



FOR SALE FLEX / RETAIL INVESTMENT PROPERTY

3330 AUDLEY ST | HOUSTON, TEXAS 77098

23,537 SF of Retail / Flex with Storefront

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WINTHROP
REALTY GROUP

PROPERTY DETAILS



ABOUT THE PROPERTY

3330 Audley Street presents a rare opportunity for both investors and owner/users in Houston's Greenway–Upper Kirby submarket. This 23,537-square-foot retail and flex property sits prominently on a 0.51-acre site and is fully leased. A comprehensive renovation completed in 2025 has elevated the property with grade-level storefront loading, a glass roll-up door, full-service elevator, and modernized office finishes. The asset also offers the potential for near-term occupancy by an owner/user seeking a premier location with strong underlying fundamentals.

ABOUT THE OPPORTUNITY

Strategically located within a thriving trade area, the property benefits from strong fundamentals and a constrained competitive set. In-place cash flow with limited rollover exposure. Mark-to-Market opportunity with existing rents presenting an upside as leases roll.

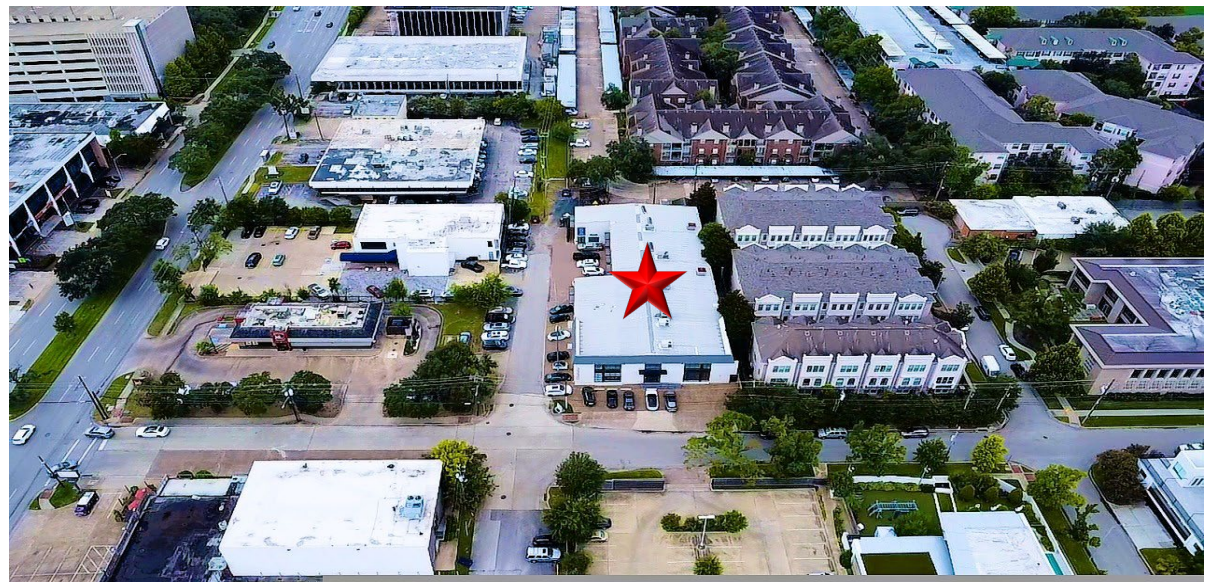
Additionally, re-measurement potential present by reallocating common area square footage to increase NRA and improve revenue metrics.

Excellent Market Fundamentals:

- 4.7% submarket vacancy rate underscores strong tenant demand and constrained supply.
- Continued pressure on space availability supports ongoing rent appreciation and renewal leverage

PROPERTY DETAILS

| | |
|-------------------|-------------------------------|
| Price | \$7,500,000 |
| Size | 23,537 SF |
| Built/Renovated | 1974 / 2025 |
| Tenancy | Multi |
| Current Occupancy | 100% |
| Use | Retail / Flex with Storefront |
| Audley Frontage | 126 Feet |



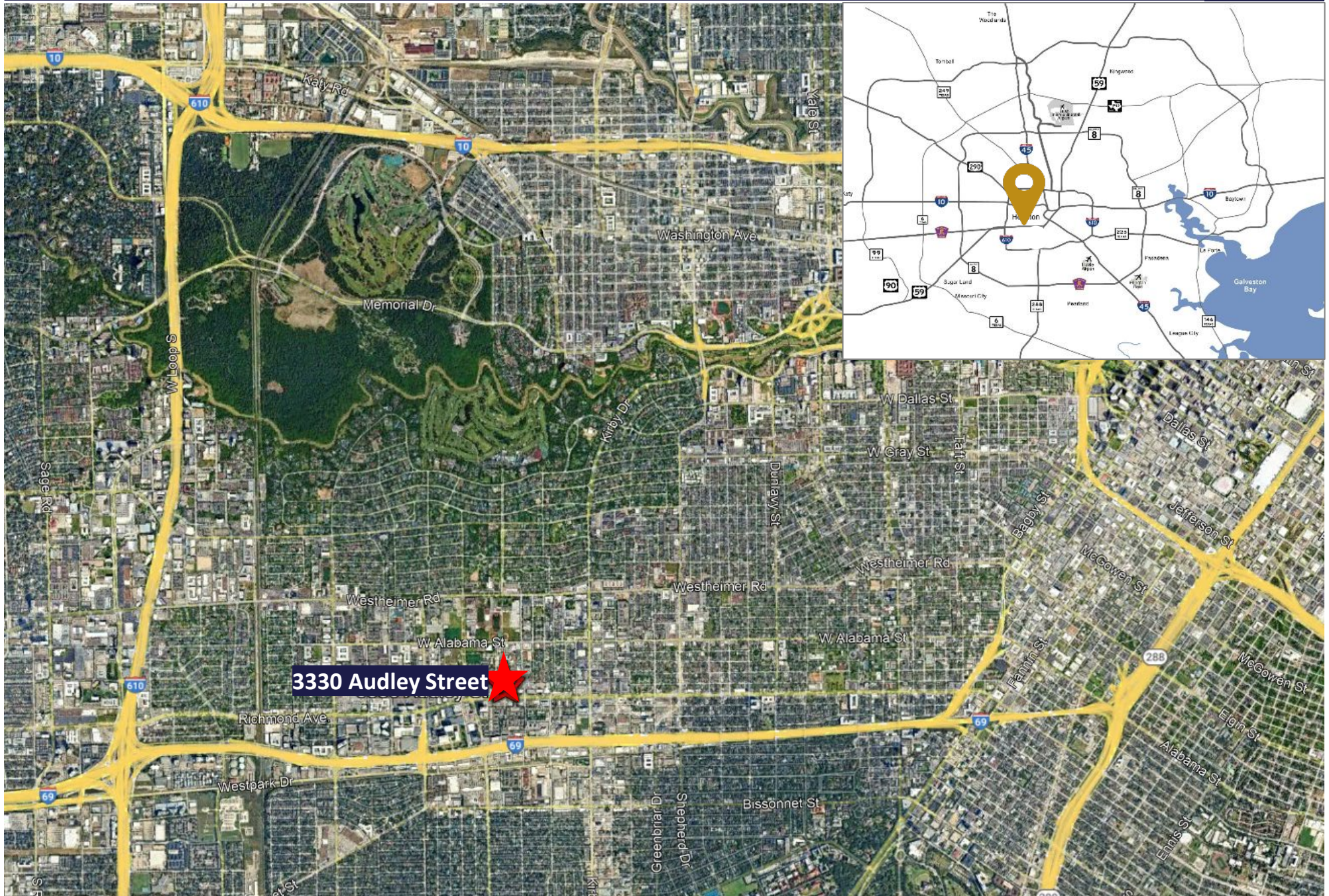
PROPERTY HIGHLIGHTS



- Excellent location
- Grade-level loading
- Existing NNN leases

- Frontage along Audley Street
- Premier submarket with consistently strong fundamentals

LOCATION



CONTACT OUR TEAM



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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 buy 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:
 - 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Winthrop Realty Group, LL0009972

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name
Andrew Armour

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631387

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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