

MOTIVATED
SELLER

Colliers

For Sale

6654 Gulf Fwy
Houston, TX 77087

± 49,782 SF Office, Warehouse & Showroom

Property Highlights

- ± 49,782 SF industrial building on ± 2.42 Acres
- ± 9,285 SF of office/showroom
- Inside 610 Loop, near southeast location
- Located near UH, CBD, Hobby Airport & NRG Stadium
- I-45 address; ± 270' I-45 frontage
- High pylon signage
- 14' Clear height
- Sprinklered fire protection
- Fenced truck court and yard area
- (6) Truck docks one with ramp
- Walk-in freezer coolers



View Google Map

Asking price:

Contact
Brokers

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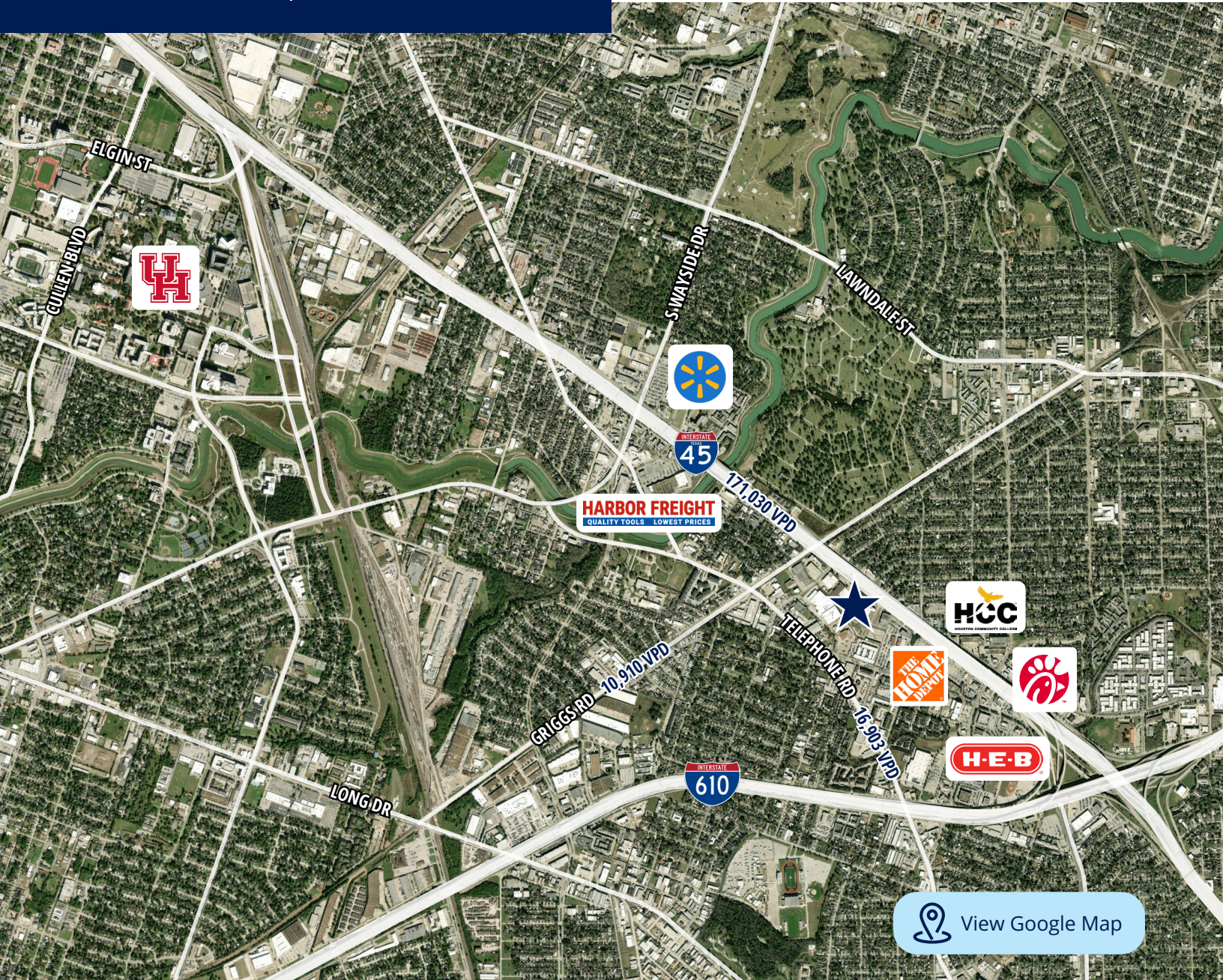
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± 49,782 SF | ± 2.42 Acres

For Sale



Product Type: Office-Industrial Showroom

Improvements: ± 49,782 SF Industrial Building

Land Area: ± 2.42 Acres

Truck Court & Yard: ± 24,000 SF yard area

Parking Area: 23 parking spaces

Truck Doors: 6 dock; 4 (10x10) doors & 2 (10x12) doors, 1 has a ramp

Clear Height: 14'

Sprinklered: Yes

Power: 800 amps

Year Built: 1976 & Renovated in 2010

Floodplain: Outside Floodplain

Distance to U of H: 3 Miles

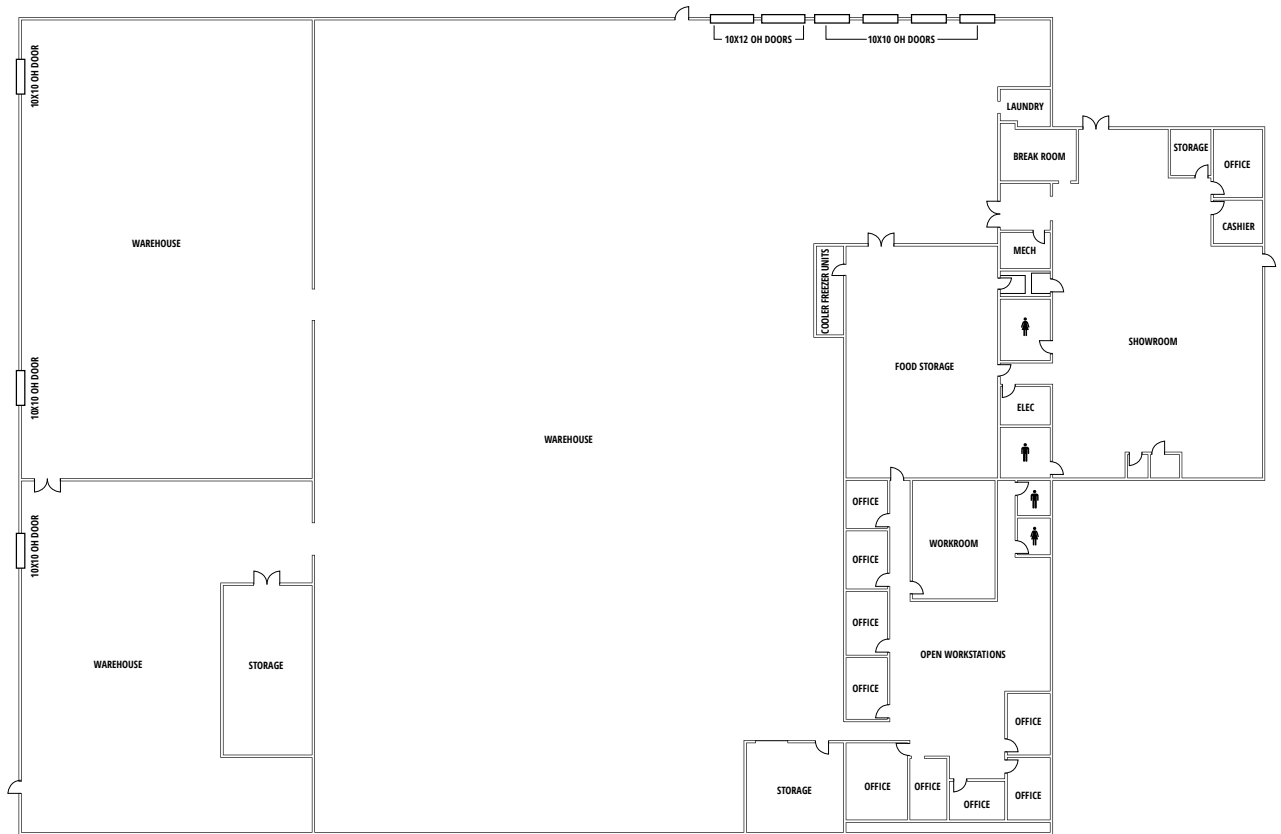
Distance to CBD: 5 Miles

Distance to Hobby: 6 Miles

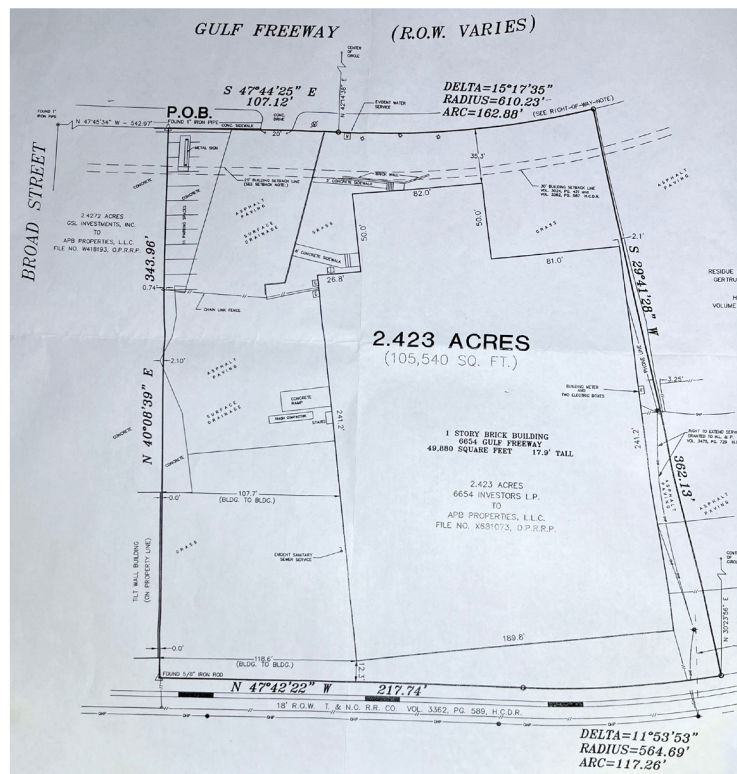
± 49,782 SF | ± 2.42 Acres

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Floor Plan



Property Survey

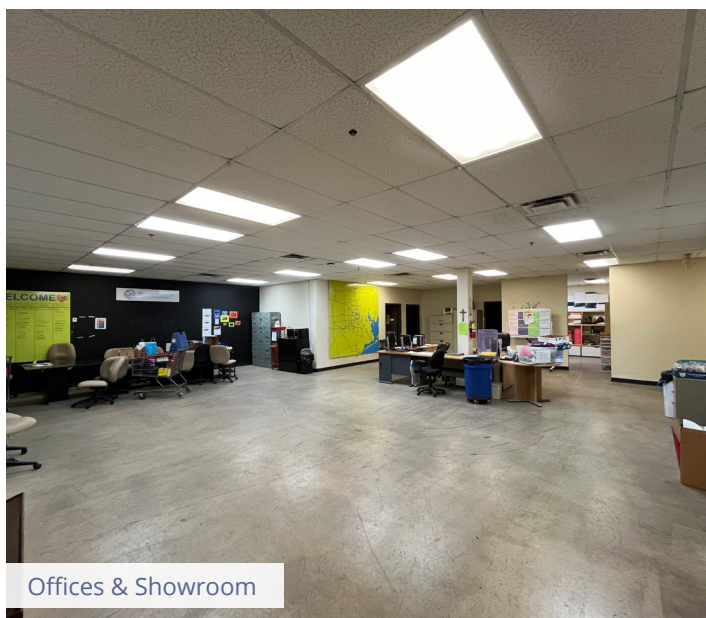


± 49,782 SF | ± 2.42 Acres

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I-45 / Gulf Freeway Frontage with Pylon Signage



Offices & Showroom



Spacious Warehouse



Accessible Loading Area & Docks



Visitor Parking & Gated Truck Court

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For Sale



Large Warehouse Area



Shipping / Receiving - Loading Area



Showroom Area



Walk-in Refrigerator & Freezer



Large Upgraded Conference Room

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For Sale



Traffic Counts

IH 45	171,030 VPD
Telephone Rd	16,903 VPD
Griggs Rd	10,910 VPD

Vehicles per day. Source: TxDOT

Demographics

	3 Mi Radius	5 Mi Radius
Population	134,579	312,527
Households	44,860	113,084
Avg. HH Income	\$63,212	\$71,060
Total Businesses	4,371	11,585

Source: SitesUSA, 2024 Estimates

Taxes

Harris County/Other
 City of Houston
 Houston ISD
 Eastend District

Rates

\$0.6273
 \$0.5192
 \$0.8683
 \$0.1500

Total

\$2.1648

Helpful Links



[City of Houston](#)

[Houston Economic Development](#)

[Harris County](#)

[Houston ISD](#)

[Interactive Map](#)

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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.

11-2-2015



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 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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date