

LAND FOR SALE

9027 Gilder Road
Houston, TX 77064

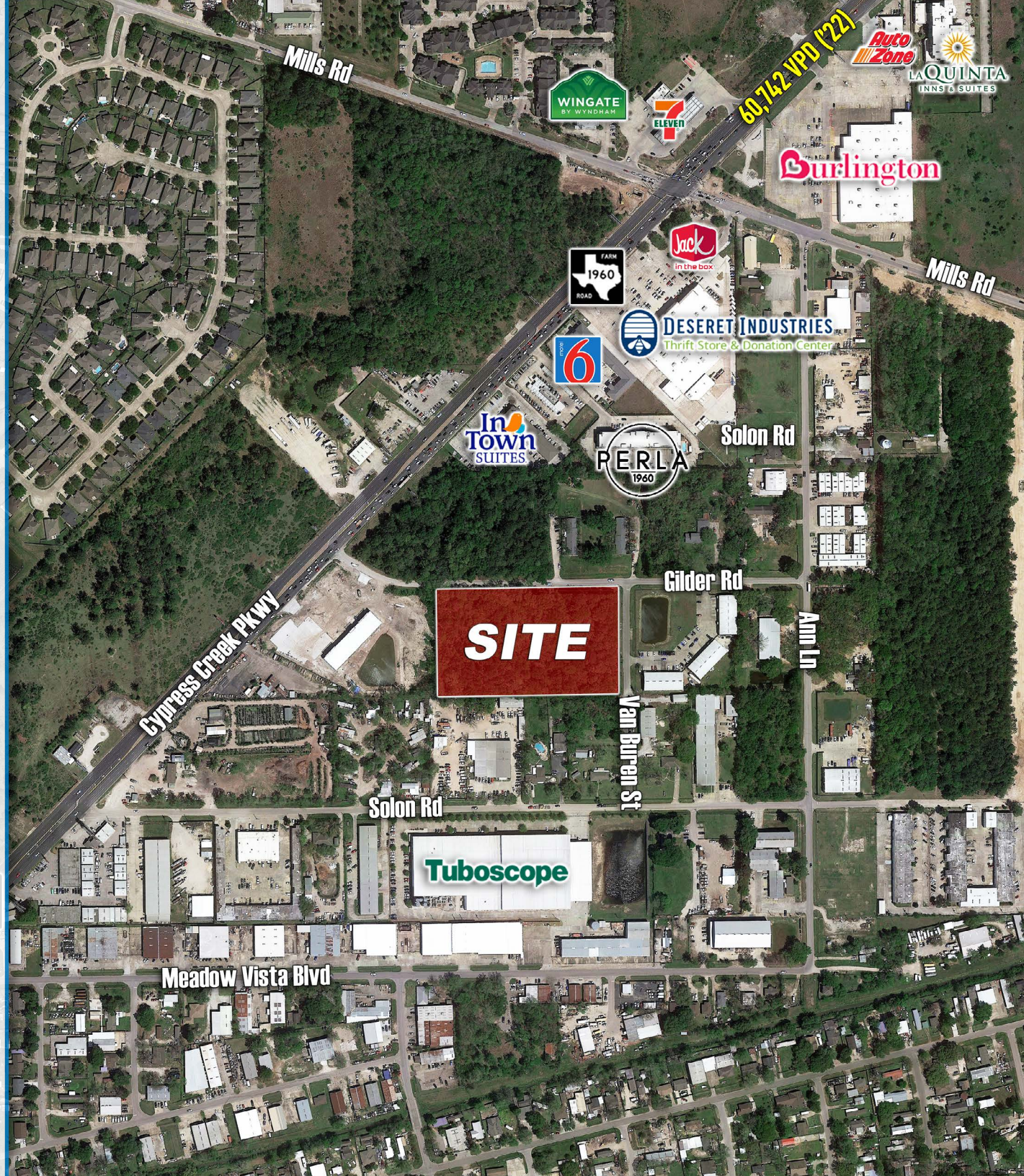
±4.8453 Acres
Available



NICK PRATER
210-559-4018 CELL
NICK@4MREALTY.COM

MICHAEL WEISS
210-215-5001 CELL
MIKE@4MREALTY.COM

ERIC WEISS
210-215-5086 CELL
ERIC@4MREALTY.COM



LOCATION

SEQ of FM-1960 & Gilder Rd
9027 Gilder Rd, Houston, Texas 77064

PROPERTY HIGHLIGHTS

- ±4.8453 Acres Available
- Property is situated just east of FM-1960 at the southwest corner of Gilder Rd and Van Buren St. with easy access to SH-249 and Beltway 8/Sam Houston Tollway
- Frontage: ±600' on Gilder Rd
±351.77' on Van Buren St
- Zoning: None
- Pricing: Contact Broker

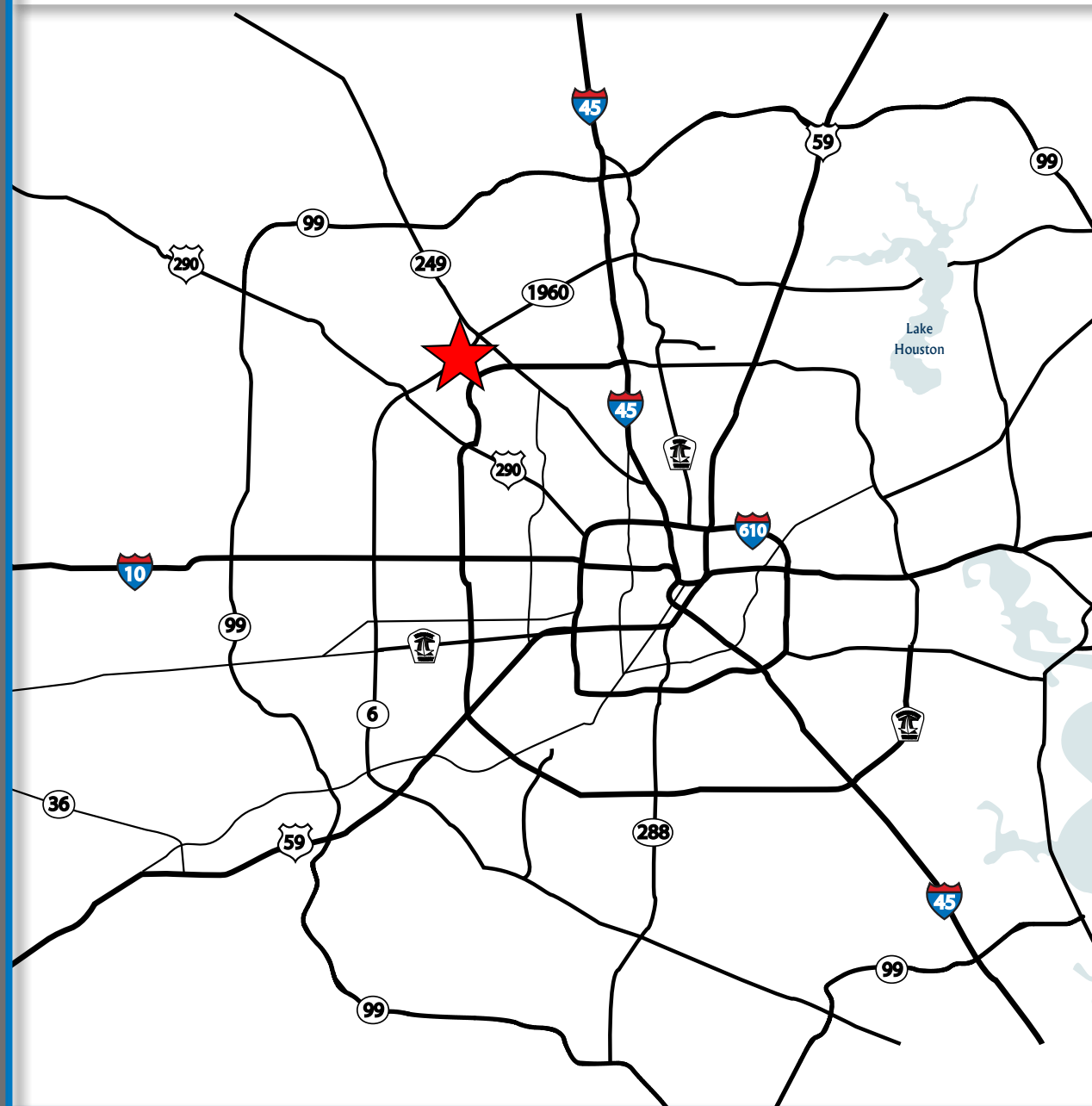
DEMOGRAPHIC SNAPSHOT

	1 mi	3 mi
2023 Population	13,312	93,139
2028 Projected Pop.	13,647	94,610
Daytime Population	13,854	115,926
Workers	7,158	71,290
Average HH Income	\$74,609	\$93,009

TRAFFIC COUNTS

FM-1960: 60,742 VPD north of Gilder Rd
FM-1960: 49,188 VPD south of Gilder Rd
(TXDOT '22)

±4.8453 ACCRES NEAR FM-1960 & SH-249



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210.559.4018

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WWW.4MREALTY.COM

4M REALTY COMPANY | 210-342-4242 | WWW.4MREALTY.COM

6812 West Avenue, Suite 200, San Antonio, TX 78213

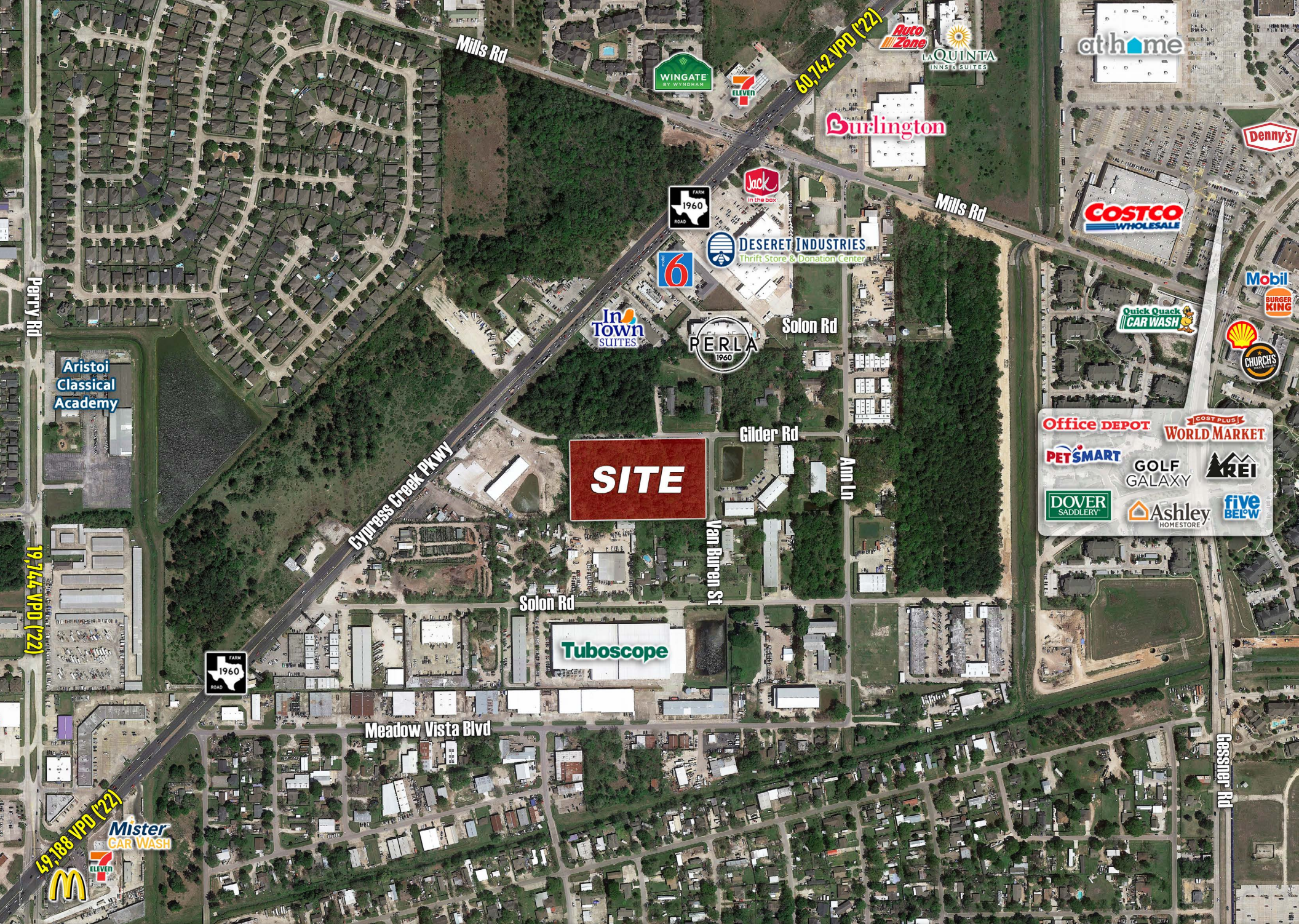


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mike@4mrealty.com

Eric Weiss | 210-215-5086
eric@4mrealty.com





SITE

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Beacon Property Inspections

Gilder Rd



Cypress Creek Pkwy

Premier Soil & Mulch

SITE
±4.8453 AC

Discount Trailer

Van Buren St

Kozmic Motorsports

Gallos Wheels & Tires

Belknap Plumbing Systems

REI Bookkeeper

A Place for Dads

Solon Rd

Patriot Court Systems

Service First

MSI Pipe Protection

Tubescope

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SCALE: 1" = 30'



GILDER ROAD
ASPHALT PAVING

N87°36'33"E 600.00'

±600'

±351.77'

VAN BUREN STREET
ASPHALT PAVING

4.8453 ACRES
(211,062 SQ. FT.)

N02°23'27"W 351.77'

P.O.B.

S87°36'33"W 600.00'

5' B.L. & U.E.
VOL. 7927, PG. 400, H.C.D.R.

RESTRICTED RESERVE "A"
BLOCK 1
SOMA DEVELOPMENT
F.C. No. 58851, H.C.M.R.

CALLED 1.0498 ACRES
KENNETH D. BELKNAP
& MARGARET D. BELKNAP
H.C.C.F. No. 20070081483

CALLED 1.575 ACRES
KENNETH D. BELKNAP
& MARGARET D. BELKNAP
H.C.C.F. No. UB69635

CALLED 52,765.50 SQ. FT.
NORE INVESTORS, LLC
H.C.C.F. No. 20140775069

CALLED 30,835 SQ. FT.
MICHEL J. JARVIS
H.C.C.F. No. 20070014919



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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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