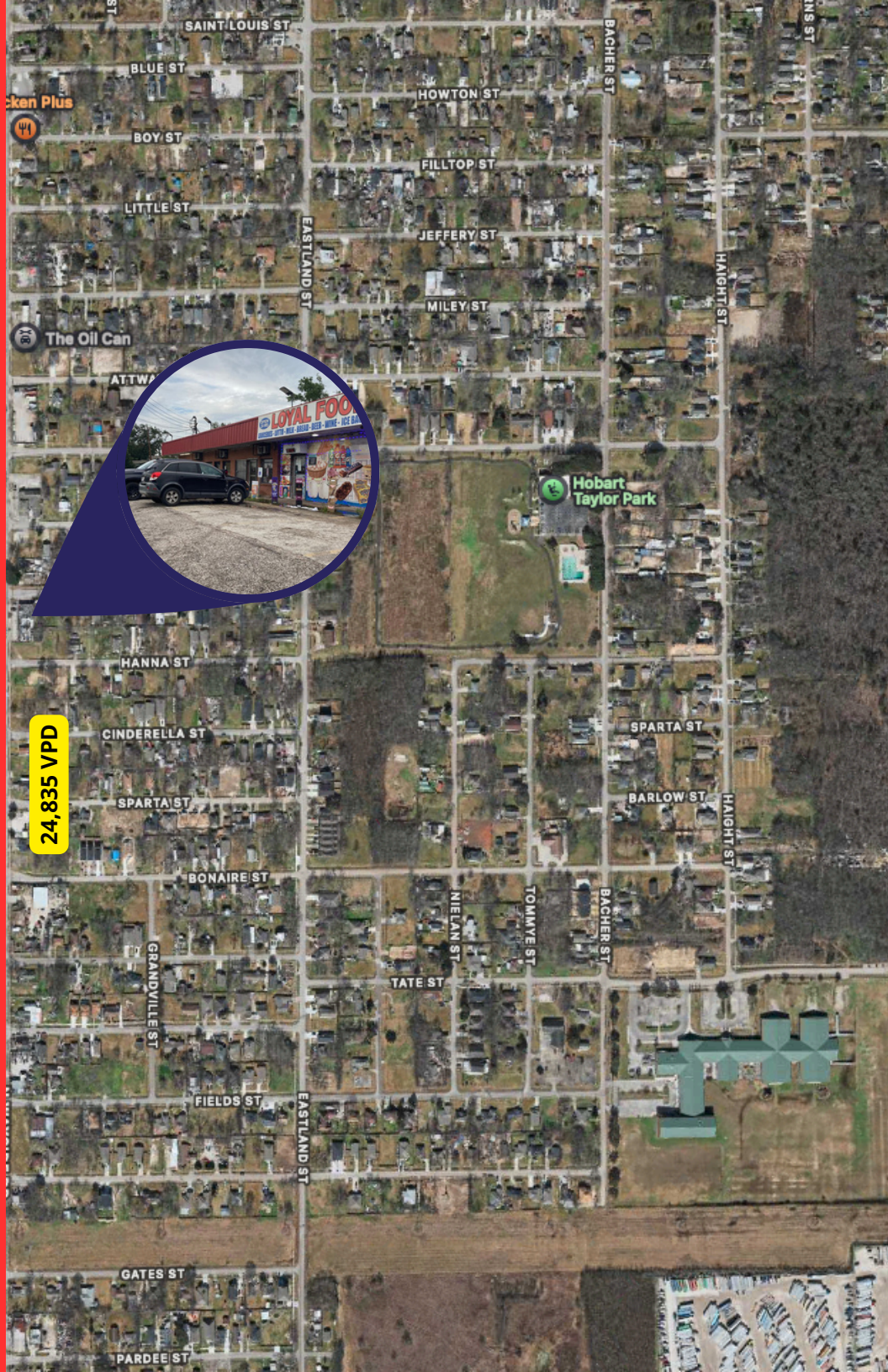
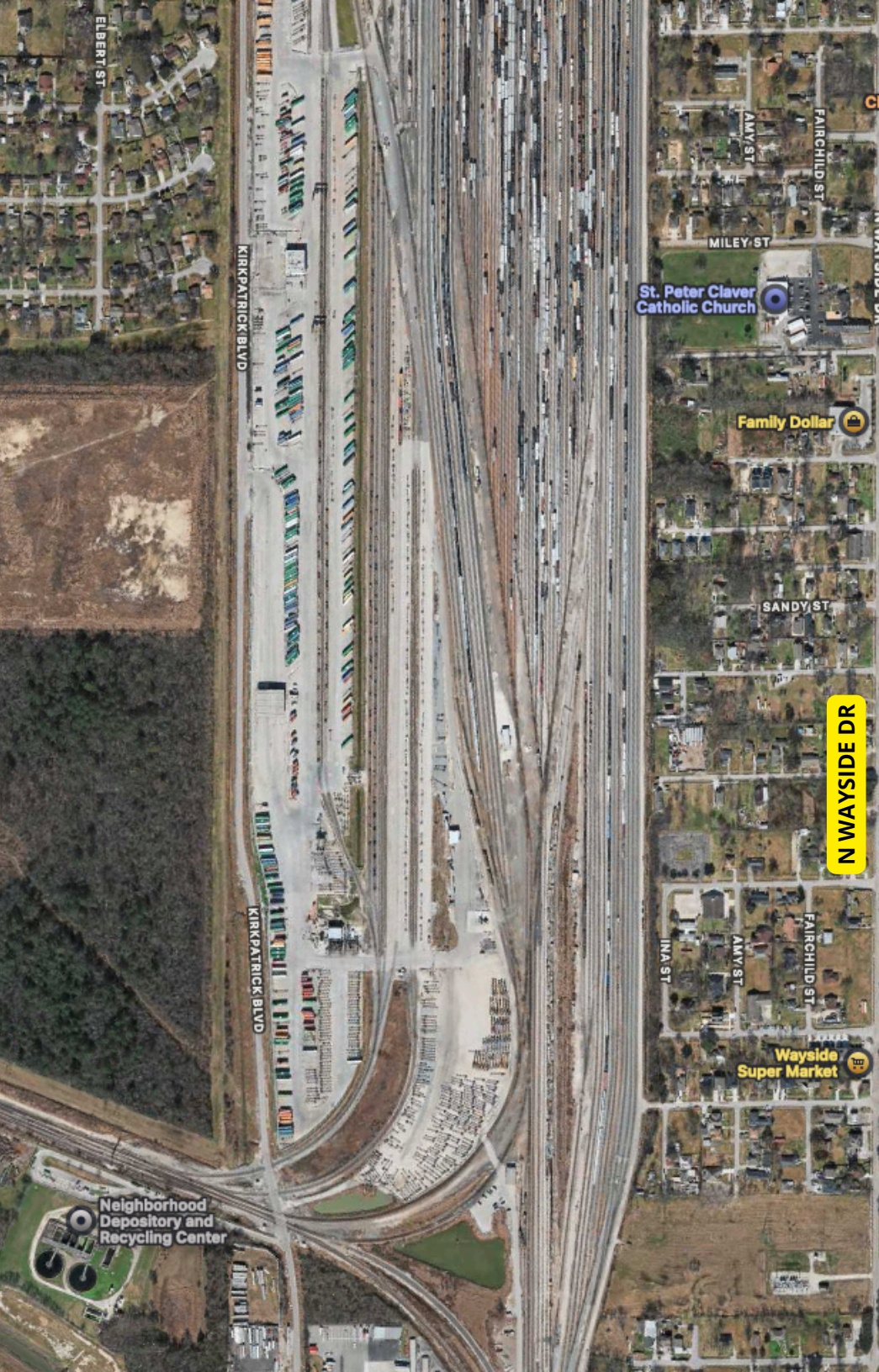
FOR MORE INFORMATION CONTACT:

RICK GUTIERREZ

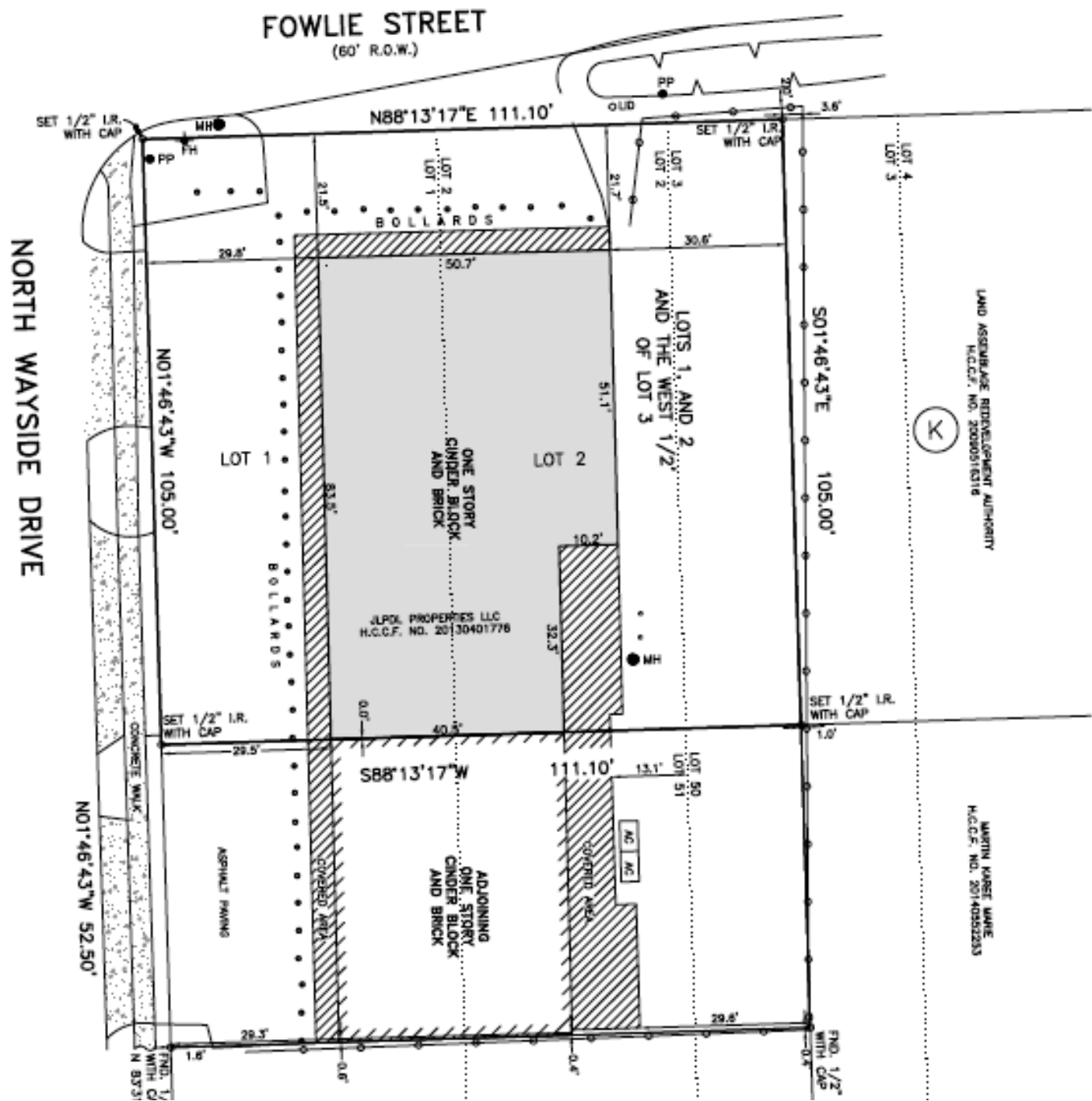
(832) 435-4033

rickg@xagproperties.com





BUILDING SURVEY





OPEN
24 HRS

LOYAL FOOD M
GROCERIES - LOTTO - MILK - BREAD - BEER - WINE - ICE BAG - SODA -

NO LOITERING
CONSUMPTION OF ALCOHOL IS PROHIBITED IN PARKING LOT





OPEN 24 HRS
LOYAL FOOD
GROCERIES - LOTTO - MILK - BREAD - BEER - WINE - ICE BAGS

NEW \$6.00 REFUND A
NO PARKING

FREE BREAD

FREE BREAD

FREE BREAD

FREE BREAD

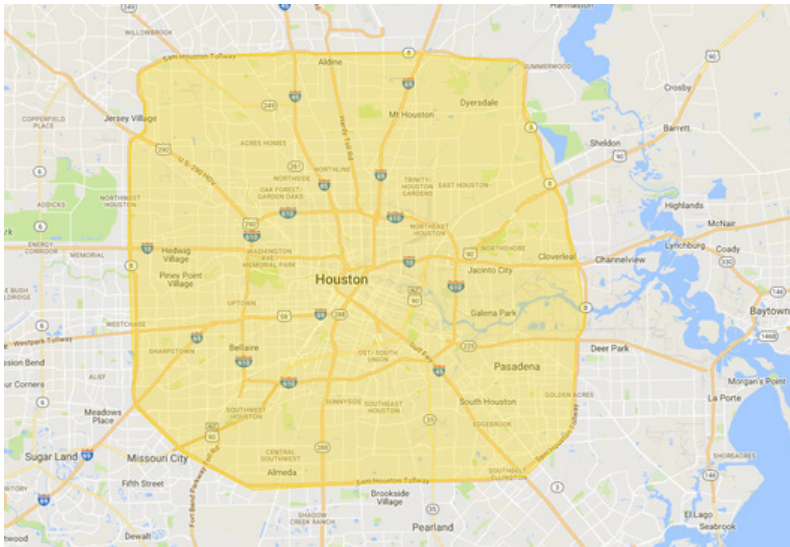
FREE BREAD

FREE BREAD

MARKET OVERVIEW

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Northeast Houston's commercial real estate market remains active, driven by industrial and retail growth. The industrial sector achieved 2.5 million square feet of net absorption in early 2024. Over 682,000 square feet of new industrial space were delivered in the submarket. Retail remains stable, with vacancy rates between 5.0% and 5.4% and steady absorption, reflecting a favorable balance of supply and demand.



STRATEGIC LOCATION

With easy access to major highways (US-45) offering excellent connectivity for transportation and logistics.

ECONOMIC GROWTH / OPPORTUNITY ZONE

The property benefits from Houston's robust economic expansion, driven by thriving industrial and energy sectors.

BUSINESS-FRIENDLY ENVIRONMENT

Business-friendly incentives and infrastructure upgrades make North-East Houston an attractive investment market.

DIVERSE OPPORTUNITIES

Growing demand for industrial, retail, and multifamily properties in a thriving, connected market.

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick E. Gutierrez	464315	rickg@xagproperties.com	346-843-1281
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