

5901 ALLDAY DR, HOUSTON, TX 77036



- Fully renovated 28,102 sqft tilt wall building with 6 separate suites.
- 3 grade level doors, 24ft ceiling height in warehouses.
- %100 climate controlled offices with brand new HVAC Units.
- 6 separate electrical meters for each suites.
- Everything is brand new in the building - Renovated in 2025
- All mechanical, plumbing, electrical, architectural items are new.

FOR LEASE & FOR SALE

28,102 SQFT

1.142 ACRES



PROPERTY FEATURES

SUITE A - 7,611 SQFT
(WAREHOUSE & OFFICES)

SUITE B - 3,144 SQFT
(RETAIL SPACE)

SUITE C - 4,858 SQFT
(FLEX RETAIL SPACE)

SUITE D - 4,925 SQFT
(FLEX RETAIL SPACE)

SUITE E - 3,770 SQFT
(WAREHOUSE)

SUITE F - 3,794 SQFT
(WAREHOUSE)



OFFERED AT

FOR SALE: CONTACT FOR PRICING

FOR LEASE: \$1 - \$1.3 THE PER SQFT (INCLUDES NNN)

CONTACT US NOW

832-820-1111

CAKARSUAD@GMAIL.COM



CALLED 0.15189 ACRES
 HCCF NO. 20120310415

2 ACRES
55 SQ. FT.)

ALLDAY DRIVE
(60' PUBLIC RIGHT-OF-WAY)

LOT 4
DUNN RIDGE SUBDIVISION
VOL. 12, PG. 144 HCMR
HCOF NO. N658277

HIGHLAND GREEN REPLAT
VOL. 308, PG. 123 HCMR

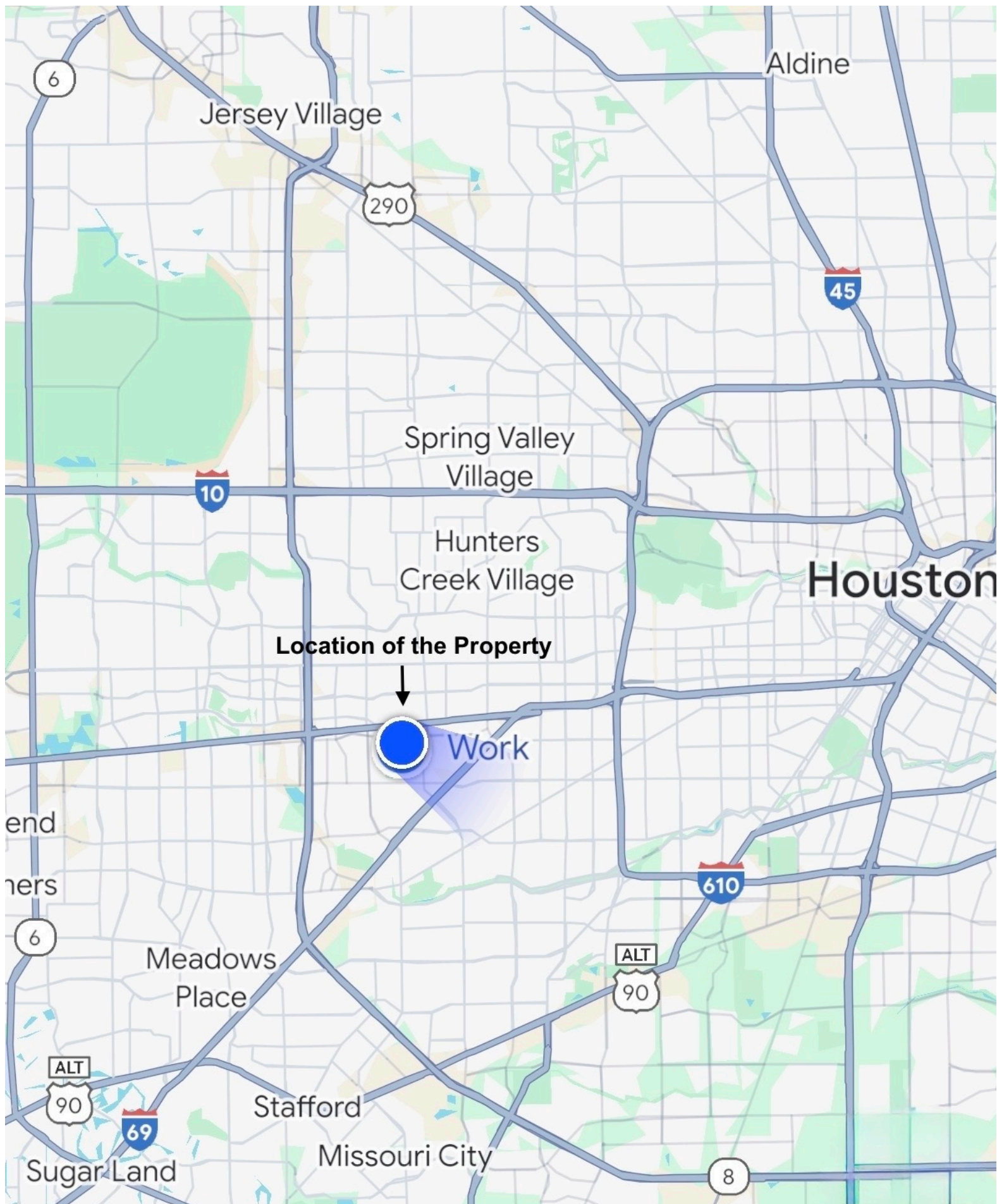
LEGAL DESCRIPTION

[illegible]**SCHEDULE "B" ITEMS**[illegible]

SITE PHOTOGRAPH



NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83
WITH A BEARING OF N 02°54'04" W ALONG THE R.O.W. LINE OF ALLDAY DRIVE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS
SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN
ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED





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 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.

Texas Signature Realty	0660911	TexasSignatureRealty@gmail.com	(832) 876-2093
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Mert Erbil	0660911	TexasSignatureRealty@gmail.com	(832) 876-2093
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Suad Bakar	0702766	cakarsuad@gmail.com	(832) 820-1111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date