

14236 GAINESVILLE ST
HOUSTON TX 77015

FOR SALE



Sepi Akhavi

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SepiAkhavi@kw.com



FOR SALE

PROPERTY HIGHLIGHTS

Warehouse 32600 Sf

Lot size 43000 sf

Cornet lot 3 Sided Frontage

3 Dock High Loading Doors

1 Drive -in Grade Level Door

Clear Height 17-20 (Two Buildings)

2 Restrooms 3 Air Conditioned Offices

3 Phase Power 240 V 400 Amp

Office Home 2 Bed 1 Bath +Kitchen 820 sf

Parking 13

Year Built 1986- Renovated 2023

Gated and equipped w security System
360

Pricing Call Sepi for Price



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- Warehouse Building SF 32600 Sf
- Lot size 43000 sf
- Parking 13
- Cornet lot - 3 sided frontage
- Secured and fully Fenced and Gated
- 3 Gated access
- 3 Loading Docks

Two dock high doors side by side: 10 (w) x 14 (h) and 12 (w) x 14 (h)

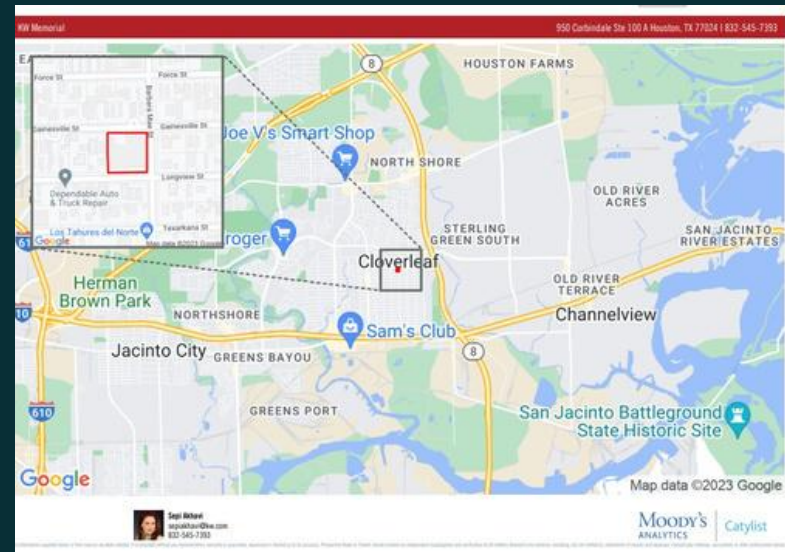
Single large roll up door by dock: 17 (w) x 14 (h)

- 1 Drive in Grade level Door on Gainesville side: 12 (w) x 14 (h)
- Clear Height 17 and 20 (different part of Warehouse)
- 3 Phase Power -240 V, 400 Amp
- 2 restrooms and 3 air-conditioned office
- Energy saving skylights
- New LED Lights
- Close Proximity to major Highway
- Year Build 1986- Renovated 2023
- Water and Sewer By Harris County
- Property is located in County
- Building is Equipped with security system by 360
- Single family home / office 820 sf (2 Bed -1 Full Bath- Kitchen)

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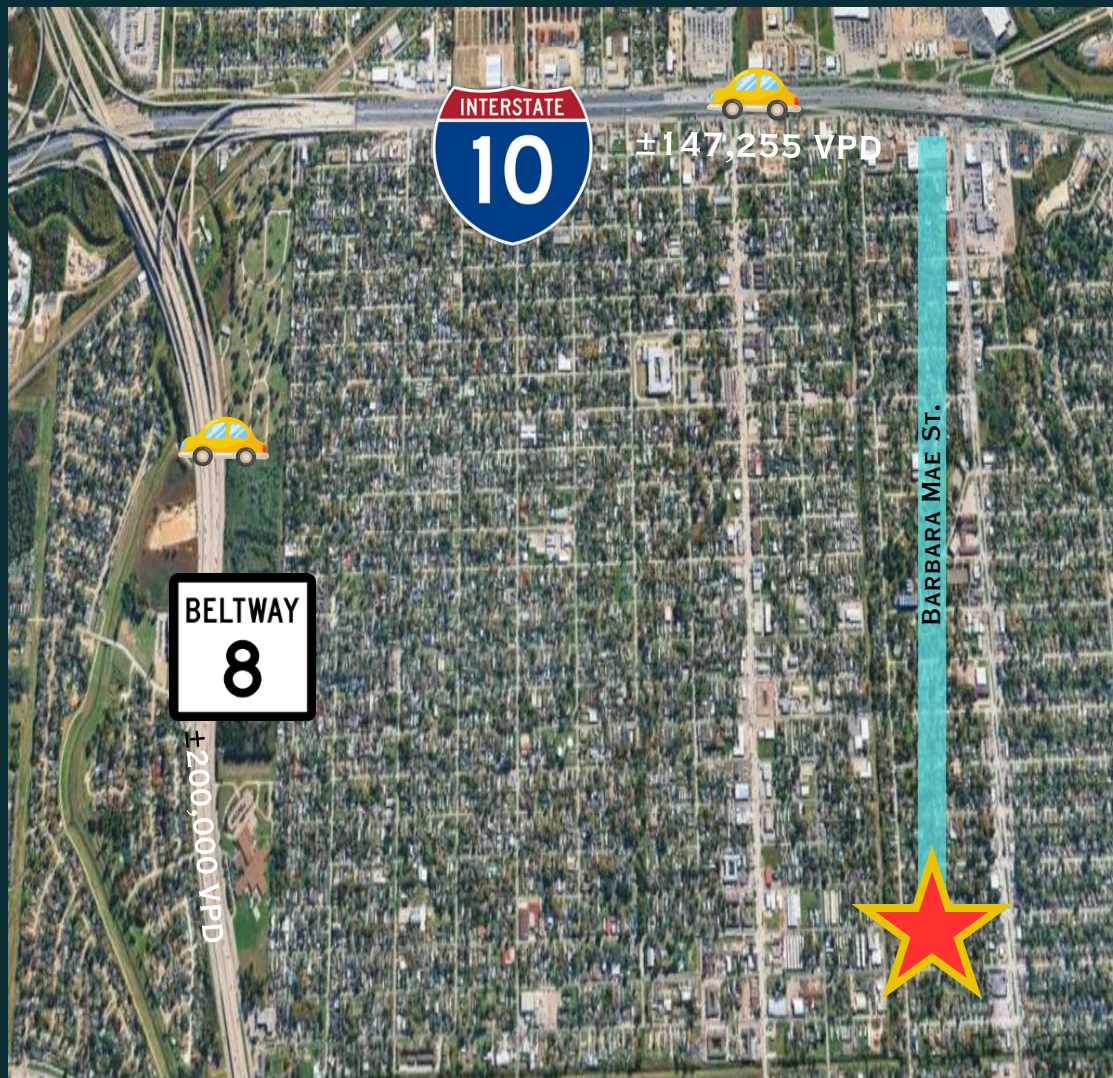


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For Informational Only

Location



This property features a sizable 32,536 square foot warehouse with an additional 816 square foot residential/home office space.

Nestled on a secure 42,800 square foot corner lot, with three sided frontage and three access points, it's fully fenced and gated.

The warehouse has three dock high loading doors and one drive-in grade level roll up door, facilitating efficient loading/unloading with two entry/exit gates on the dock drive for seamless logistics. Featuring a clear ceiling height of 17 to 20 feet, it accommodates diverse storage needs and potential light manufacturing activities. Strategically positioned, the property offers convenient access to retail hubs and major highways. Within a half-mile of Beltway 8 and merely one mile from I-10, it stands in proximity to the expansive 4,000-acre Generation Park and the bustling Houston Ship Channel.

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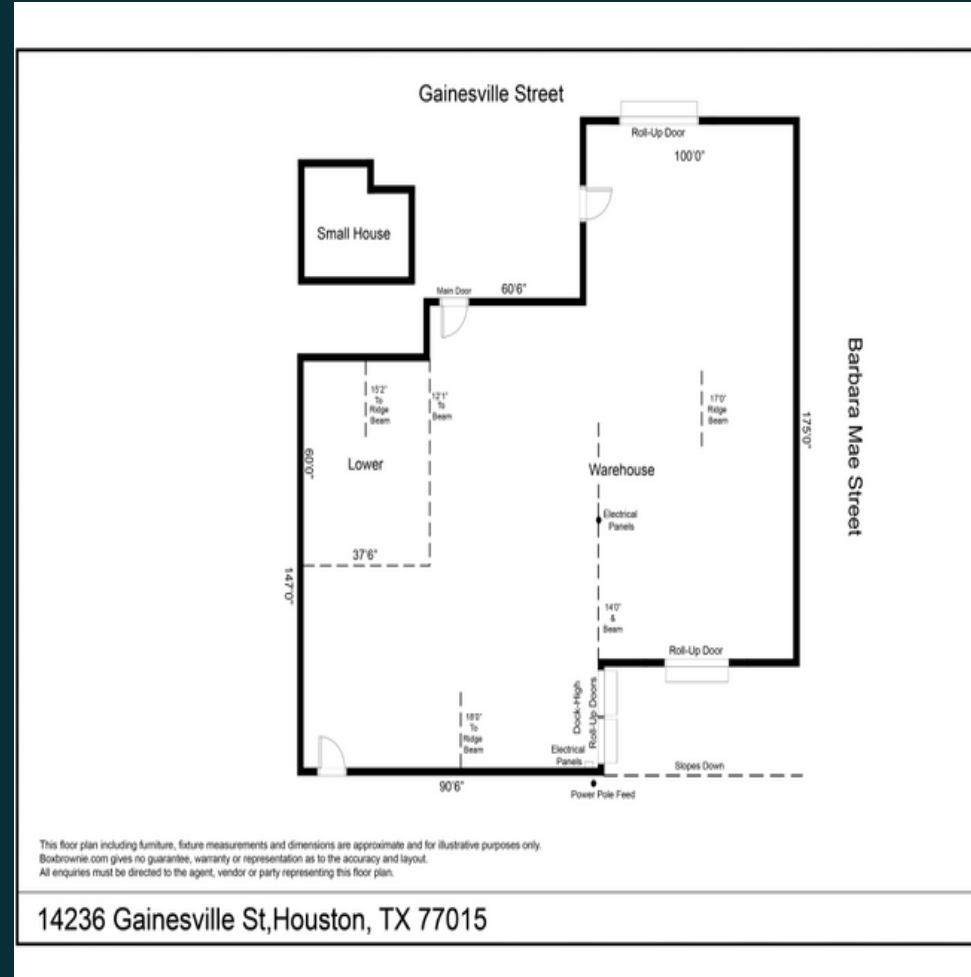


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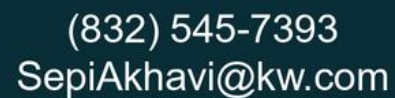
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FLOOR PLAN & SURVEY



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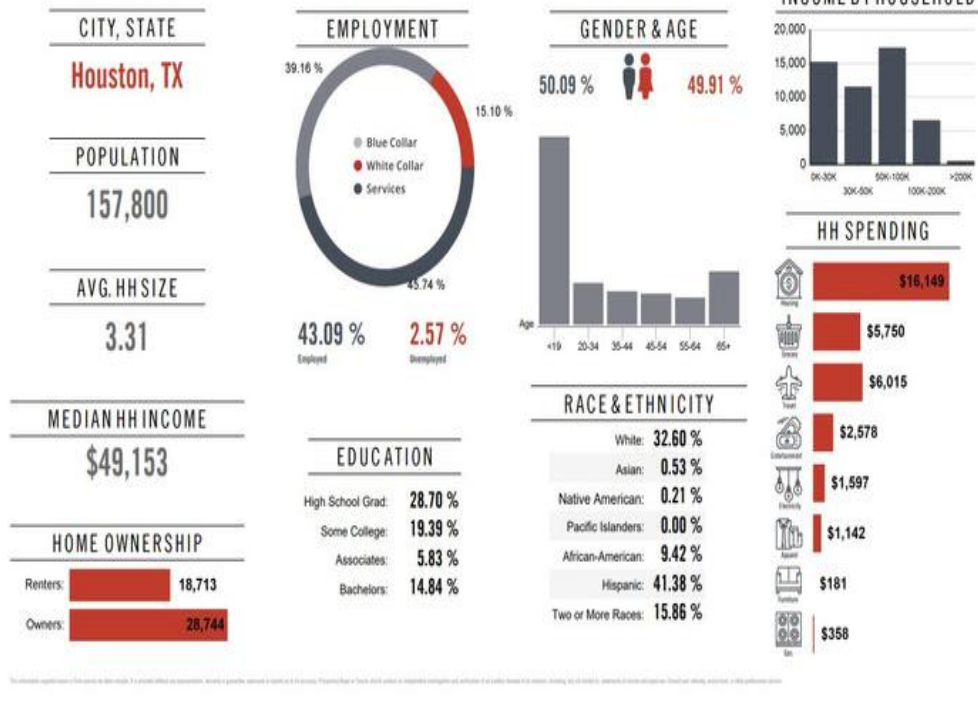
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DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 14236 Gainesville Street, Houston, TX 77015



Traffic Count

East Sam Houston

109.125125D

Woodforest Blvd

16,205 VPD

Barbara Mae St

5,777 VPD

Fal Only



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Houston Texas



Houston is a global leader in international trade, with strong economic and cultural ties around the world. It's one of just five cities that connect to all six inhabited continents, positioning it as a key center for manufacturing, logistics, and finance. The city's extensive logistical infrastructure, including the port of Houston and the Houston airport system, supports its strategic location and access to global markets, making it an ideal hub for international business.

Houston has a rich history of achievements, from the first word spoken from the moon to the first artificial heart transplant. The city's favorable business environment promotes trade, commerce, industry, and economic growth, attracting numerous businesses. Although it was once dominated by oil-related jobs, Houston's economy has diversified, and it now boasts the 7th largest economy in the U.S. And the nation's youngest and most diverse talent pool. This diversification has cemented Houston's status as a top headquarters city in the Americas.

Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sepi Akhavi	0600771	sepiakhavi@kw.com	(832) 545-7393
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
IABS 1-0
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