

Wayside Retail Freestanding

Confidential Investment Offering (Former Family Dollar)

9201 N Wayside Dr, | Houston TX 77028

MAZ.



Wayside (Former Family Dollar)



Exclusively Listed By

Zach Weik

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License No. 735610 (TX)

\$1,289,000

Price

\$0

NOI

9.50%

Pro Forma CAP

9,180 SF

Square Footage

0%

Occupancy



This is not just a vacant building — it's a straightforward value-add deal with a clear path to income. 9201 N Wayside Drive is a 9,180 SF freestanding retail building located on 1 acre of land on a corner lot in a busy part of Houston. It was previously occupied by Family Dollar so the layout already works for retail, medical, or service-type businesses. Right now, it's 100% vacant, which is exactly where the opportunity is.

Based on the current market, this property can realistically bring in about \$13,500/month in rent, which puts you around \$162,000/year once leased. How do you make money on this deal?

The building is ready to go — no major construction needed

There's strong demand in Houston right now for: Discount retail, Medical users, Service businesses (tax, insurance, clinics, etc.), Churches, Entertainment Centers

We are already marketing this property directly to tenants using outreach and online ads to drive interest and tours so you don't have to start from scratch. An investor can step in and: Owner occupy the space or Lease it up over the next few months, Stabilize the income, Either hold for cash flow or sell at a higher value, Active tenant outreach and marketing campaign already in place — ask me (Zach Weik) for current interest and tour activity.

Texas law requires all real estate license holders 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 on 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 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 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.

MAZ Real Estate LLC DBA MAZ	9014338	Admin@MAZre.com	713-900-5555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerjes M Ganim	607578	JGanim@MAZre.com	713-900-5555
Designated Broker of Firm	License No.	Email	Phone
Jerjes M Ganim	607578	JGanim@MAZre.com	713-900-5555
Licensed Supervisor of Sales/Associate	License No.	Email	Phone
Zach Weik	735610	Zach@MAZre.com	713-900-5555
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial	Date
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Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenants for real property located at 9201 N Wayside Dr., Houston, TX 77028 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or MAZ Real Estate. The material and information in the Offering Memorandum is unverified. MAZ Real Estate has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

MAZ Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of MAZ Real Estate, the property, or the seller by such entity.

Owner and MAZ Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing of this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or MAZ Real Estate or any of their affiliate or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or marketing or sale of Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

The image features a solid blue background with a complex pattern of light blue geometric shapes. These include several sets of concentric circles of varying radii, some of which are filled with a fine grid of dots. There are also several thin, straight lines of varying lengths and orientations scattered across the field. A prominent, semi-transparent blue shape, resembling a stylized arrow or a brushstroke, points from the bottom right towards the center. In the lower center, the word "MAZ." is written in a bold, white, sans-serif font. The period at the end of the word is a small, solid orange dot.

MAZ.