

FOR SALE



**APEX
REALTORS**

5444 Westheimer Rd. Suite 1620,
Houston TX, 77056

DANIEL MYERS
dmyers@apexrealtors.com
281-339-9888

2317 Fannin St.

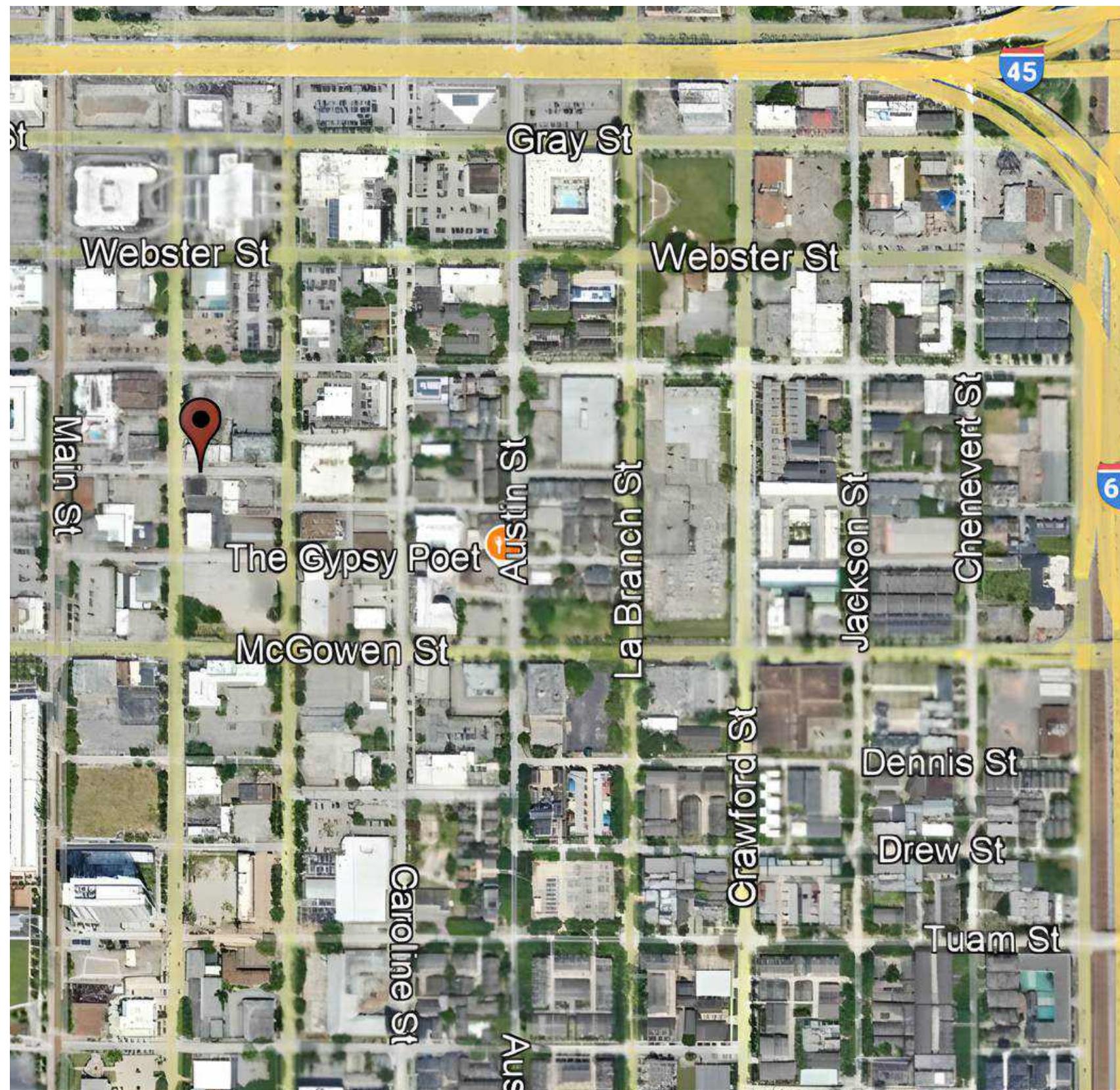
Houston,
TX 77002

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Houston TX 77002



Property Information

Space Available 2800 sqft

Price \$699,999

Former use: Medical office with multiple examination rooms



Property Highlights

- Prime location on Fannin, Below market price,
- Private parking to the rear, Multiple examination rooms,
- Remodel/ redevelopment opportunity



Demographics

Population (2025) 1 mi. - 30,339
3mi. - 224,597

Average Household Income 1 mi. - \$84,142
3mi. - \$84,697

Traffic Counts San Jacinto St. 20,161 VPD



For more information

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DISCLAIMER: The information provided herein is for informational purposes only and is subject to change without notice. Apex Brokerage LLC makes no guarantees, warranties, or representations as to the completeness or accuracy of the information provided and shall not be held liable for any errors or omissions. Prospective buyers or tenants are encouraged to independently verify all information.

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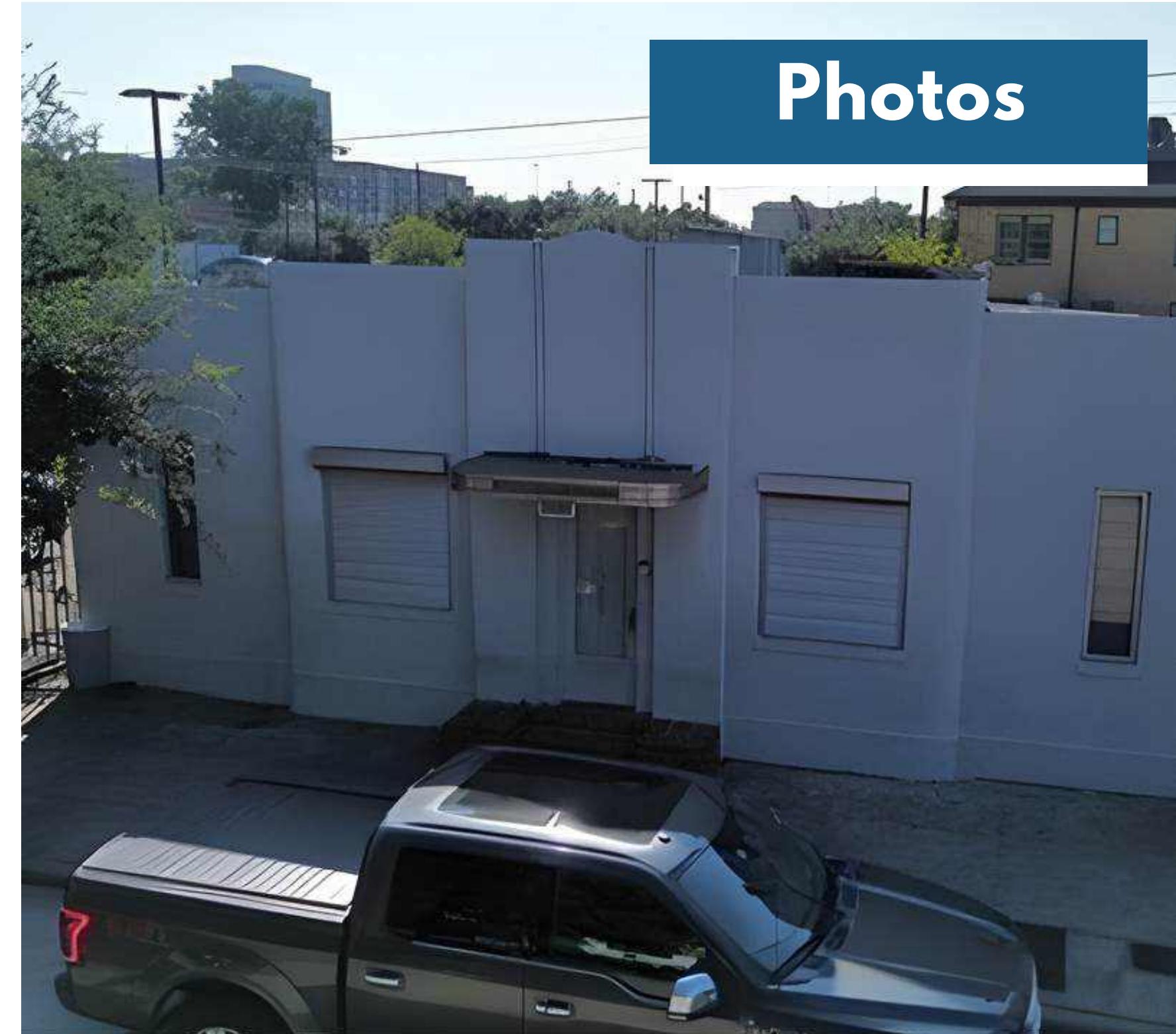
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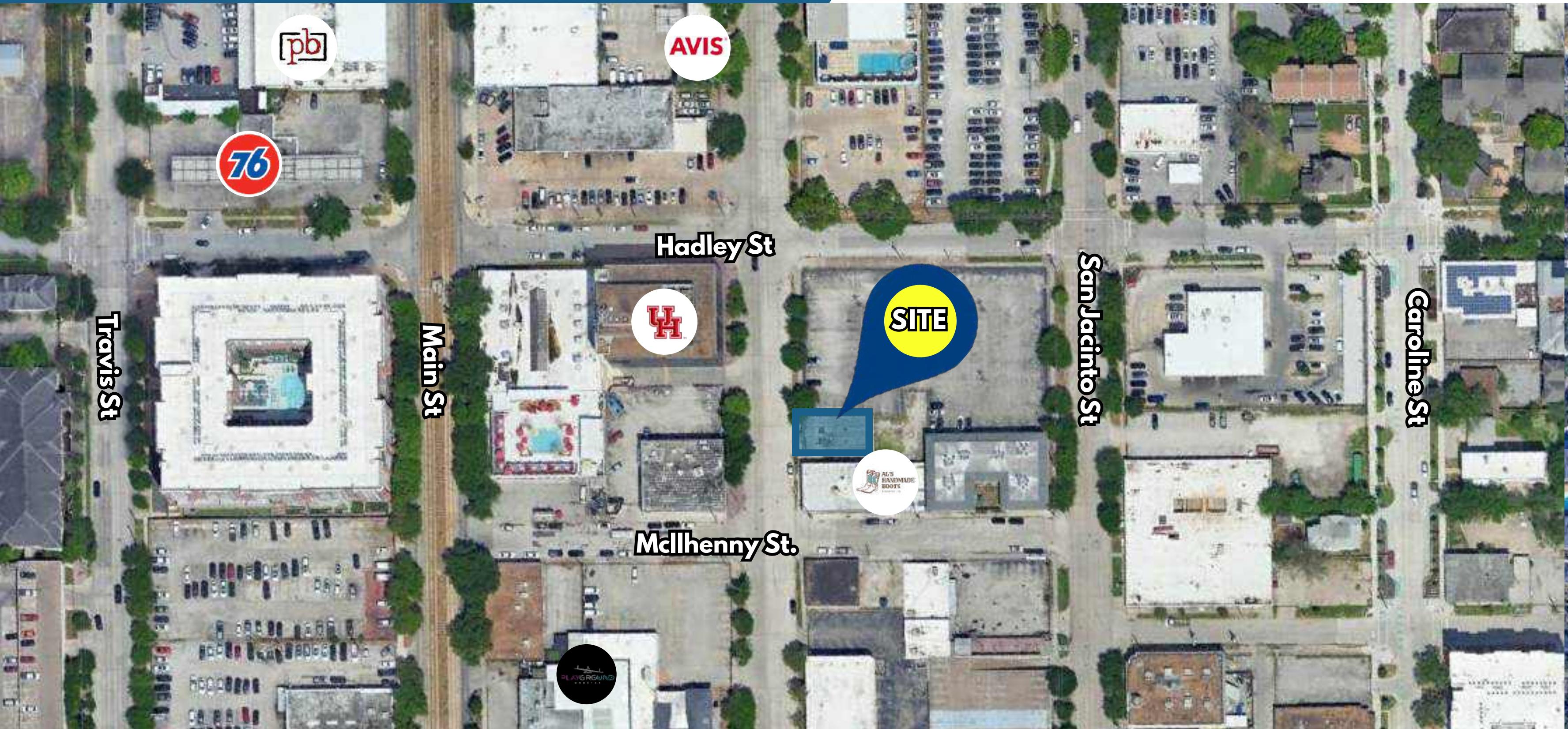
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Photos

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Disclaimer & Limiting Conditions

Apex Brokerage LLC has been retained as the exclusive listing broker to facilitate the sale of the subject property.

This Offering Memorandum contains selected information about the property but does not claim to be all-inclusive or provide all the details a prospective buyer or tenant may require. All financial data and projections are for general reference purposes only and are based on assumptions about the economy, market competition, and other factors, which are subject to change.

Certain documents referenced in this Offering Memorandum are summarized and may not represent a complete or accurate description of the full agreements involved, nor should they be interpreted as a legal analysis. Interested parties are strongly encouraged to independently review all relevant documents.

APPOINTMENTS & ACCESS

All property showings are by appointment only and must be scheduled in advance with Apex Brokerage LLC.

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LICENSE INFORMATION

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents, and timeshare interest providers. More information and license status verification can be found at www.trec.texas.gov.

You can send a complaint against a license holder to TREC. A complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, provided certain requirements are met.

For questions or issues regarding the activities of a license holder, the complaint process, or the recovery funds, please visit the TREC website or contact TREC directly.