



FOR SALE

909 Fisher Street
HOUSTON, TX 77018

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909 FISHER STREET | HOUSTON, TX 77018

Property Features

- 1.04 acre site
- 7,164 SF warehouse and 2,478 SF office
- Fully fenced property with multiple access points along Fisher St
- Approximately 250' of frontage
- Zoned for flexible uses
- Located adjacent to d'Alba in Garden Oaks
- Walking distance to nearby restaurants, breweries, and wineries on Wakefield

Call Broker for Pricing

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Aerial



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Aerial Map



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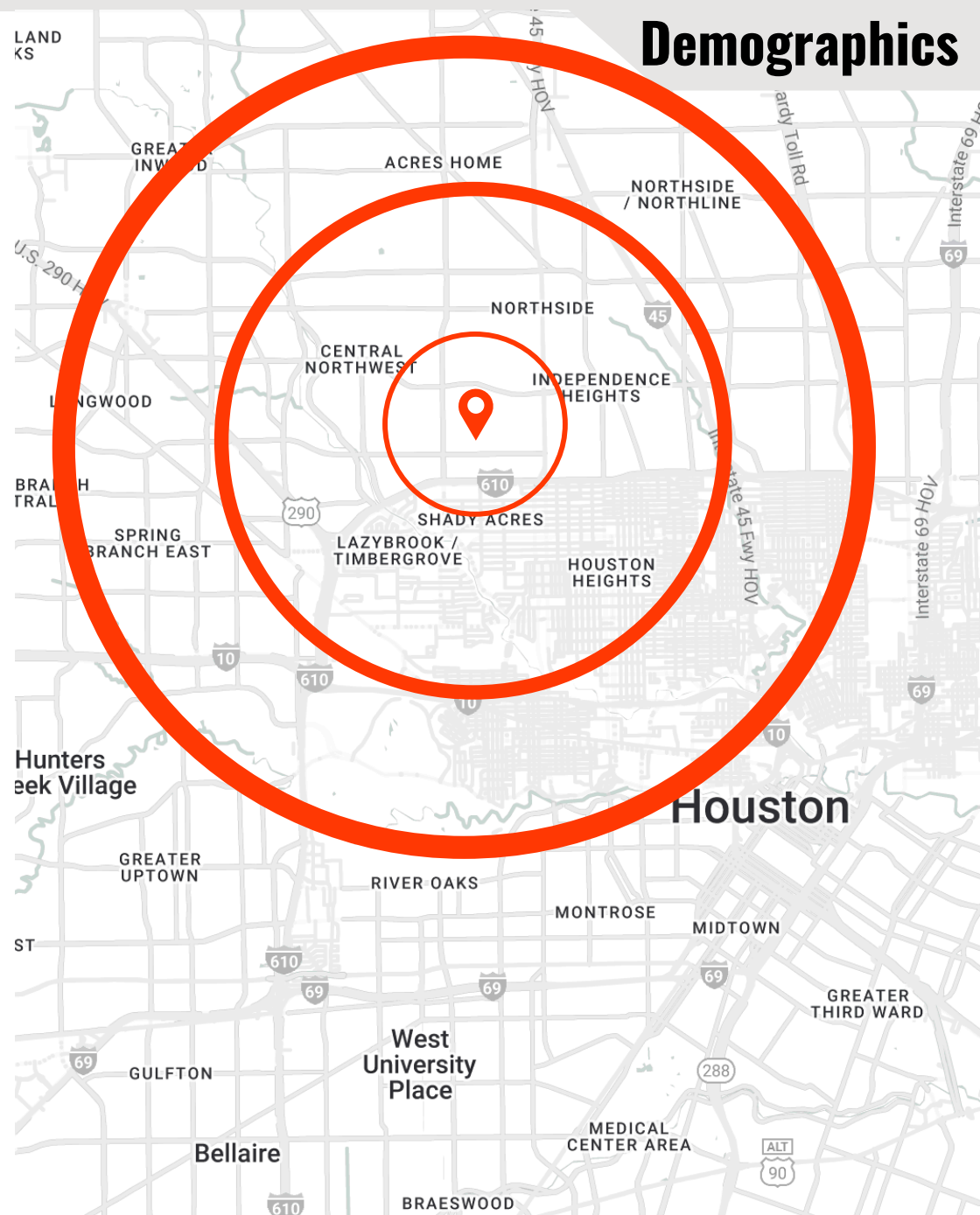
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Location Highlights

909 Fisher St. is situated in the rapidly growing Garden Oaks neighborhood, a highly sought-after area in Northwest Houston. Just blocks from 610 West (N Loop W Fwy) and minutes from I-45, the property offers seamless connectivity to major business hubs, including Downtown Houston, the Galleria, and the Texas Medical Center. Garden Oaks is known for its strong demographics, featuring high household incomes, top-rated schools, and a vibrant mix of retail, dining, and commercial developments. The neighborhood's ongoing growth and redevelopment make this location ideal for investment, offering endless potential for office, retail, multi-family, or other commercial uses.



Demographics

Population	1 Mile	3 Mile	5 Mile
Average Household Income	\$174,904	\$143,683	\$129,826
Number of Households	5,728	60,724	164,370
2024 Total Population	13,968	142,555	401,163
2029 Total Population	15,304	148,749	413,867
Population Growth 2024-2029	1.84%	0.85%	0.63%

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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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

FOR MORE INFORMATION, CONTACT:

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