

# SAM HOUSTON PKWY OFFICE

8125 N Sam Houston Pkwy W, Building C | Houston, TX 77064



**FOR SALE**  
**FREE STANDING OFFICE BUILDING**

OLDHAMGOODWIN.COM | 281.256.2300



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## INVESTMENT OVERVIEW

**OLDHAM GOODWIN** is pleased to present a 5,712 SF office building in northwest Houston for sale. The building is located on Beltway 8 with cross access to North Gessner allowing access from the Beltway or North Gessner from any direction. The existing space plan offers a two story lobby which opens to a reception area, with eight offices of various sizes around the perimeter of the floor and a full kitchen/break area. The second floor offers five additional offices plus a large conference room. The existing finishes present a comfortable yet professional space. The property is ideally suited for any general office use including law firm, real estate, accounting, survey, or title.



**SALES PRICE**  
**\$1,195,000.00**

**PRICE/SF**  
**\$209/SF**

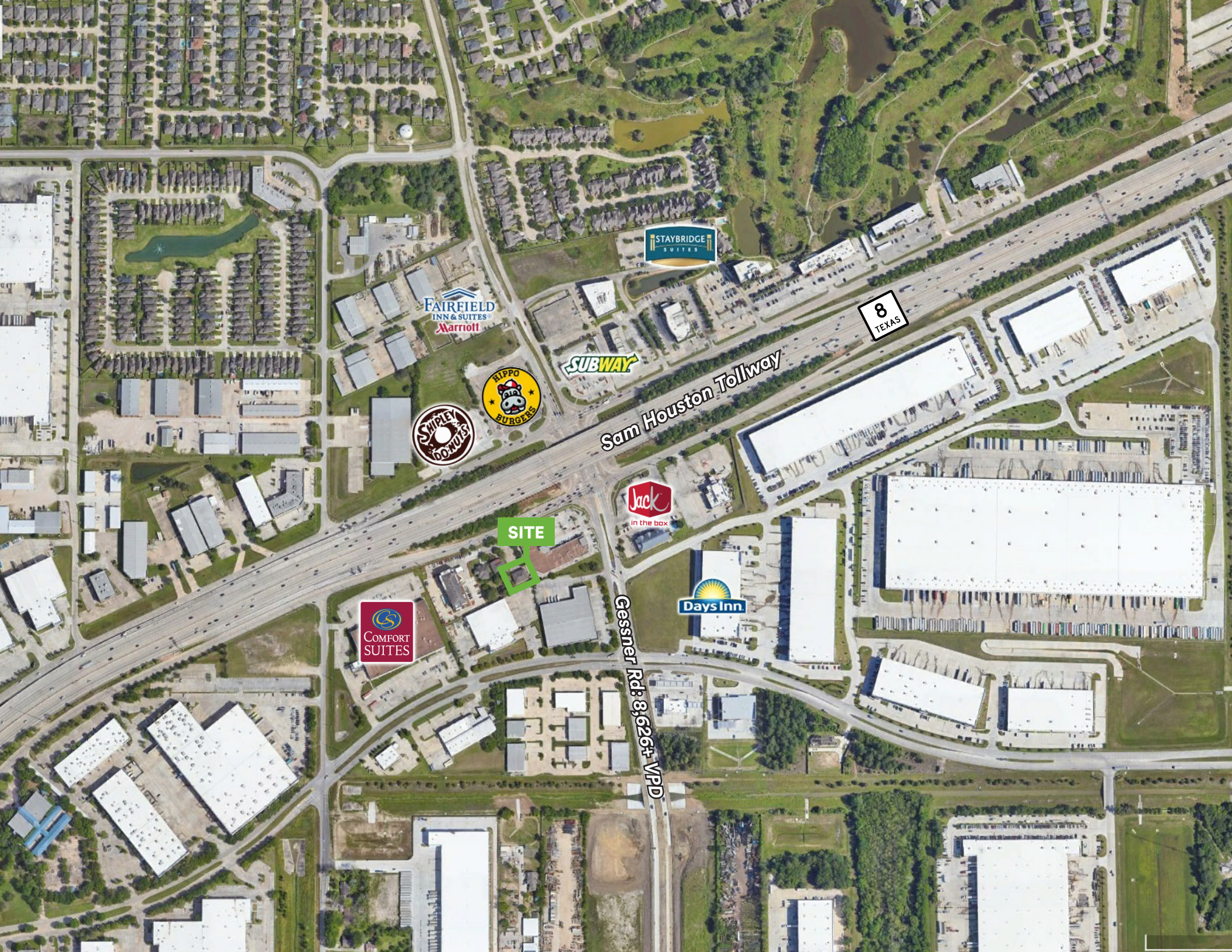
**BUILDING SIZE**  
**5,712 SF**

**LAND SIZE**  
**0.277 AC**



## PROPERTY HIGHLIGHTS

- Located in a commercial area with proximity to restaurants, retail centers and other professional services, enhancing convenience for employees and clients.
- Daytime Employees in a 3 mile range: 62,167.
- Strategically situated on N Sam Houston Pkwy, providing excellent access to major highways and thoroughfares in Houston, making it a prime location for business operations.
- The building offers:
  - multiple office spaces
  - a storage room upstairs built out
  - 2 conference rooms
  - a reception area
  - 4 bathrooms
  - 2 kitchen areas
  - 2 sets of stairs
  - a balcony upstairs
  - 18 parking spaces



FAIRFIELD  
INN & SUITES  
Marriott

STAYBRIDGE  
SUITES

SUBWAY

SMILEY  
DONUTS

HIPPO  
BURGERS

Sam Houston Tollway

8  
TEXAS

SITE

Jack  
in the box

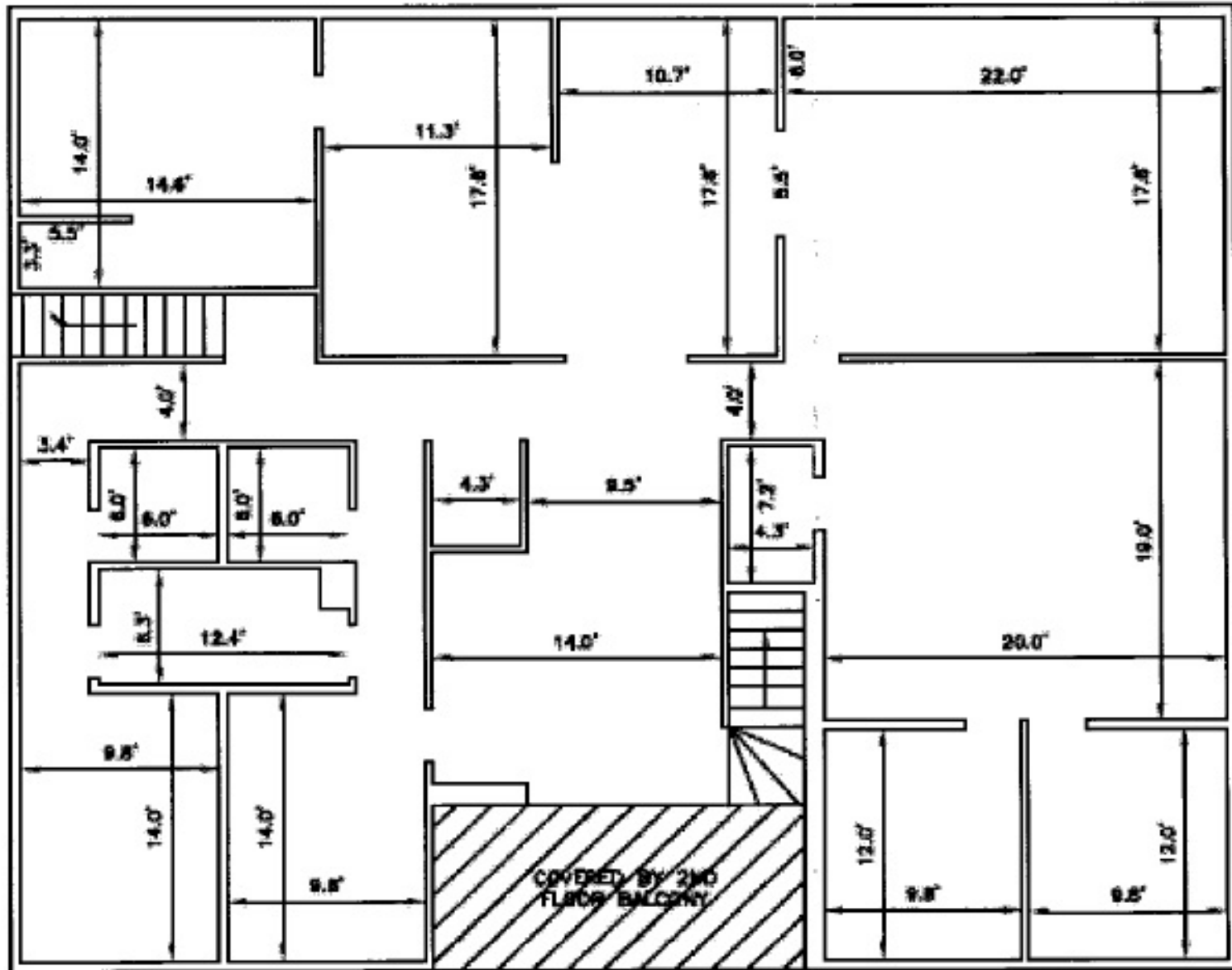
Days Inn

COMFORT  
SUITES

Gessner Rd: 8,626+ VPD

# DOWNSTAIRS FLOOR PLAN

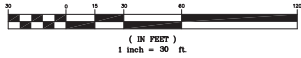
## DOWNSTAIRS BUILDING 'C'





# SURVEY

GRAPHIC SCALE



- LEGEND**
- ADRIAL EASEMENT
  - BUILDING LINE
  - OG - EASEMENT
  - D - FOUND
  - HP - HOUSTON LIGHTING & POWER
  - IR - IRON ROD
  - HC - HARRIS COUNTY CLERKS FILE
  - DR - HARRIS COUNTY DEED RECORDS
  - MR - HARRIS COUNTY MAP RECORDS
  - B - POINT OF BEGINNING
  - C - POINT OF COMMENCING
  - PARKING SPACES
  - W - RIGHT OF WAY
  - 1, 2, 3 - SQUARE FEET
  - UTILITY EASEMENT
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - Y - COVERED CONCRETE
  - OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - BROUGHT IRON FENCE
  - CATCH BASIN
  - CABLE BOX
  - ELECTRIC BOX
  - ELECTRIC MVT
  - FIRE HYDRANT
  - FIBER OPTIC MARKER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - CURB INLET
  - LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - PIPELINE MARKER
  - POWER POLE
  - SERVICE POLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - TELEPHONE REPEATER
  - TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - UNDERGROUND CABLE MARKER
  - WATER WELL
  - WATER METER
  - WATER VALVE
  - BENCHMARK

WINDFERN ROAD  
(60' PUBLIC R.O.W.)

CARSAM REALTY ONE, LTD  
CARSAM REALTEIGHT, LTD  
1894 LTD  
CALLED 7.5000 ACRES  
H.C.C.F. NO. W-159161

RESERVER "B"  
1.420 ACRES  
(61,864 SQ. FT.)

BERKELEY CAPITAL II, L.T.D.  
CALLED 2.9958 ACRES  
RESIDUE OF 16.0979 ACRES  
H.C.C.F. NO. U-0062276

BANK ONE TEXAS, NA  
H.C.C.F. NO. P-311594

LINE TABLE  
L1 - N 65°55'30" E 7.19'  
L2 - S 65°55'30" W 7.19'

SAM HOUSTON TOLLWAY  
(A/K/A BELTWAY 8 & SAM HOUSTON PARKWAY)  
(R.O.W. 1985)

**NOTES:**  
ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN AND AS IDENTIFIED BY OF NO. 1045000277 OF LAWYERS TITLE COMPANY.  
NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.  
THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.  
SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.  
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO CLAIMS HAVE BEEN CREATED EXPRESS OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**FLOOD NOTE:**

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE X  
ACCORDING TO F.I.R.M. MAP NO. 14507C CHAS. DATE 6-18-2007  
BY GRAPING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**SURVEYOR'S CERTIFICATION**  
PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for recording and this transaction only. Surveyor did not abstract property, easements, building lines, etc. shown are as identified by:  
GP - 1045000277 of LAWYERS TITLE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2351



**SURVEY OF**

A 2.8404 ACRE TRACT, MORE OR LESS, OUT OF THE WCCR CO., SURVEY, ABSTRACT NO. 924, HARRIS COUNTY, TEXAS, AND BEING ALL OF RESERVE "A" AND "B" OF ROYCE CENTER NORTH, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 544041 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 7850 & 8125 N. SAM HOUSTON PARKWAY  
HOUSTON, TEXAS 77064

PURCHASER: SWAMI BAPU, INC. OR ASSIGNS

JOB NO: 766-09

DATE: 7-13-09

SCALE: 1" = 30'

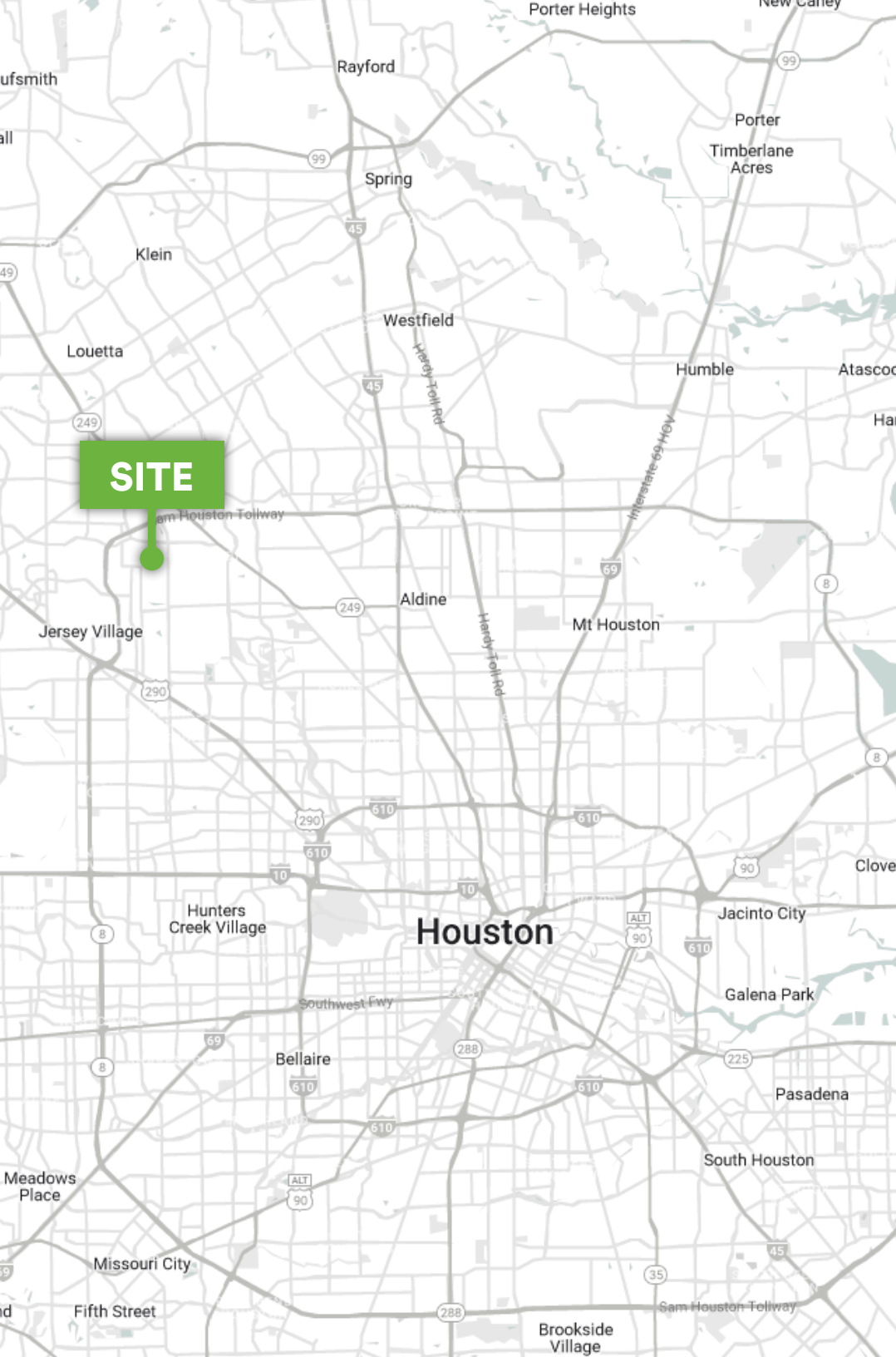
SHEET 1 OF 1

REVISIONS:	
NO.	DESCRIPTION

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
(281) 556-6918 FAX (281) 556-9331

Copyright 2009 South Texas Surveying Associates, Inc. H:\COMPS 2009\766-09.DWG





## BUILDING SPECIFICATIONS

<b>Building Area</b>	5,712 SF
<b>Year Built/Renovated</b>	2004
<b>Foundation</b>	Concrete Slab
<b>Exterior Walls</b>	Masonry
<b>Roof Cover</b>	Asphalt Shingle
<b>Frame</b>	Wood Stud
<b>Parking</b>	3.17/1,000 SF

## SITE SPECIFICATIONS

<b>Size:</b>	0.277 AC
<b>Access:</b>	Multiple access points from N Sam Houston Pkwy W, N Gessner Rd
<b>Frontage:</b>	N Sam Houston Pkwy
<b>Legal Description:</b>	RES A1 BLK 1 ROYCE CENTER NORTH

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



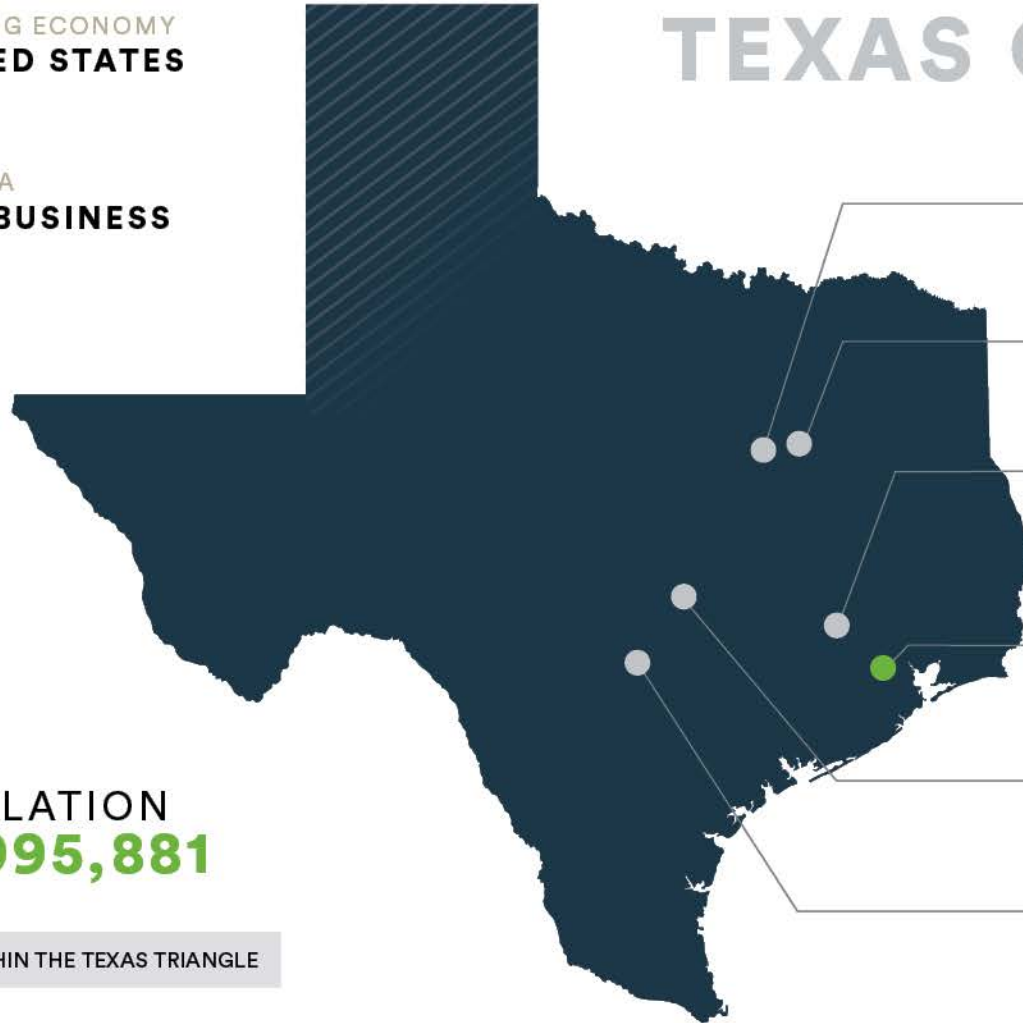
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

# HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21** FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**  
IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL & GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS



**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4<sup>TH</sup>**  
LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

6K

HOUSEHOLD  
INCOME

\$81K

CONSUMER  
SPENDING

\$63K

3 MILE

ESTIMATED  
POPULATION

102K

HOUSEHOLD  
INCOME

\$86K

CONSUMER  
SPENDING

\$1.1M

5 MILE

ESTIMATED  
POPULATION

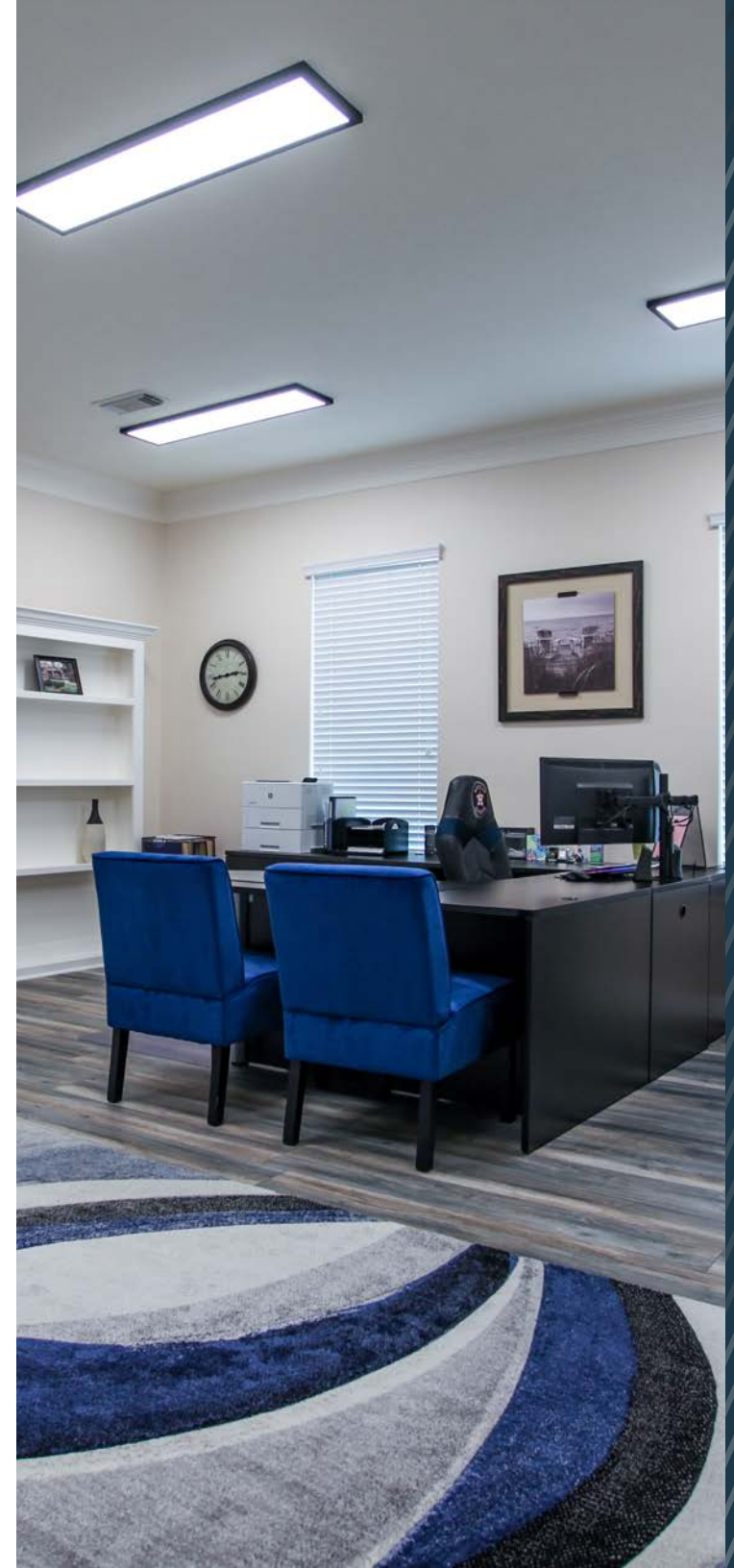
277K

HOUSEHOLD  
INCOME

\$87K

CONSUMER  
SPENDING

\$3M



# 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Vice President | Investment Sales  
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Aaron.Morris@OldhamGoodwin.com



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