

FOR LEASE

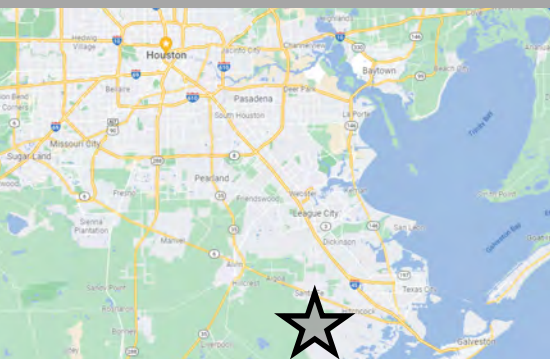
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

9302 FM 2004 | MULTI-PURPOSE BUILDING IN SANTE FE, TEXAS (SOUTH HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 3,200 Net Rentable Area
 - Potential extra yard Area
 - Multiple Access Points
 - Corner Lot
 - Multi-Use Property with many possibilities
 - Frontage on FM 2004
 - +/- 2.17 Acres total potentially Available
 - Close to I-45
 - Potential for Commercial Kitchen
- Asking Rate: Call Broker**



JOEL G HILL COMMERCIAL

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PRESENTED BY:

JOEL HILL

BROKER

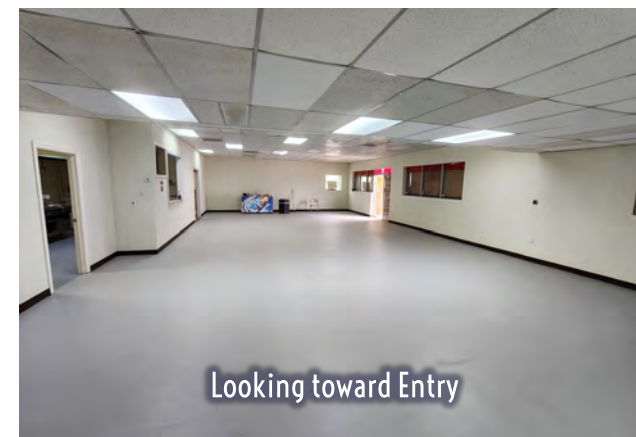
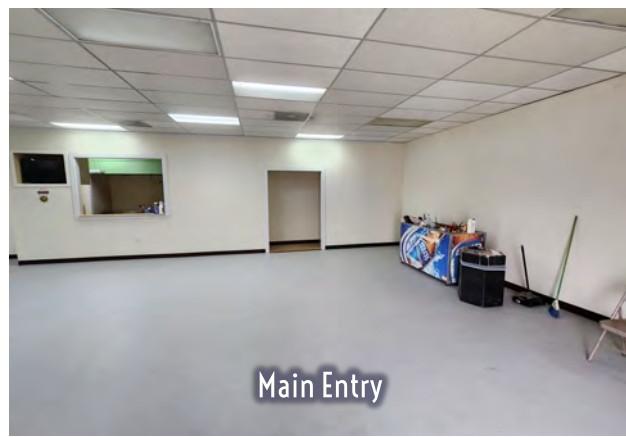
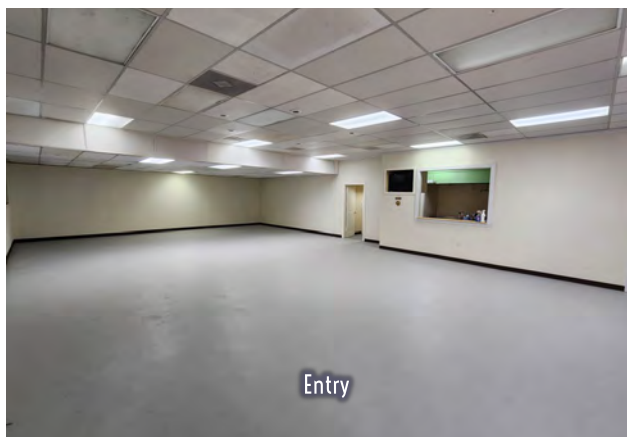
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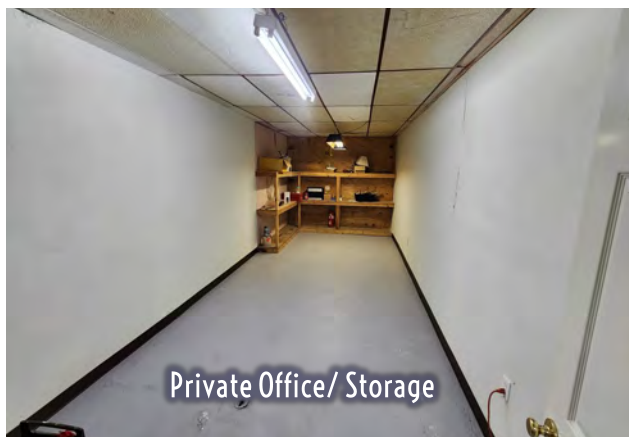


Front of Building with surface parking

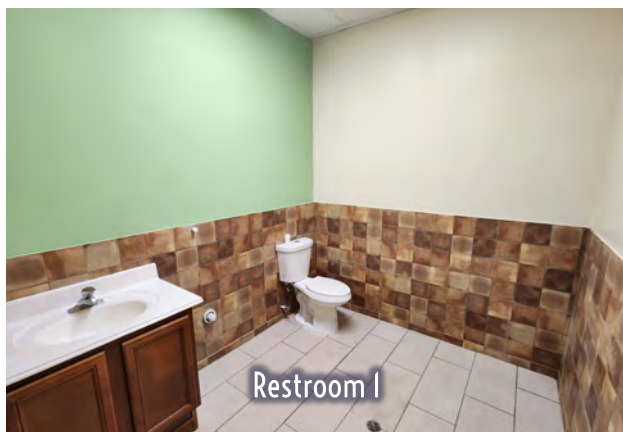




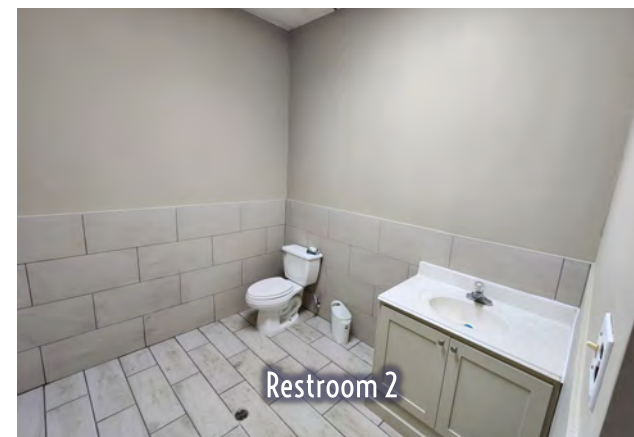
Commercial Kitchen Space



Private Office/ Storage



Restroom 1



Restroom 2



EXTERIOR PHOTOS



Front of Building from FM 2004



Extra yard



Rear of Building



Rear and Eastside of Building

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POINTS OF INTEREST



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EXTRA YARD AVAILABLE
AT \$500 PER ACRES PER
MONTH

SUBJECT PROPERTY

FM 2004 (Camp Wallace Road)

NORTH



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PROPERTY HIGHLIGHTS

The Opportunity

9302 FM 2004 is a multi-purpose building offering 3,200 SF Net Rentable Area, with additional land strategically located on highly trafficked FM 2004 close to Interstate 45, within minutes distance to numerous amenities including, Galveston Island and many more restaurants and retail.

Historically anchored in the oil and gas industry, Galveston County remains a vital player in energy production and refining. However, its economic landscape has diversified, embracing a broader spectrum of industries.

Among these emerging sectors, the tourism and hospitality industry has gained prominence, fueled by the allure of beaches, historic sites and a flourishing cultural scene.

9302 FM 2004 is an opportunity for entrepreneurs and businesses to get a great location that can be repurposed for a multitude of options.



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PROPERTY PROFILE

LOCATION	FM 2004 at Baker Street
NET RENTABLE AREA (NRA)	3,200 SF
STORIES	1
YEAR BUILT	1980
LAND	+/- 1 Acre included with potential extra land available
STABILIZATION	Partially stabilized
ENTRY ACCESS	FM 2004 & Baker Street
PARKING	Surface Parking
FEATURES AND AMENITIES	Rectangular Geometry offering efficient , flexible planning and interior design.

ECONOMICS & AVAILABILITIES

BUILDING SIZE	+/- 3,200 SF
YARD	Up to +/- 2.178 Acres also available at \$500 per Acre per Month
ASKING RATE	\$1.40 PSF per Month
OCCUPANCY	As is
FACILITY USE	Multiple possible uses
PERCENT LEASED	Vacant
TENANT IMPROVEMENT	Negotiable



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 9302 FM 2004, Santa Fe, TX 77510

CITY, STATE

Santa Fe, TX

POPULATION

17,463

AVG. HHSIZE

2.67

MEDIAN HH INCOME

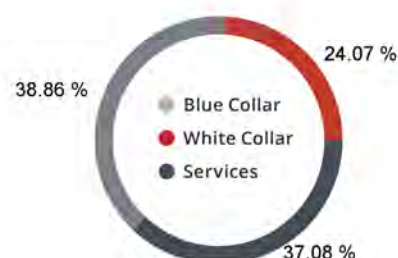
\$51,550

HOME OWNERSHIP

Renters: **1,586**

Owners: **4,839**

EMPLOYMENT



43.67 %
Employed

2.32 %
Unemployed

EDUCATION

High School Grad: **36.44 %**

Some College: **28.70 %**

Associates: **5.26 %**

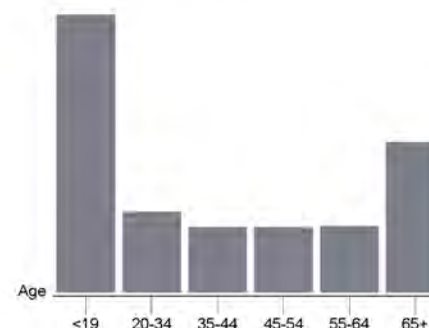
Bachelors: **10.66 %**

GENDER & AGE

49.28 %



50.72 %



RACE & ETHNICITY

White: **82.85 %**

Asian: **0.05 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

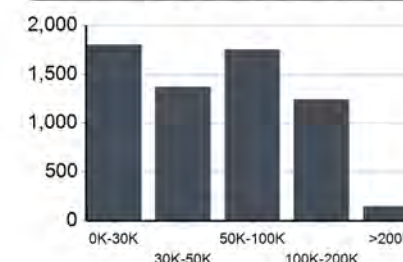
African-American: **0.39 %**

Hispanic: **12.59 %**

Two or More Races: **4.12 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING





GALVESTON COUNTY, TEXAS



Nestled along the Gulf Coast, Galveston County is thriving with new developments, blossoming into a sought-after vacation destination.

The county is bounded by many unique cities, including Clear Lake Shores, Dickinson, Friendswood, Hitchcock, Jamaica Beach, Kemah, La Marque, League City, Santa Fe and Texas City. With a bustling population of 335,036 residents, the County's population grew by more than 15 percent between 2010 and 2017, according to Galveston County Economic Development.

Several key elements drive the ongoing growth and development of the county, rendering it an enticing destination for vacationers and businesses alike, including:

Business Community

Infrastructure

New Development



INFORMATION ABOUT BROKERAGE SERVICES



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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Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-D