



**CARLOS GARCIA REALTY**

**Commercial Division**

"Serving Greater Houston Since 1972"  
[www.cgrhomes.com](http://www.cgrhomes.com)

**For Sale - Retail**

**602 S. Sgt. Macario Garcia Dr.  
and Canal Street – Hard Corner**



**Property Information:**

- Sales Price: \$500,000.00
- Prime East End-Signalized Corner
- Great Site for Office, Fast Food or Retail
- High Traffic Corner: 20,871 VPD
- Building Size: 1,700 SF
- Built: 1960 Remodeled: 2016
- Frontage: 110 Ft. S.Sgt. Macario Blvd.



**FOR INFORMATION**

Bill Garcia / Broker, Owner

Cell: (281) 235-9904

E-mail: [bill.garcia@cgr-commercial.com](mailto:bill.garcia@cgr-commercial.com)

5731 Gulf Freeway  
Houston, Texas 77023  
**Office: (713) 924-9100**  
Direct Fax: (713) 924-9191



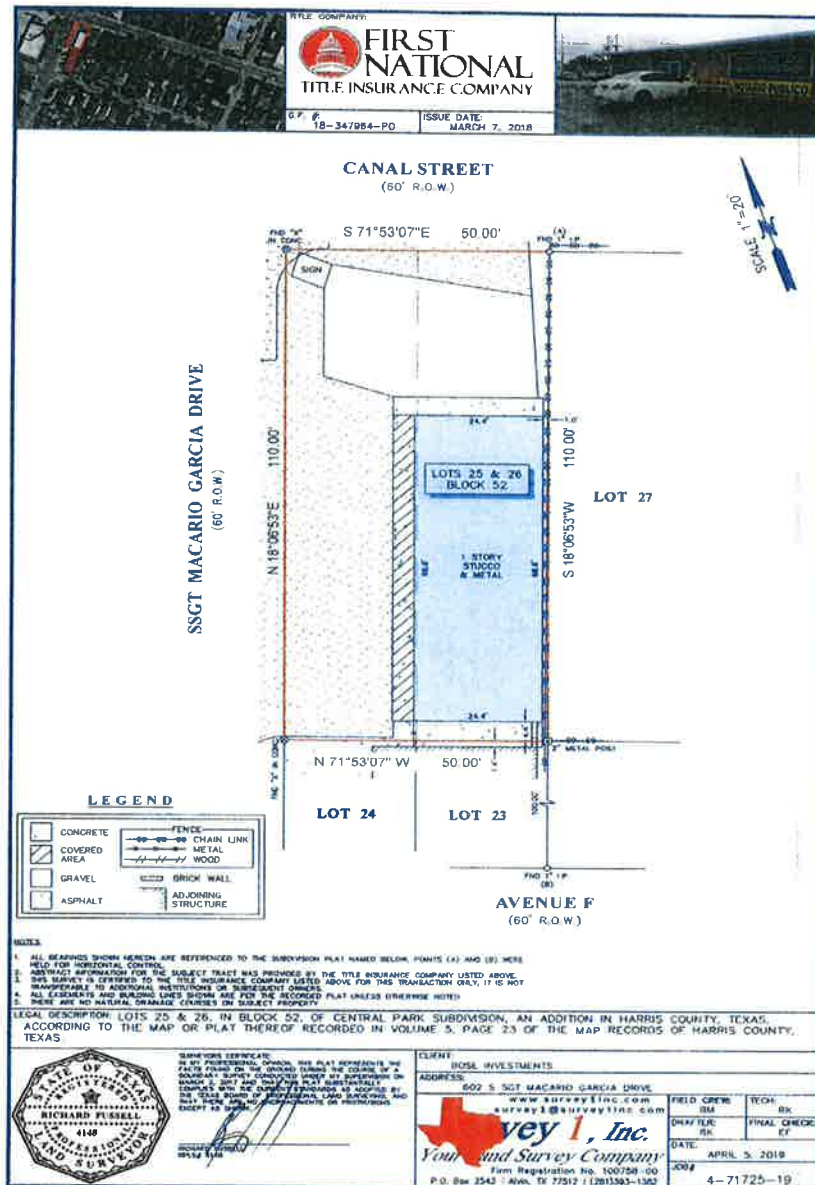
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# Property Survey

## 602 Staff Sgt. Macario Garcia Blvd. & Canal Street – Prime East End Corner



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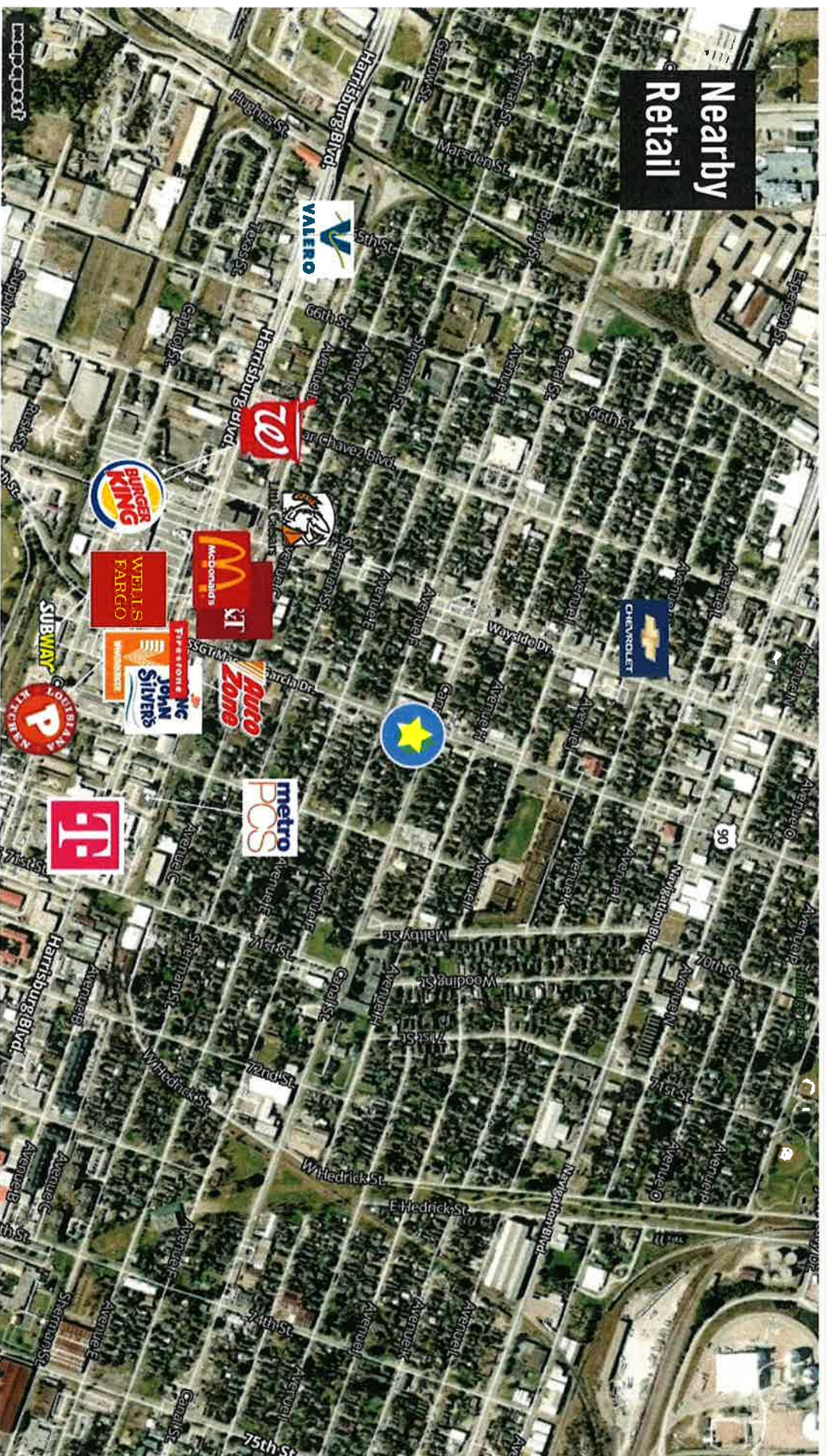
# 602 Ssgt Macario Garcia Dr

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BUYING SELLING RENTING

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CARLOS GARCIA REALTY  
BUYING SELLING RENTING



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MOODY'S  
ANALYTICS | Catalyst



# 602 Ssgt Macario Garcia Dr

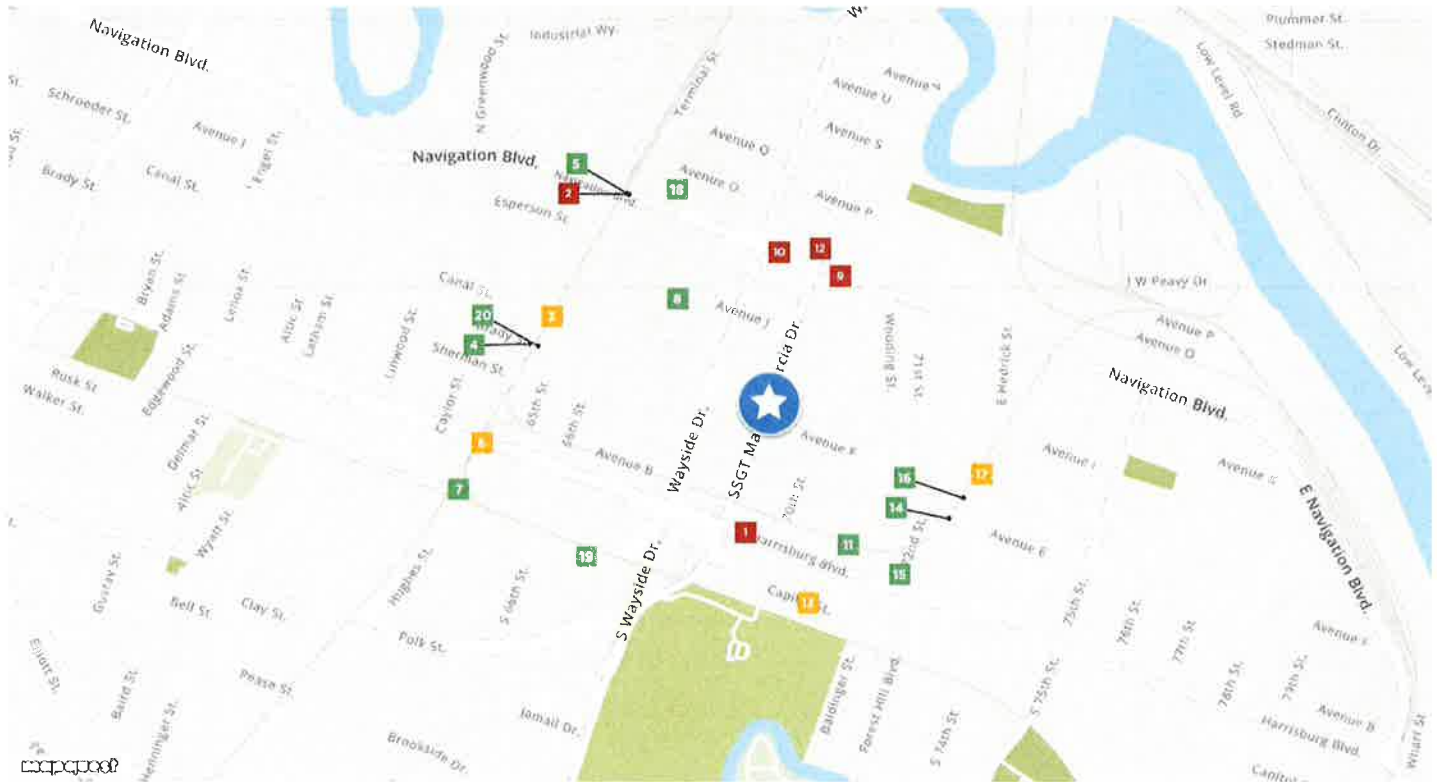


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## Traffic Counts



<b>Harrisburg Boulevard</b>	<b>1</b>
Magnolia Tc One Dr	
Year: 2021	11,406 est
Year: 2019	11,363

<b>Navigation Boulevard</b>	<b>2</b>
Mack	
Year: 2021	12,852 est
Year: 2019	12,804

<b>Canal St</b>	<b>3</b>
N 65th St	
Year: 2021	5,060 est
Year: 2013	5,227
Year: 2011	4,650

<b>Brady St</b>	<b>4</b>
Oldham St	
Year: 2021	189 est
Year: 2013	194

<b>Navigation Blvd</b>	<b>5</b>
Mack	
Year: 2021	10,529 est
Year: 2013	1,419
Year: 2011	10,280

<b>Harrisburg Blvd</b>	<b>6</b>
Hughes St	
Year: 2021	8,143 est
Year: 2013	8,232

<b>Hughes St</b>	<b>7</b>
Texas St	
Year: 2021	1,871 est
Year: 2013	1,915

<b>67th St</b>	<b>8</b>
Ave J	
Year: 2021	4,538 est
Year: 2011	4,810
Year: 2006	4,160

<b>Navigation Blvd</b>	<b>9</b>
Maltby St	
Year: 2021	12,493 est
Year: 2011	12,210
Year: 2009	11,455

<b>Navigation Blvd</b>	<b>10</b>
N Wayside Dr	
Year: 2021	11,471 est
Year: 2011	11,200
Year: 2001	13,400

<b>71st St</b>	<b>11</b>
Ave C	
Year: 2021	1,894 est
Year: 2011	1,950
Year: 2001	1,440

<b>69th St</b>	<b>12</b>
Ave N	
Year: 2021	20,871 est
Year: 2011	13,420
Year: 2009	11,488

<b>Capitol St</b>	<b>13</b>
S 71st St	
Year: 2021	6,891 est
Year: 2011	7,500
Year: 2006	6,600

<b>Avenue E</b>	<b>14</b>
72nd St	
Year: 2021	444 est
Year: 2011	460
Year: 2006	460

<b>72nd St</b>	<b>15</b>
Ave B	
Year: 2021	1,515 est
Year: 2011	1,500
Year: 2006	1,670

<b>Ave F</b>	<b>16</b>
73rd St	
Year: 2021	707 est
Year: 2011	720
Year: 2006	750

<b>Canal St</b>	<b>17</b>
W Hedrick St	
Year: 2021	6,005 est
Year: 2011	5,840
Year: 2006	6,270

<b>Ave N</b>	<b>18</b>
Year: 2021	419 est
Year: 2011	450
Year: 2006	410

<b>S 67th St</b>	<b>19</b>
Rusk St	
Year: 2021	1,089 est
Year: 2011	1,180
Year: 2006	960

<b>Brady St</b>	<b>20</b>
Oldham St	
Year: 2021	500 est
Year: 2011	530
Year: 2006	500



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# Prime East End Hard Corner

602 Ssgt Macario Garcia Dr, Houston, TX 77011

## Property Photos



602 S. Sgl. Macario Garcia Aerial A



IMG\_0894



# Prime East End Hard Corner

602 Ssgt Macario Garcia Dr, Houston, TX 77011

## Property Photos



IMG\_0890



IMG\_0891

# Prime East End Hard Corner

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## Property Photos



IMG\_0896

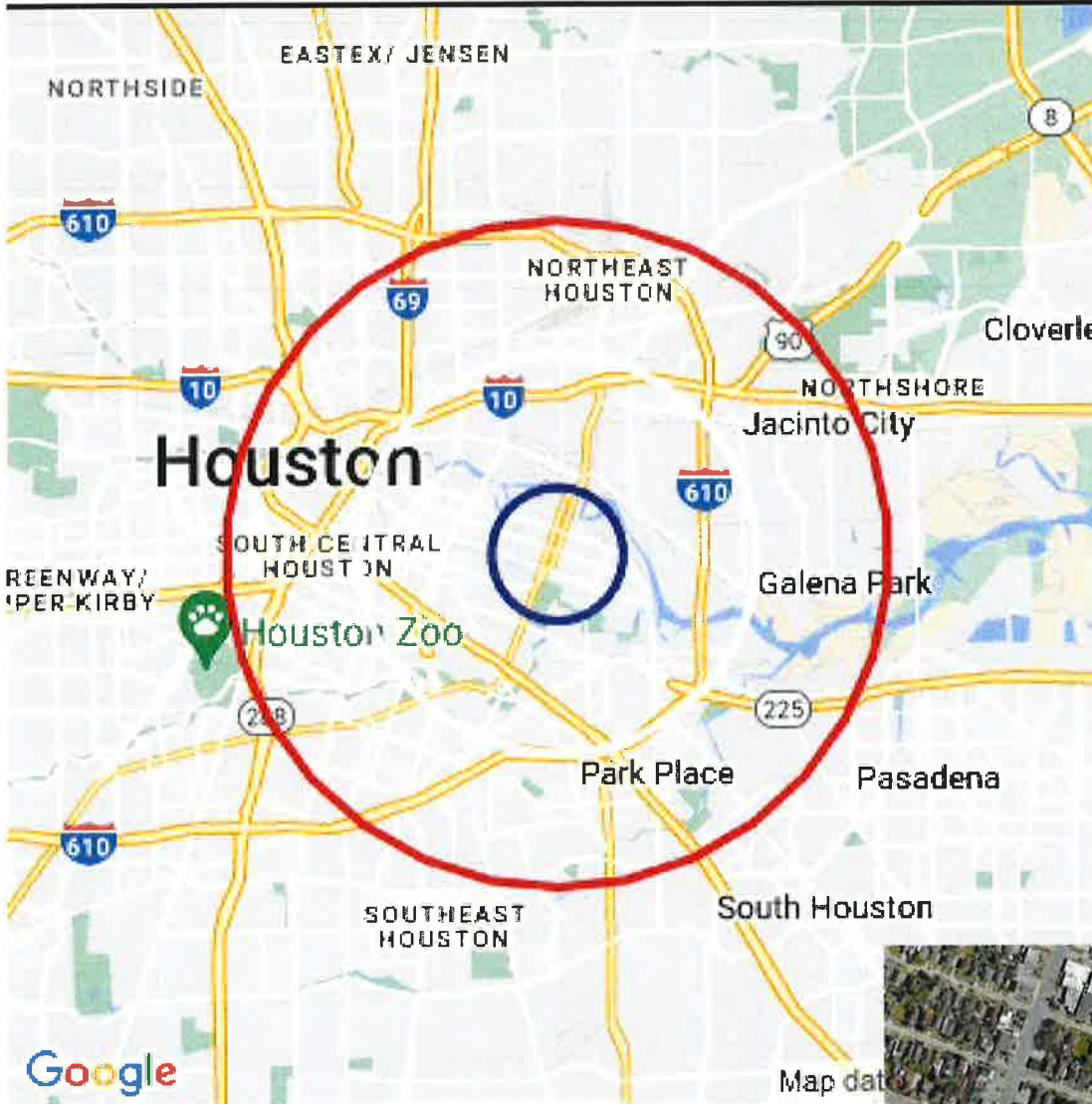


602 S. Sgt. Macario Garcia Aerial B





## Demographic Report



## 602 Ssgt Macario Garcia Dr



### Population

Distance	Male	Female	Total
1- Mile	9,175	8,598	17,773
3- Mile	53,968	52,347	106,315
5- Mile	141,164	140,489	281,653



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Moody's  
ANALYTICS

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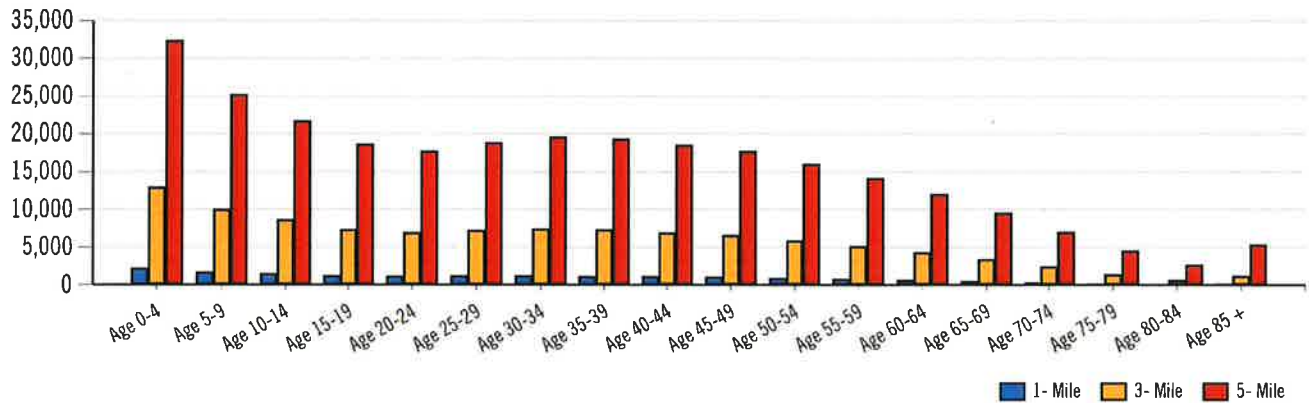


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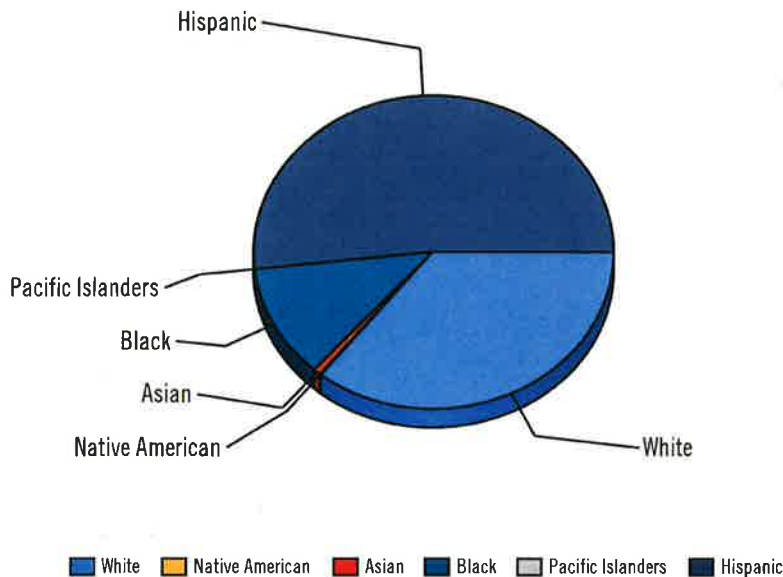
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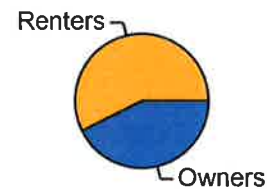
## Population by Distance and Age (2020)



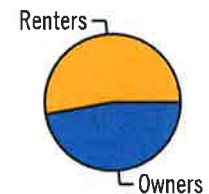
## Ethnicity within 5 miles



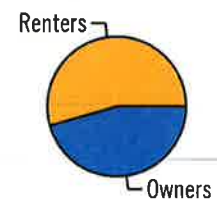
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	7,069	373	2.88 %
3-Mile	43,937	2,136	3.65 %
5-Mile	112,612	6,272	4.74 %



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# Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

<b>Carlos Garcia Realty</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0521653</b> License No.	<b>www.cgrhomes.com</b> Email	<b>(713)924-9100</b> Phone
Designated Broker of Firm <b>Bill Garcia</b>	License No.	Email <b>bill.garcia@cgr-commercial.com</b>	Phone <b>(281)235-9904</b>
Licensed Supervisor of Sales Agent/ Associate <b>Bill Garcia</b>	License No.	Email <b>bill.garcia@cgr-commercial.com</b>	Phone
Sales Agent/Associate's Name	<b>0174458</b> License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date