

HOUSTON EAST SIDE 7.081 ACRES

332 S WAYSIDE DRIVE, HOUSTON, TX 77011



SUPPLY ROW
POLK ST
S WAYSIDE DRIVE

7.081
ACRES

CAPITOL STREET

HARRISBURG BLVD

S CESAR CHAVEZ BLVD / N 67TH ST

GUS WORTHAM
GOLF COURSE



CALL FOR PRICING:

FRED GHABRIEL

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ABOUT THE PROPERTY

- 7.081 Acres (308,450 SF) of Land in the Heart of Houston’s Greater East End
- The Property contains a 9955 SF Building that is currently occupied but can delivered vacant, subject to notice to tenant

DEMOGRAPHICS (2025):

- | | | |
|-----------------------------|-------------------------|----------------|
| • Population: | | |
| | 58,252 | 2-Mile Radius |
| | 385,482 | 5-Mile Radius |
| | 1,380,829 | 10-Mile Radius |
| • Average Household Income: | | |
| | \$72,440 | 2-Mile Radius |
| | \$82,773 | 5-Mile Radius |
| | \$99,350 | 10-Mile Radius |
| • Total Daytime Employment: | | |
| | 20,701 | 2-Mile Radius |
| | 250,112 | 5-Mile Radius |
| | 841,383 | 10-Mile Radius |
| • Consumer Spending: | | |
| | \$ 519,553,297 | 2-Mile Radius |
| | \$ 3,689,654,637 | 5-Mile Radius |
| | \$15,299,245,254 | 10-Mile Radius |



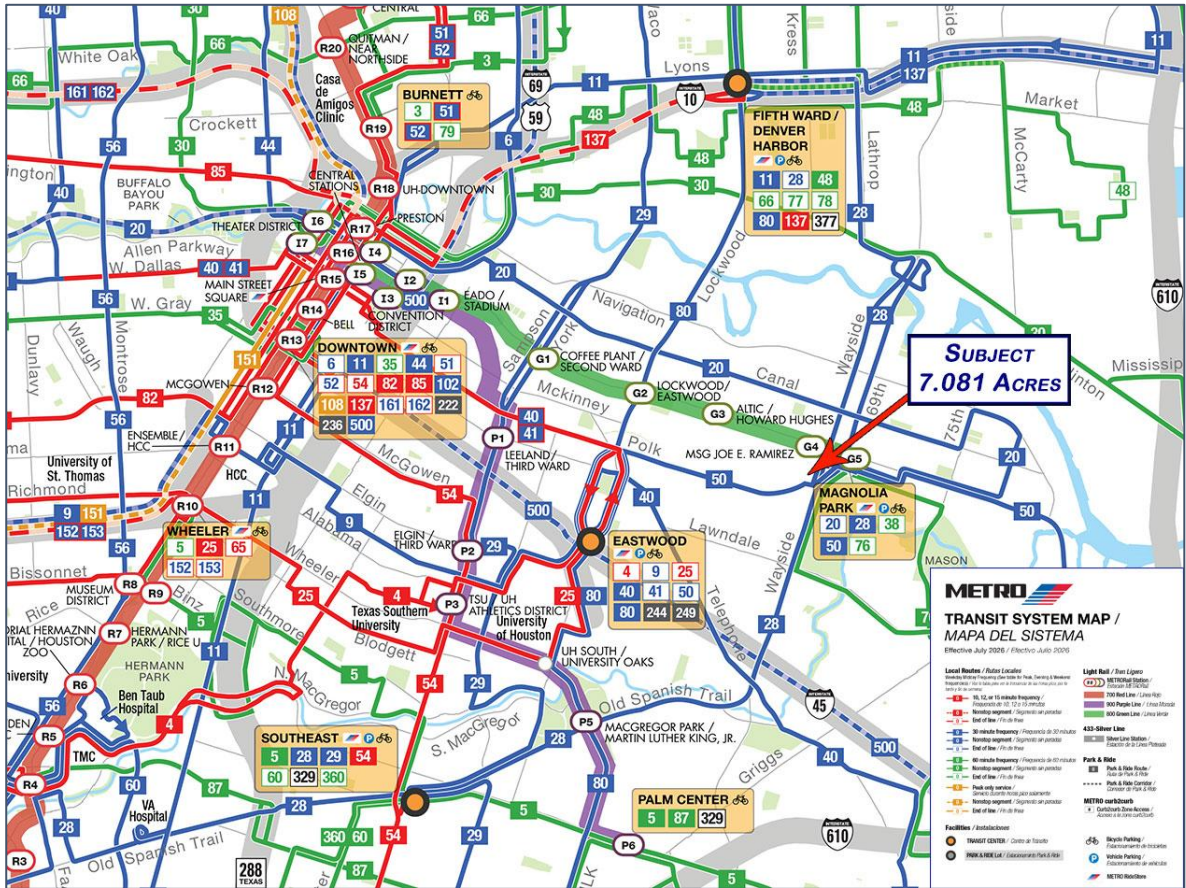
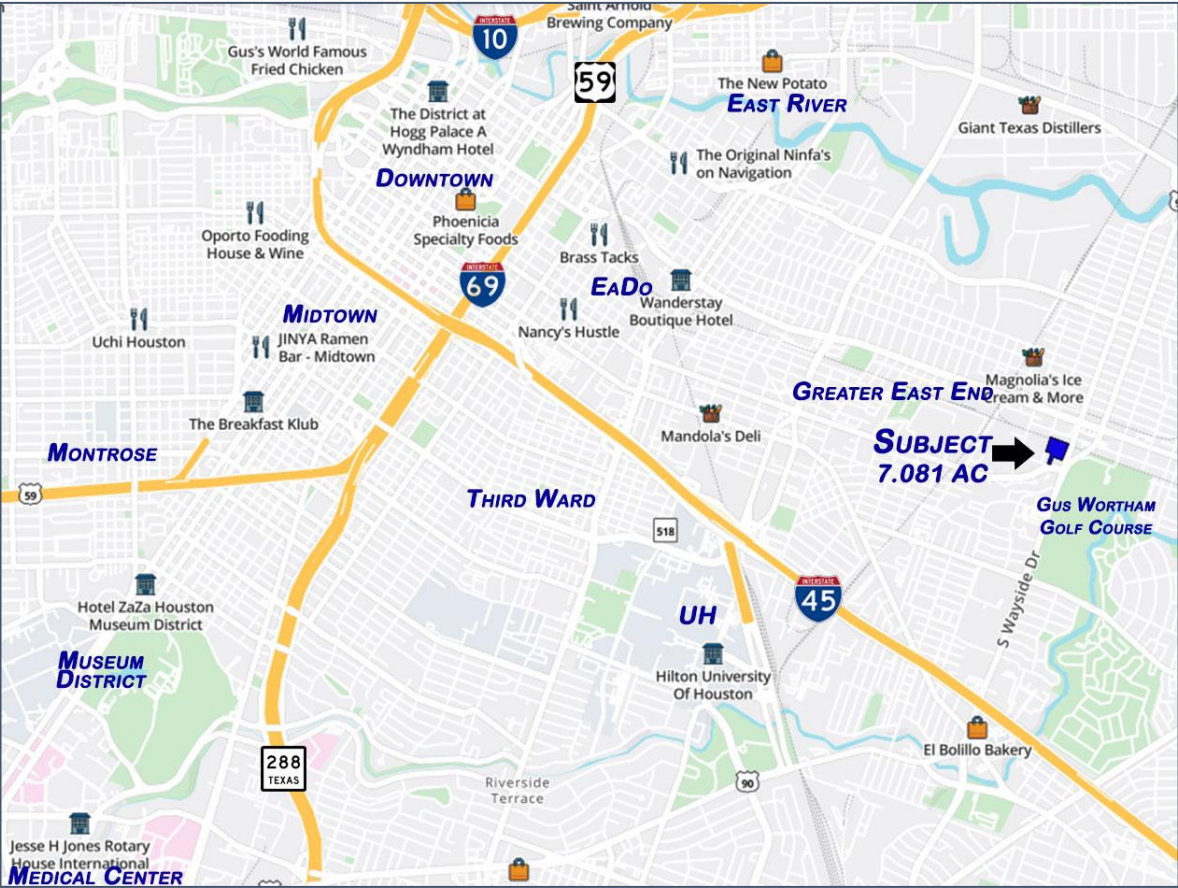
PROPERTY FEATURES

- The investment represents a tremendous redevelopment opportunity in a highly sought after and dense neighborhood.
- Located in the heart of Revitalized East End, an area that is rife with a mix of the old and new retail and residential developments.
- The property has very convenient access to Metro Houston's bus and light-rail grid, connections to bayou trails and parks, bike paths, and wide, shaded sidewalks. It is directly across the street from one of Houston's oldest and prominent golf courses. People in the East End can walk or cycle to school and work daily, making the network of East End trails vital to the population.
- Located in the shadow of the Houston CBD/Downtown, within a short distance from the Toyota Center, Daiken Park, George R Brown Convention Ctr, NRG Park and Stadium & the Houston Center. METRO has a couple of Light Rail stops within walking distance.
- The property has great visibility and easy access surrounding freeways and Downtown Houston, including IH-45, IH-59, SH 288, and the South Loop 610. The property also front on historic State Highway 90 (S Wayside).
- Excellent traffic counts at over 200,000 CPD on Gulf Freeway and more than 31,100 CPD at the intersection of Wayside and Supply Row Drive.
- 2025 population within a 5-mile radius from the subject property exceeded 385,000 with the projected average household income being at or over \$82,000.
- Property has 517 feet of frontage on South Wayside Drive/US Alternative Hwy 90, 354 feet on North 67th Street/South Cesar Chavez Boulevard, and 155 feet on Polk Street/Supply Row Drive, and has multiple curbs cuts providing access from adjoining streets
- Located in the shadow of the Houston CBD/Downtown, within a short distance from the Toyota Center, Daiken Park, George R. Brown Convention Ctr & the Houston Center, the property has great visibility and easy access surrounding freeways and Downtown Houston
- Close proximity to lively Navigation Esplanade, home to several bustling restaurants and farmers markets.
- Less than a mile from East River, Midway's 150-acre, multi-phase and mixed-use development
- Property has 517 feet of frontage on South Wayside Drive/US Alternative Hwy 90, 354 feet on North 67th Street/South Cesar Chavez Boulevard, and 155 feet on Polk Street/Supply Row Drive, and has multiple curbs cuts providing access from adjoining streets
- PLEASE DO NOT DISTURB THE TENANT

SITE LAYOUT



LOCATION



PHOTOS



CONTACT:

**GUS WORTHAM GOLF COURSE
(ACROSS THE STREET)**

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CELL: **(713) 823-2121**





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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