

**273,454 Cars Per Day**

**2,4003 Cars Per Day**

T.C. Jester Blvd



**LAND FOR SALE**  
**2010 RADCLIFFE STREET**

NEC I-10 & Radcliffe St, Houston, TX 77007



# PROPERTY INFORMATION

**ADDRESS:** 2010 Radcliffe St.  
Houston, TX 77007

**AVAILABILITY:** 13,434 SF

**PRICE:** Call For Pricing

## HIGHLIGHTS:

- High Traffic
- Densely populated
- Exceptional freeway visibility
- Excellent freeway access
- Close proximity to major retail hubs

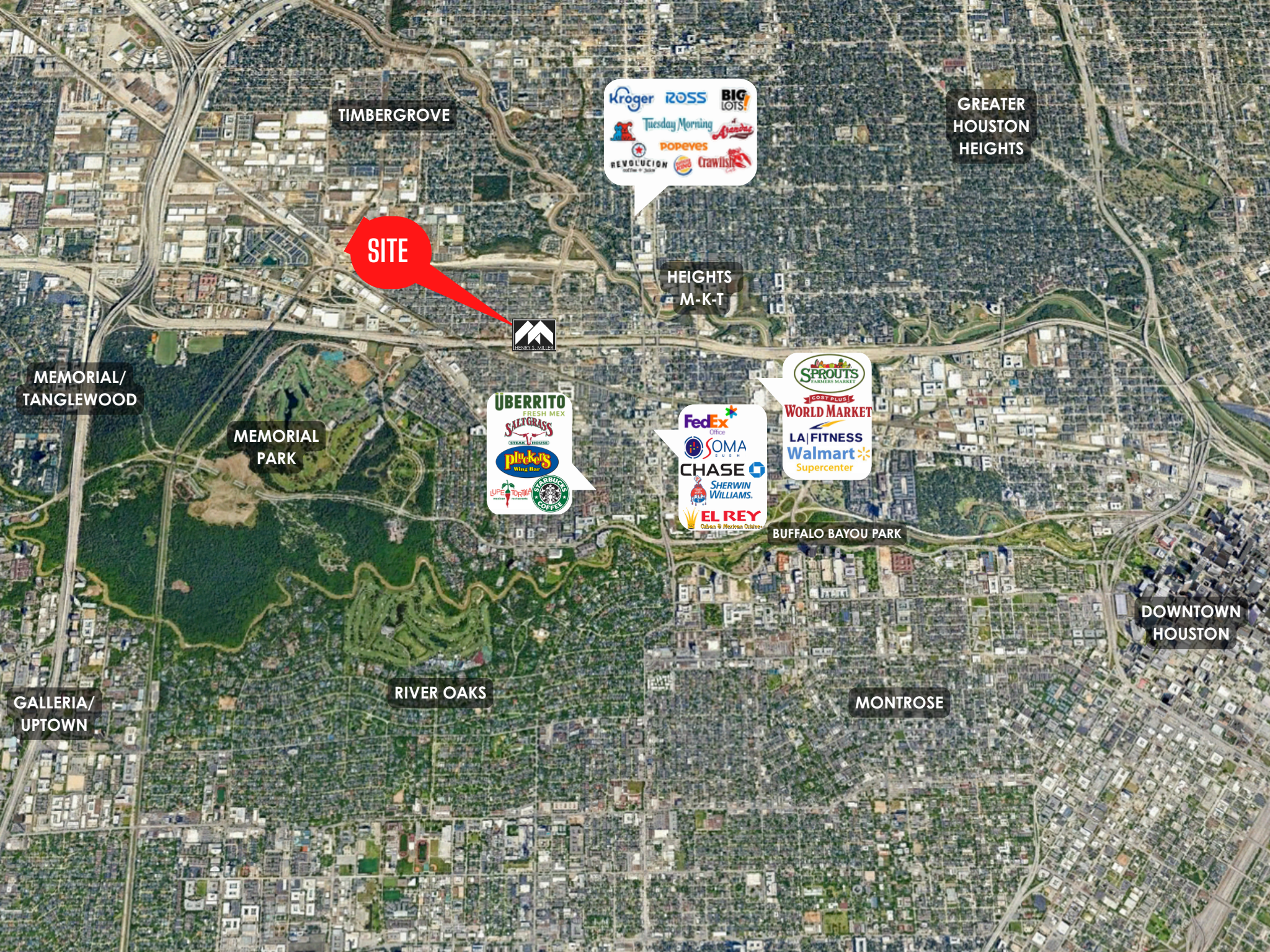
## TRAFFIC COUNTS:

**I-10 Katy Freeway:** 273,454 CPD  
**TC Jester:** 24,003 CPD

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	18,247	177,941	492,395
Average HH Income	\$241,048	\$187,785	\$160,595
Average Home Value	\$596,054	\$737,401	\$700,558







TIMBERGROVE

GREATER  
HOUSTON  
HEIGHTS

SITE

HEIGHTS  
M-K-T

MEMORIAL/  
TANGLEWOOD

MEMORIAL  
PARK

SPROUTS  
FARMERS MARKET  
COSTCO PLUS  
WORLD MARKET  
LA FITNESS  
Walmart  
Supercenter

UBERRITO  
FRESH MEX  
SALT GRASS  
STEAK & HOUSE  
pluckers  
Wing Bar  
UPE & DORIA  
STARBUCKS  
COFFEE

FedEx  
Office  
SOMA  
CHASE  
SHERWIN  
WILLIAMS  
EL REY  
Cuban & Mexican Cuisine

BUFFALO BAYOU PARK

DOWNTOWN  
HOUSTON

GALLERIA/  
UPTOWN

RIVER OAKS

MONTROSE



The site plan shows a rectangular property with a total area of 13,434 SF. The property is bounded by Radcliffe St to the west, Cornish St to the north, and Katy Fwy Service Road to the south. The plan includes several dimensions and bearings:

- North Boundary (Cornish St):** S 87°26'33" W 125.000'
- West Boundary (Radcliffe St):** S 2°45'6" E 107.500'
- East Boundary:** N 87°26'33" E 125.000'
- South Boundary (Katy Fwy Service Road):** N 87°26'33" E 125.000'
- Internal Dimensions:**
  - Left side: 19'-0"
  - Bottom side: 24'-0"
  - Right side: 19'-0"
  - Top side: 51'-0"
- Other Features:**
  - 5' B.L. (Boundary Line) on the left and top.
  - 10' B.L. (Boundary Line) on the bottom.
  - 3' E.A.E. (Easement Area) on the right.
  - 10' and 5' dimensions on the right side.





## CONTACT US

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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.*

2-10-2025



### 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.

### 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' 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.

<b>AFC Realty, LLC</b>	<b>9003354</b>	<b>713-386-1088</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Shawn Ackerman</b>	<b>462530</b>	<b>713-386-1088</b>
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_