



747 N ELDRIDGE PARKWAY

747 N ELDRIDGE PARKWAY
HOUSTON, TEXAS 77079

Commercial Real Estate,
Reimagined

 **ASPIRE CRE**

Property Description

FINANCIAL DETAILS	
PRICE	Contact Broker
RATE	Contact Broker
GLA TOTAL	1,629 SF

PROPERTY DETAILS	
LOT SIZE	0.46 Acres
OCCUPANCY	0%
YEAR BUILT	1985
FRONTAGE NOTES	Former Drive-Thru Bank



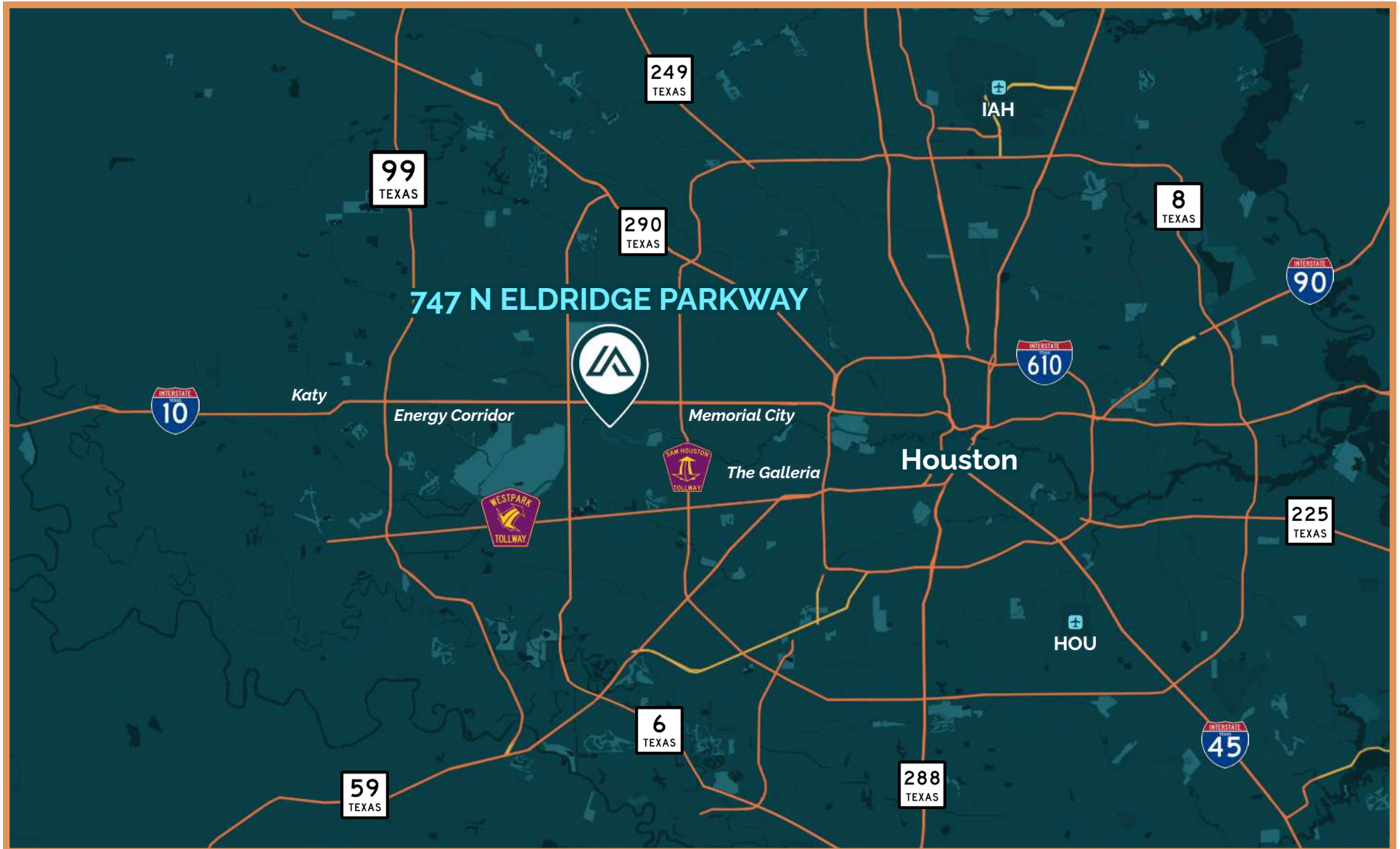
Property Highlights

- Former Drive-Thru Bank | Redevelopment Opportunity
- Near Major Intersection Memorial Dr & N Eldridge Parkway
- Proximity to Kroger, Randall's, Cavender's, Lakeside Country Club, Spring Forest Middle School, Darrell Tully Stadium, Meadow Wood Elementary, and Nottingham Park
- 26,043 VPD on Eldridge Pkwy and 14,618 VPD on Memorial Drive
- Within Five Mile Radius: Population is 269,313 and AHHI is 94,689
- Frontage on N Eldridge Parkway

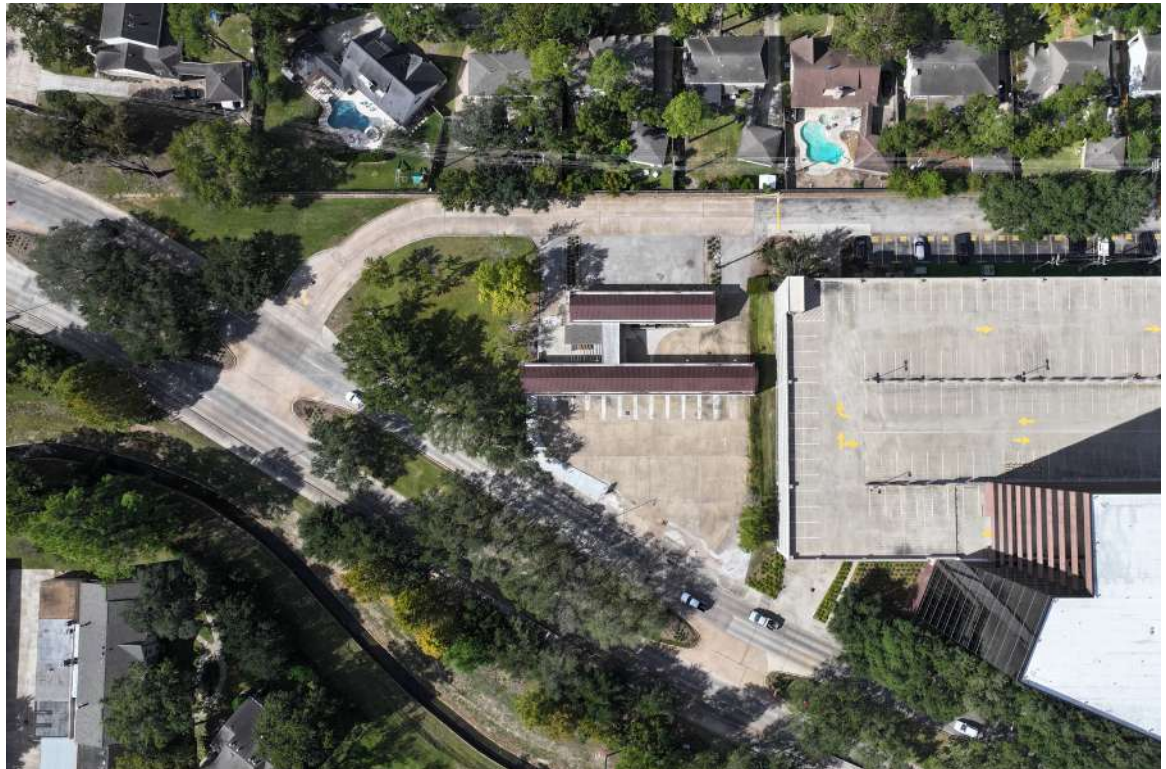
Aerial View



Location Map

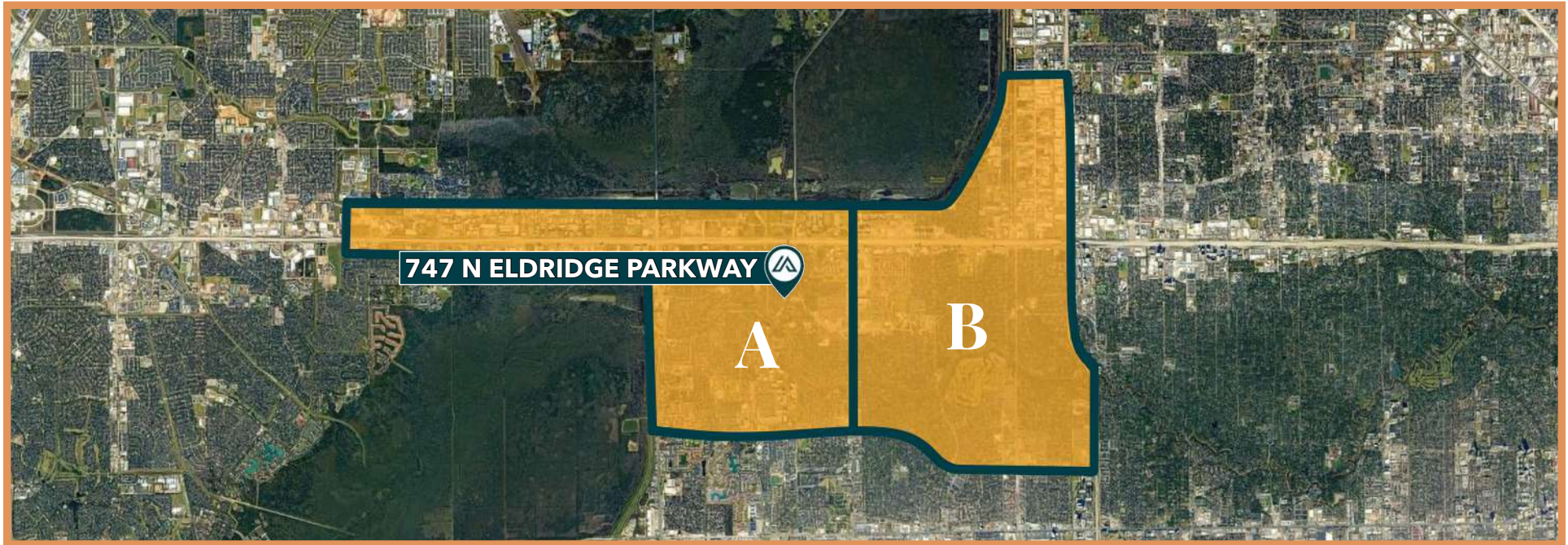








Nearby Amenities



- A**
- BB's Tex Orleans
 - Brothers Pizzeria
 - Blue Agave Cantina - Mexican
 - Chick-Fil-A
 - Chicken Salad Barn - American
 - Cracker Barrel Old Country Store
 - Crave & Craft Artisan Deli
 - Crumbl Cookies - Eldridge
 - El Rancho Mexican Restaurant
 - Freddy's Cafe
 - Ginger Thai Cuisine
 - Hungry's
 - Jack In The Box
 - Kroger
 - LA Fitness

- Lupe Tortilla
- McDonald's
- Minuti Coffee
- North China Restaurant
- Poblano's Mexican Grill
- Randall's
- Salata
- Smashburger
- Starbucks
- Sushi Jin - Japanese
- Terry Hershey Park
- Waffle House
- Walgreens - Drug Store
- Wula Buhuan - Chinese
- + Many More

- B**
- Becks Prime
 - Bistro 555
 - Cavender's Boot City - Boot Store
 - Chili's Grill & Bar
 - Chick-Fil-A
 - Darrell Tully Stadium
 - Don McGill Toyota
 - Empire State Jazz Cafe
 - Hibachi Grill & Buffet
 - Impero Italiano
 - Kroger
 - Lakeside Country Club
 - McDonald's
 - Meadow Wood Elementary
 - Mikoto Ramen Sushi Bar - Japanese

- Nirvana Indian Restaurant
- Nottingham Park
- Norah's Restaurant
- Pappy's Cafe
- Planet Fitness
- Powder Keg
- Slowpokes
- Spring Forest Middle School
- Starbucks
- Taizzi Sushi - Memorial
- Tonati Tacos & Ritas - Mexican
- Twin Peaks
- Wilcrest Pizza Fino
- Wingstop - Chicken Wings
- + Many More

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

Sales Team



Brandon Avedikian

Founder

(713) 347-2904

brandona@aspirecre.com



Luke Stavinoha

Associate

(713) 392-2716

lukes@aspirecre.com



Jared Starnes

Analyst

(281) 466-7711

jareds@aspirecre.com

747 N ELDRIDGE PARKWAY

747 N ELDRIDGE PARKWAY
HOUSTON, TEXAS 77079



(713) 933-2001

info@aspirecre.com



@aspirecre



ASPIRE CRE



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Aspire Commercial, LLC	9013435	info@aspirecre.com	713-933-2001
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspirecre.com	713-347-9204
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luke Stavinoha	769178	lukes@aspirecre.com	713-392-2716
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date