

FOR SALE

14,570 SF ON ±1.01 IMPROVED ACRES
110 W LITTLE YORK RD., HOUSTON, TX 77076



CONTACT BROKER FOR PRICING



AUSTEN BUCKALEW
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MATT ROGERS, SIOR
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GOOGLE MAP

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PROPERTY OVERVIEW

- 110 W Little York Rd., Houston, TX 77076
- 14,570 SF Total
- Building A: 1,770 SF Freestanding Office
- Building B: 2,900 SF Warehouse with 4 Drive-Ins
- Building C: 9,900 SF Warehouse
 - 20' Eave Height
 - 4 Oversized Overhead Doors
 - Drive-Thru Capable
 - Single Phase. 220V
 - Paint Booth
 - New LED Lighting
 - Small Office with Restroom, Breakroom, and One Office
- Access via W Little York, Meadowshire St, and Meadowview Dr.
- Tenant currently occupying front portion of property – Can stay or vacate
- Fenced and Gated
- Ideally Suited for Automotive Use
- ± 115' of Frontage on W Little York



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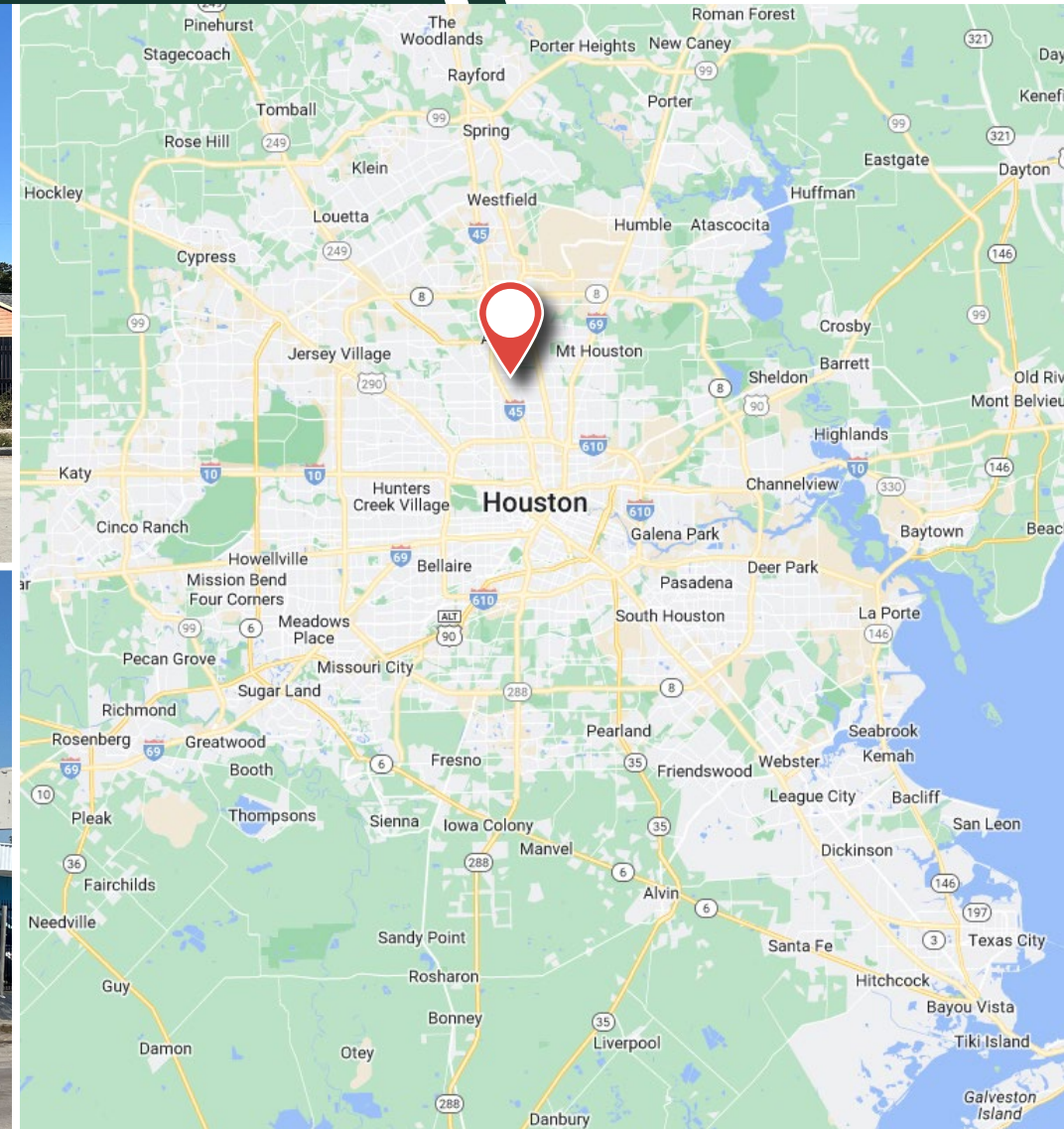
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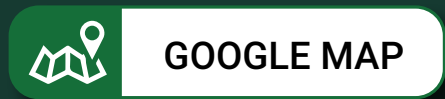


PHOTOS



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Oxford
partners



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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	16,188	121,632	346,617
Households	5,206	38,917	117,406
Families	3,598	27,514	79,986
Average Household Size	3.08	3.11	2.94
Owner Occupied Housing Units	2,146	21,661	62,731
Renter Occupied Housing Units	3,060	17,256	54,675
Median Age	32.8	34.7	34.6
Median Household Income	\$37,164	\$46,128	\$52,937
Average Household Income	\$52,159	\$64,154	\$87,733

BUSINESSES - 5 MILES

13,499
TOTAL
BUSINESSES

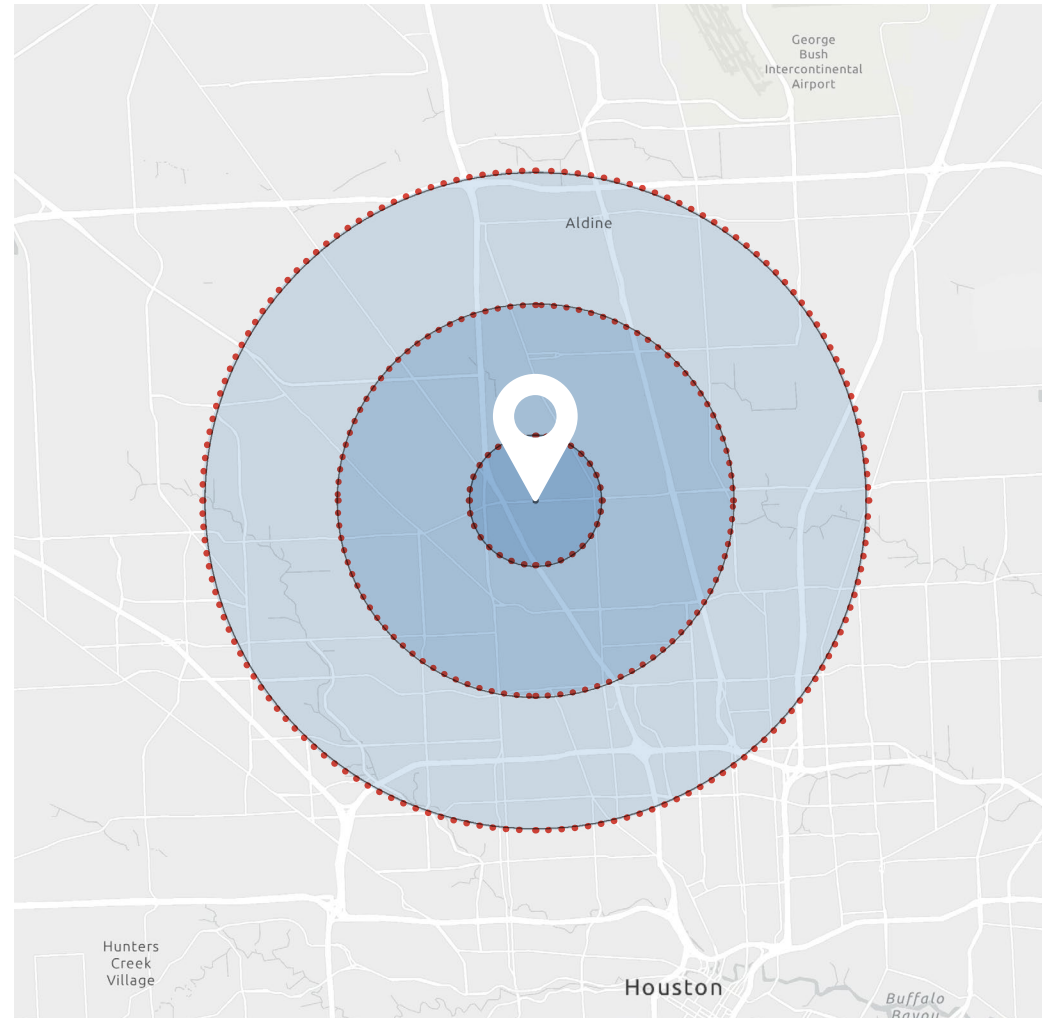
131,038
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$52,937
AVERAGE HH
INCOME

\$29,689
PER CAPITA
INCOME

\$78,094
MEDIAN
NET WORTH



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Information About Brokerage Services

11-2-2015

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.

Oxford Partners - Houston LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Ryan Hartsell

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Matthew Rogers

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
BE plastics

Ryan Hartsell

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