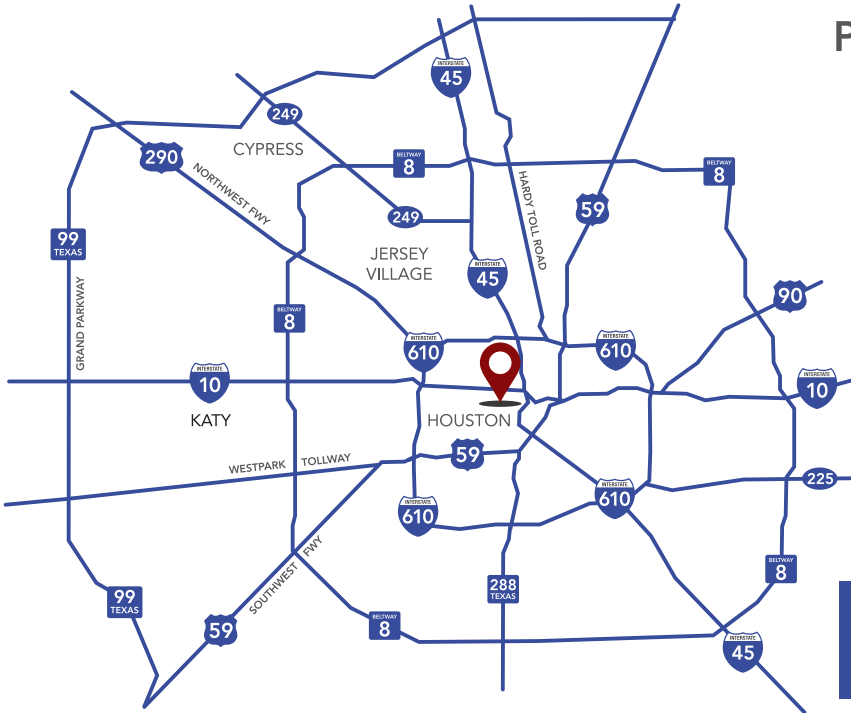




CLARK★GAINES
PROPERTIES

**1200 NATIONAL STREET
HOUSTON, TX 77007**

**REDEVELOPMENT OPPORTUNITY: +/- 39,574 SF
WAREHOUSE ON +/- 1.61 ACRES (70,132 SF)**



PROPERTY DETAILS

- » +/- 1.61 Acres (+/- 70,132 SF) (Building Size: 39,574 SF)
- » Prime location for redevelopment
- » Not located in the floodplain
- » Unrestricted
- » One of the last remaining large redevelopment sites in the Washington/Heights
- » Current tenant is month to month: paying \$11,000 per month Gross
- » Old wood removed from warehouse can be reclaimed and reused or sold
- » Close Proximity to I-10, I-45, and Downtown Houston
- » Utilities through The City of Houston
- » Surrounded by Apartment and Retail Development
- » HISD School District

CLICK HERE FOR PHOTOS

FOR SALE
CALL FOR INFORMATION

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

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Office 713-322-2200



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PROPERTIES

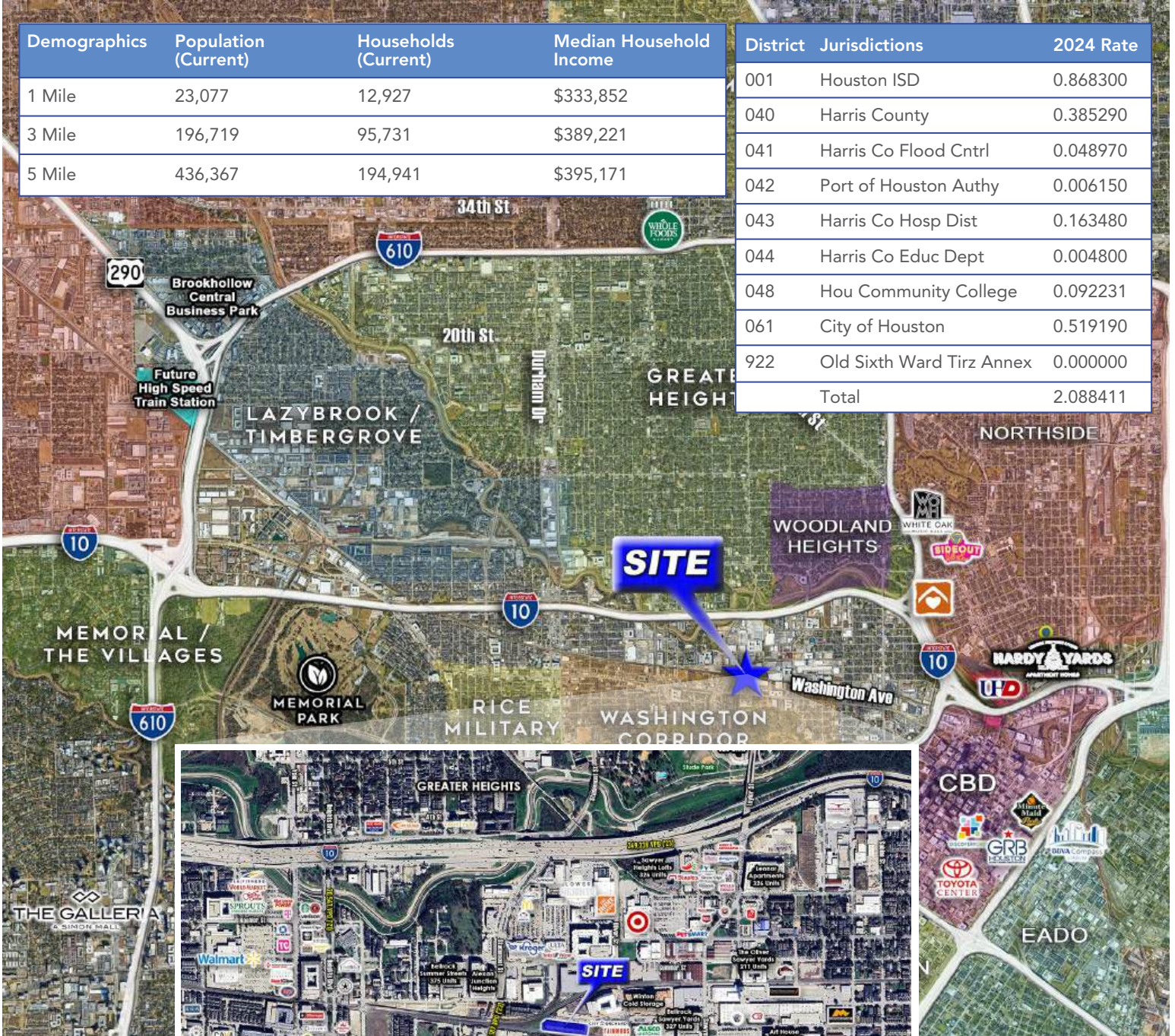
1200 NATIONAL STREET HOUSTON, TX 77007

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AERIAL

Demographics	Population (Current)	Households (Current)	Median Household Income
1 Mile	23,077	12,927	\$333,852
3 Mile	196,719	95,731	\$389,221
5 Mile	436,367	194,941	\$395,171

District	Jurisdictions	2024 Rate
001	Houston ISD	0.868300
040	Harris County	0.385290
041	Harris Co Flood Cntrl	0.048970
042	Port of Houston Authy	0.006150
043	Harris Co Hosp Dist	0.163480
044	Harris Co Educ Dept	0.004800
048	Hou Community College	0.092231
061	City of Houston	0.519190
922	Old Sixth Ward Tirz Annex	0.000000
	Total	2.088411

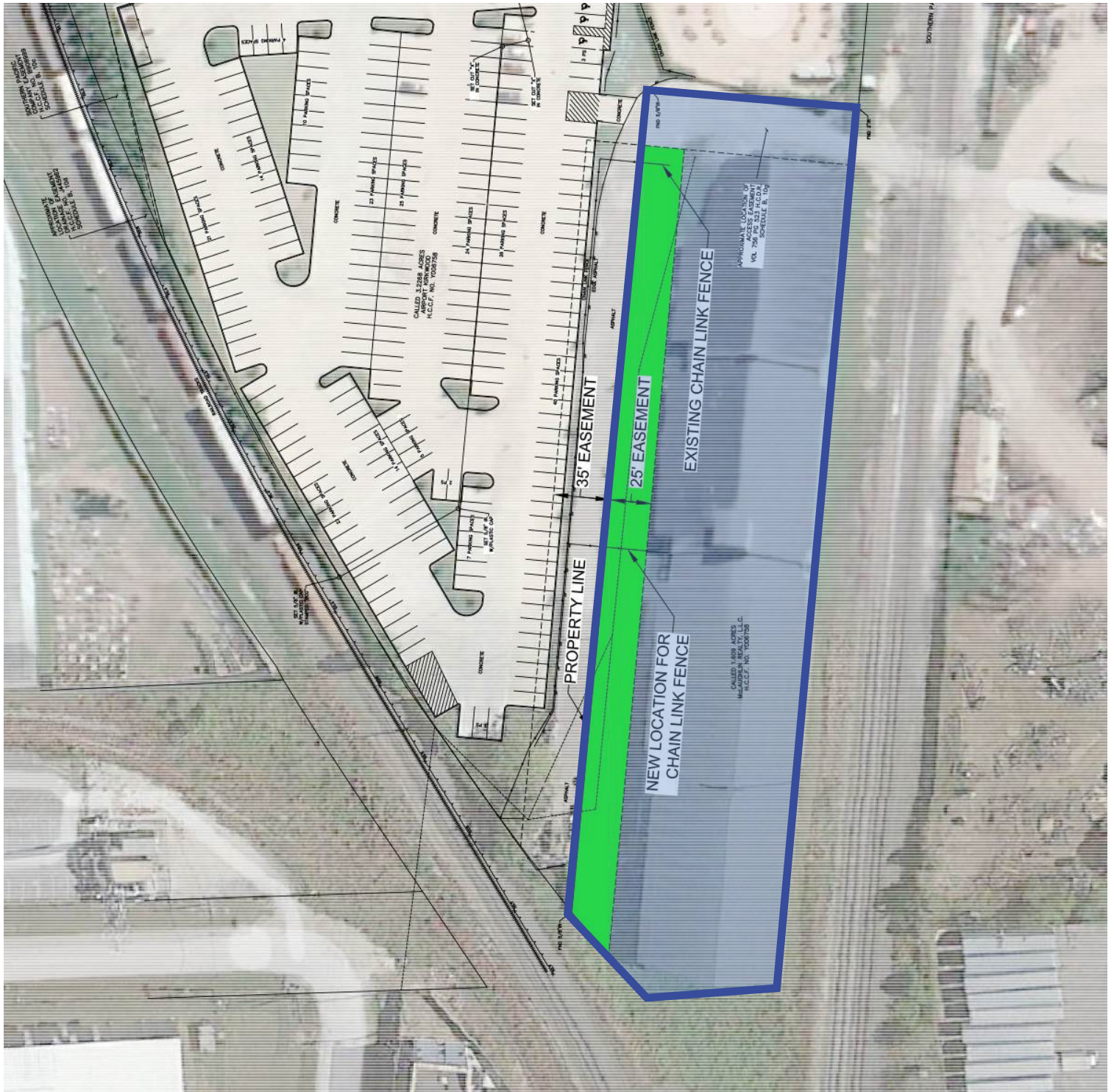




CLARK★GAINES
PROPERTIES

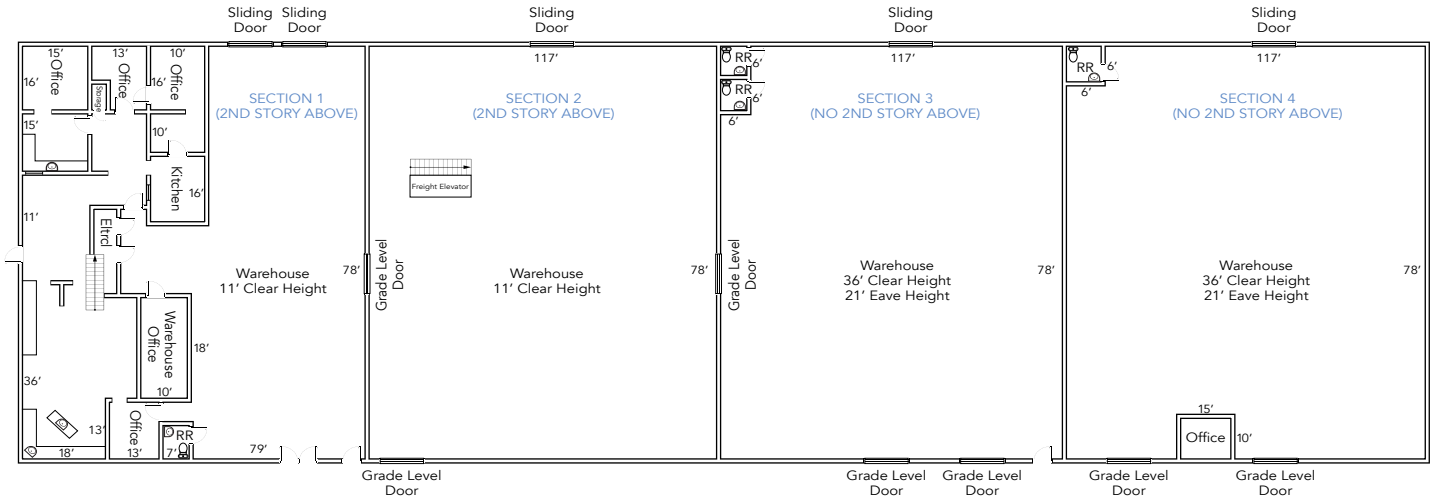
**1200 NATIONAL STREET
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SITE PLAN



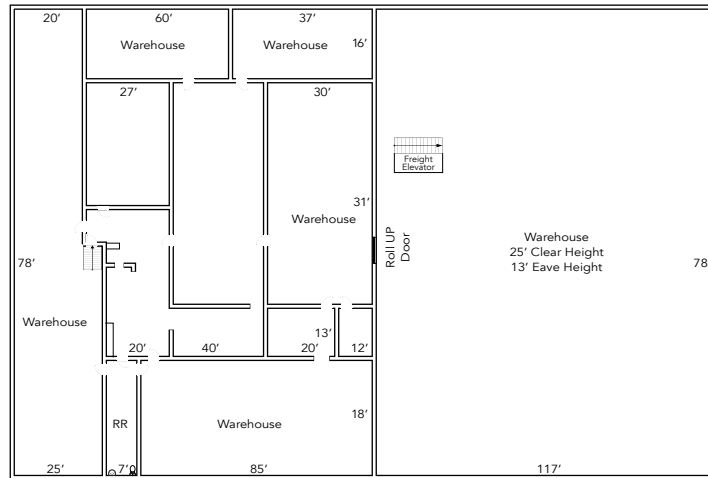
FLOOR PLAN

1ST FLOOR



2ND FLOOR

(2ND FLOOR ABOVE SECTIONS 1 AND 2)





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P R O P E R T I E S

**1200 NATIONAL STREET
HOUSTON, TX 77007**
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ADDITIONAL PHOTOS

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



FACING NORTH



FACING EAST



FACING SOUTH



FACING WEST



FACING NORTHWEST



FACING SOUTHWEST





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PROPERTIES

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ADDITIONAL PHOTOS

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



OFFICE



2ND STORY OFFICE



HISTORICAL



2ND STORY WAREHOUSE IN SECTION 2



WAREHOUSE SECTION 3 AND 4



WAREHOUSE





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 coincidental 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.

Clark Gaines Properties, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003957 License No.	ngaines@clarkgaines.com Email	(713)322-2200 Phone
Nathan Gaines, CCIM, SIOR Designated Broker of Firm	592262 License No.	ngaines@clarkgaines.com Email	(713)678-0854 Phone
Nathan Gaines, CCIM, SIOR Licensed Supervisor of Sales Agent/ Associate	592262 License No.	ngaines@clarkgaines.com Email	(713)678-0854 Phone
Justin Clark, CCIM, SIOR Sales Agent/Associate's Name	609429 License No.	jclark@clarkgaines.com Email	(713)678-0852 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

