

FOR SALE

\$750,000

6113 JENSEN DR. HOUSTON TX 77026

MULTIPLE BUILDINGS ON ±0.78 AC



TYLER TORRES

PRINCIPAL

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PROPERTY HIGHLIGHTS



Location

6113 Jensen Dr.
Houston TX 77026



Asking Price

\$750,000



Size

Multiple Buildings on
±0.78 Acres

Contact Us

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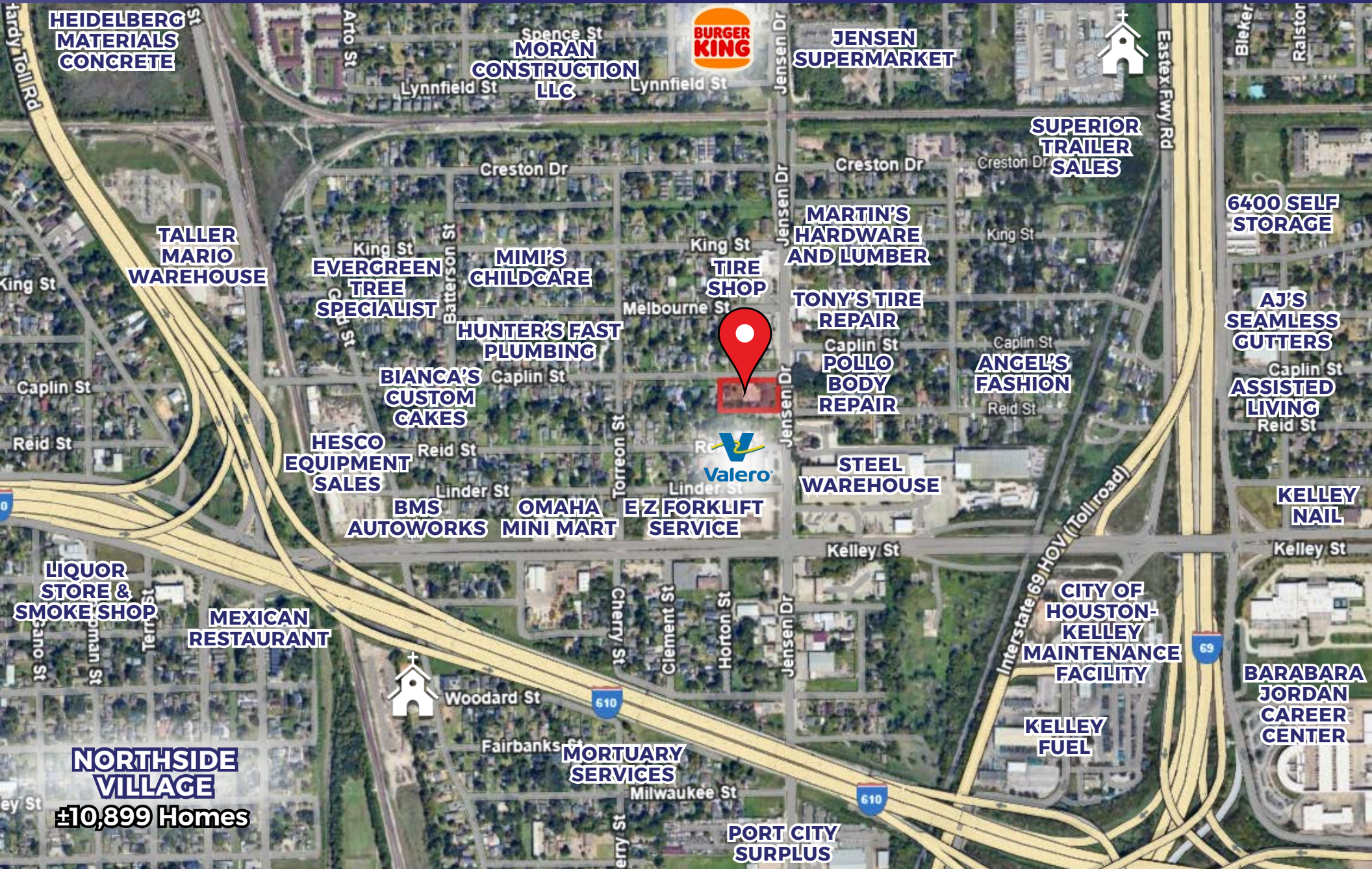
Flexible Site in Booming Urban Corridor with Direct Freeway Access

- **±10,500 SF Building** currently configured as a church – ideal for redevelopment into warehouse, office, retail, or flex space
- Situated on a **±0.78-acre lot** with **15,000 SF of paved surface area**, perfect for logistics, truck parking, outdoor storage, or event space
- **Outstanding location** just minutes from **Downtown Houston**, with direct access to Hwy 69 & Loop 610
- **No zoning restrictions**, offering **maximum flexibility** for developers, investors, and owner-users
- **Utilities available** – ready for planning and construction
- Located in **Harris County** with a **low tax rate** of \$2.01 per \$100 of assessed value
- Within **Houston ISD** – well-positioned for service-oriented or community-focused redevelopment
- Take advantage of **strong surrounding commercial momentum** and urban revitalization in the Greater Fifth Ward/East Downtown area

PROPERTY PICTURES



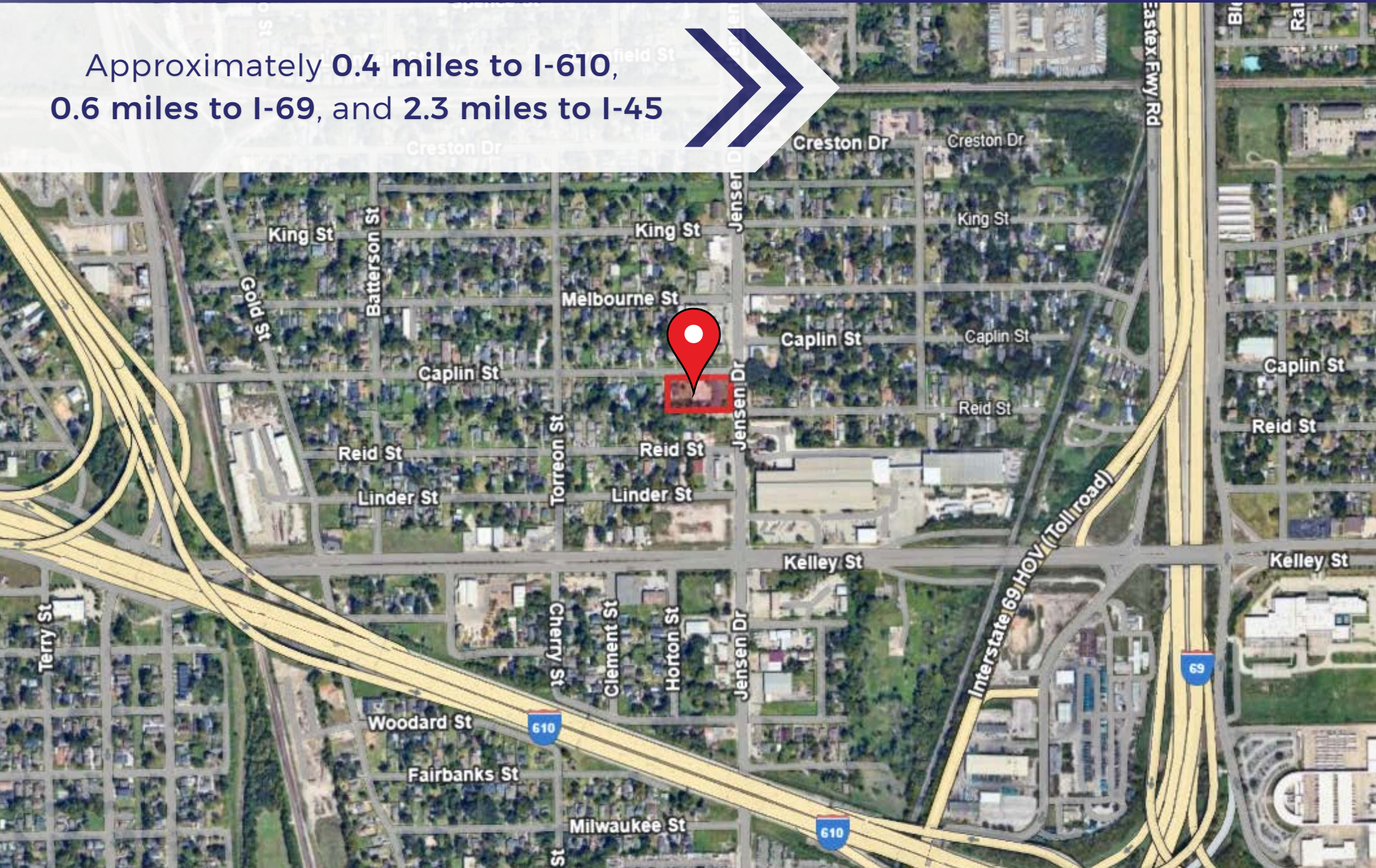
MARKET GROWTH



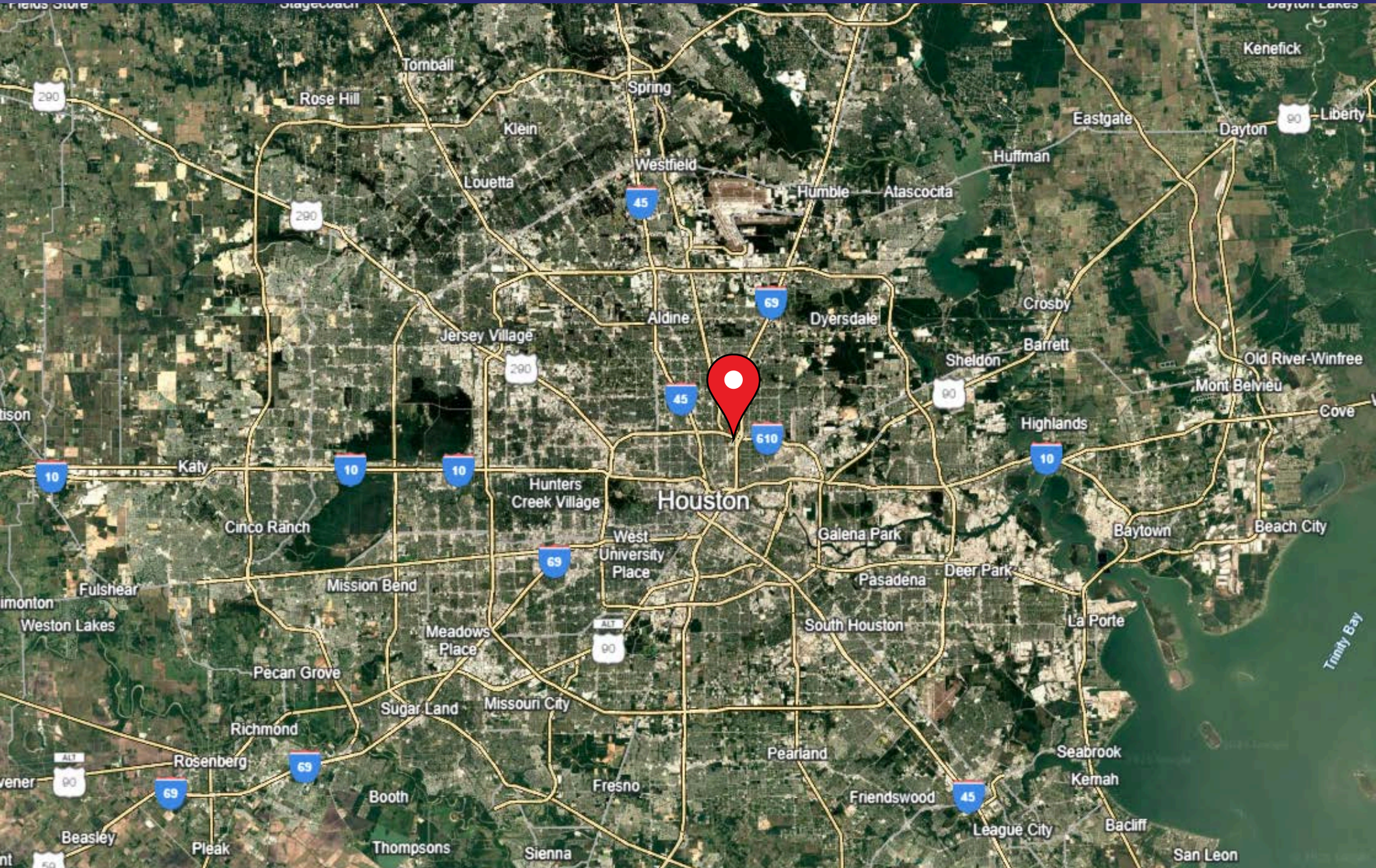
PROPERTY AERIAL



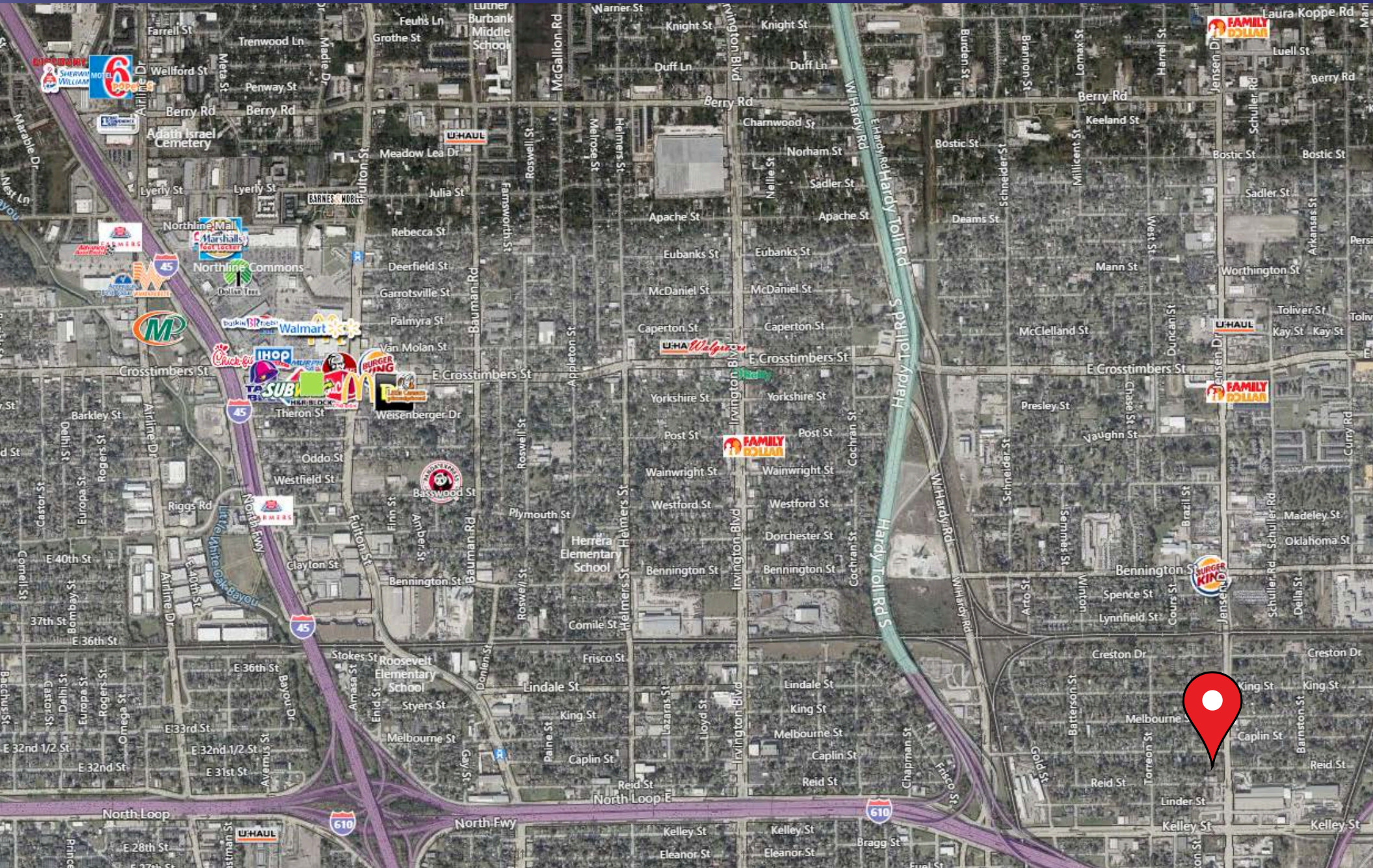
Approximately **0.4 miles to I-610**,
0.6 miles to I-69, and **2.3 miles to I-45**



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

6113 Jensen Dr, Houston, Texas, 77026 3

Ring of 3 miles

KEY FACTS

118,861

Population



43,370

Households

36.4

Median Age

\$40,469

Median Disposable Income

EDUCATION

28.6%

No High School Diploma



31.6%

High School Graduate

20.1%

Some College/
Associate's Degree

19.7%

Bachelor's/Grad
/ Prof Degree

118,861

2023 Total
Population (Esri)

INCOME



\$47,566

Median Household
Income



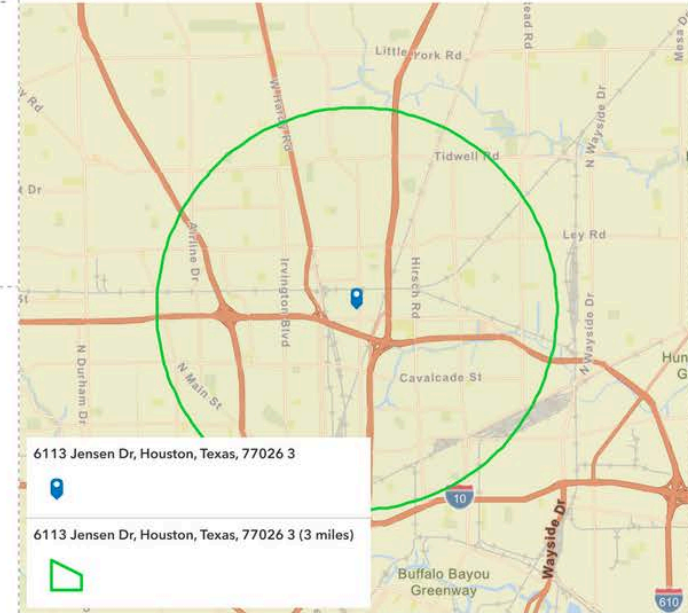
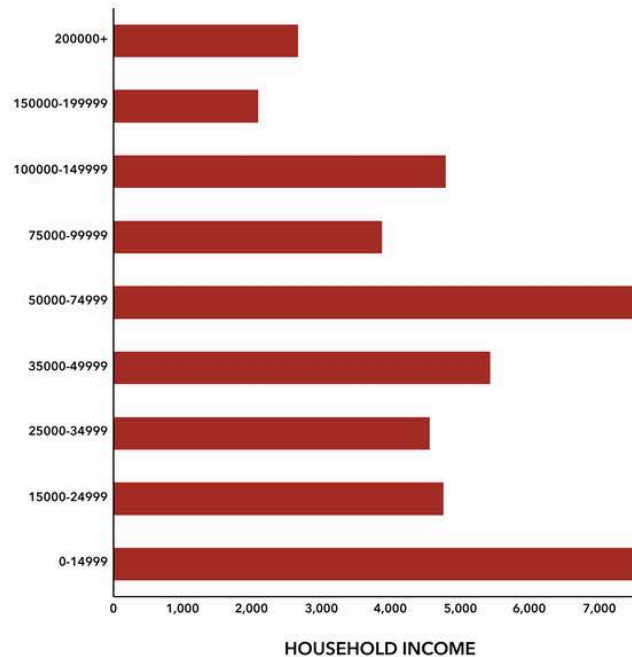
\$27,725

Per Capita Income



\$46,116

Median Net Worth



EMPLOYMENT



49.2%

White Collar



35.0%

Blue Collar



20.1%

Services

5.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

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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.

Texas CRES, LLC	9004590	joel@texascres.com	(713) 473-7200
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Designated Broker of Firm	License No.	Email	Phone
Joel C. English		joel@texascres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Torres	667430	tyler@texascres.com	(281) 898-0895
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

TAR 2501

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