



FOR SALE

OWNER INVESTMENT OPPORTUNITY

3383 FM 518 ROAD EAST | LEAGUE CITY, TEXAS 77573

OFFERING SUMMARY

Asking Price:	\$3,800,000
Building Area:	17,000 SF
Land Area:	1.497 Acres
Year Built:	2013
Use:	Owner / User
Zoning:	Neighborhood Commercial

PROPERTY DESCRIPTION

The subject site is a 17,000 square foot retail project currently occupied by a martial arts studio and gym. The property can be further divided and is capable of accommodating uses such as retail, office, day care, church, as well as a variety of other uses. The site offers prominent monument and fascia signage on a heavily traveled roadway, 67 parking spaces, and very strong demographics. Please contact listing broker for more details, or to schedule a tour.

For More Info:

HOUSTON WIER
Direct: 281.786.1666
Cell: 832.547.4054
hwier@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



EXTERIOR PHOTOS

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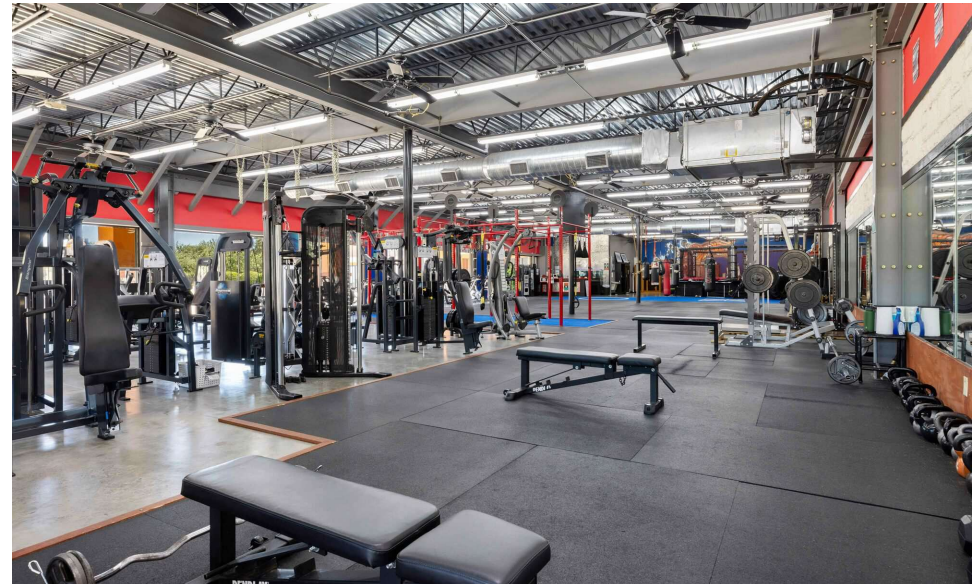
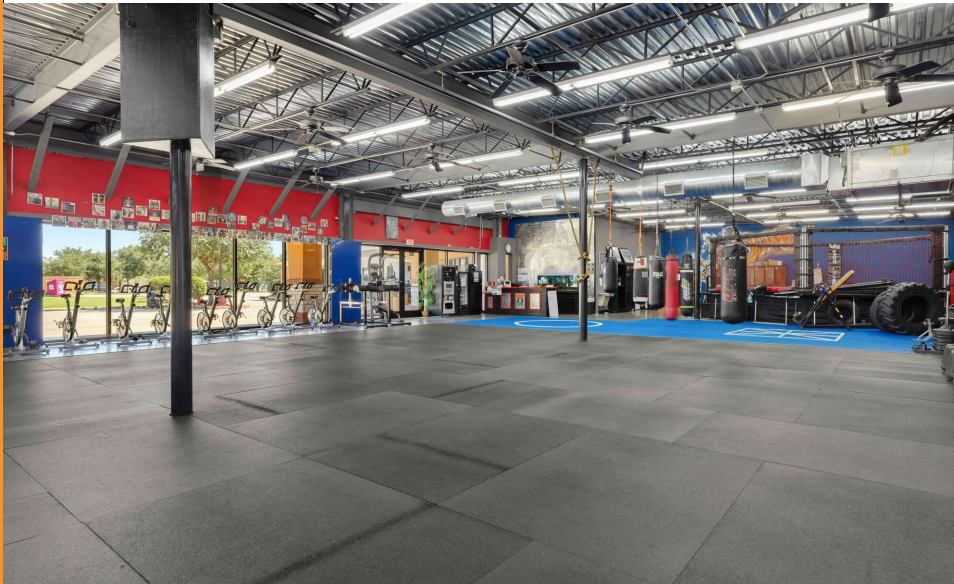
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INTERIOR PHOTOS

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AERIAL MAP

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AERIAL VIEW

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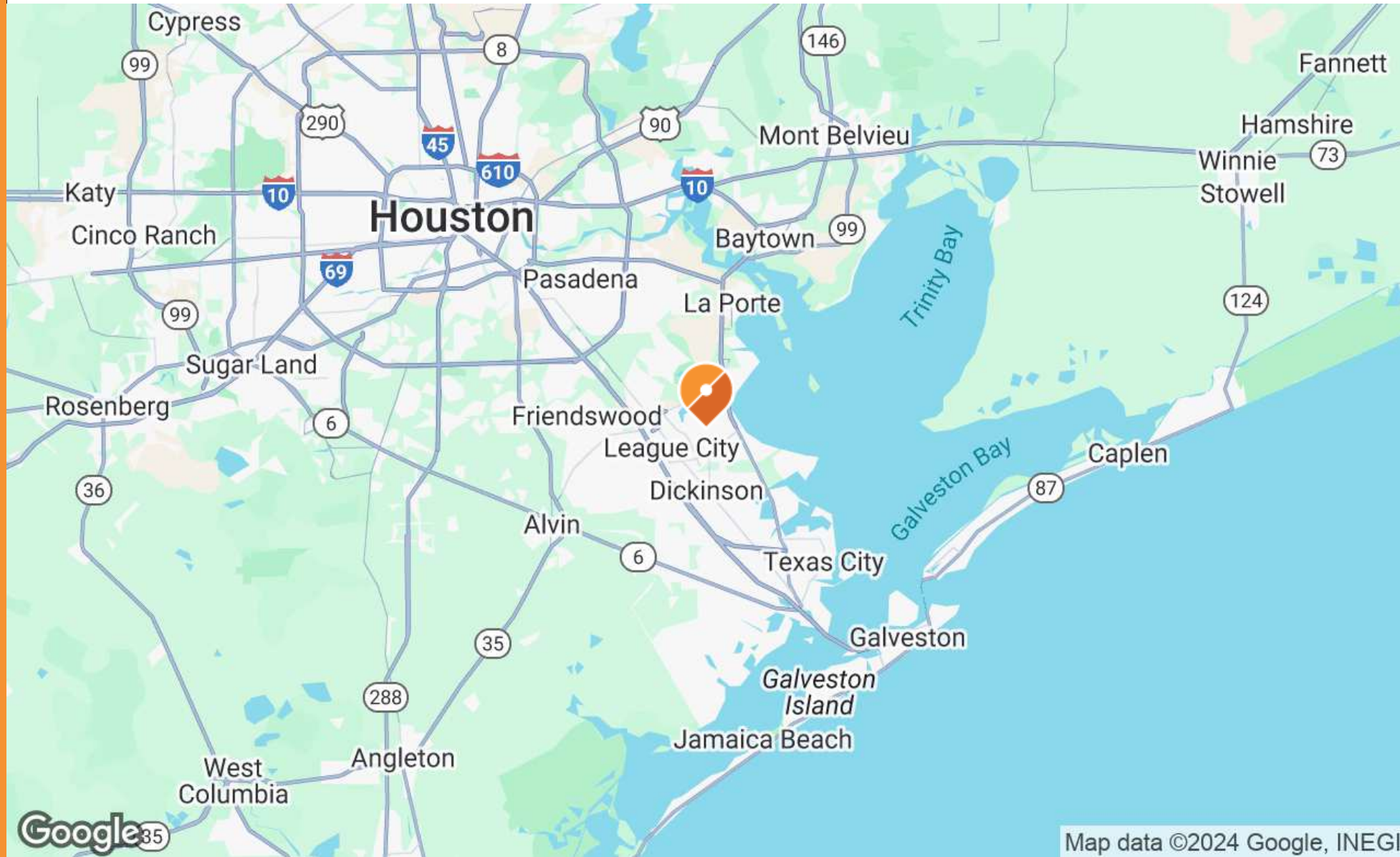
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LOCATION MAP

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Google

Map data ©2024 Google, INEGI

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DEMOGRAPHIC REPORT

FOR SALE

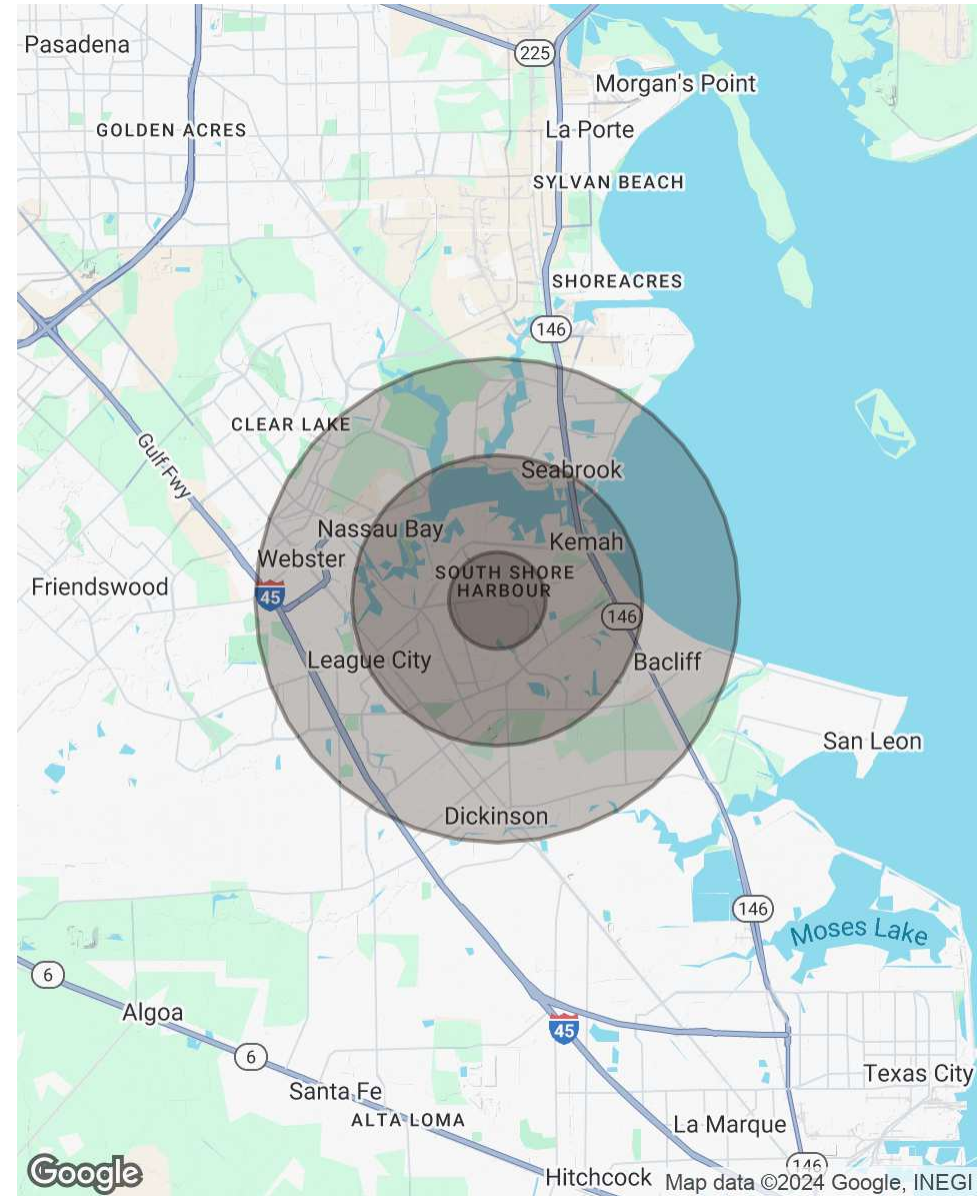
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,308	69,513	165,290
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,192	28,110	65,497
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$167,811	\$148,249	\$128,093
Average House Value	\$365,427	\$422,417	\$363,571

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,283	46,569	100,643
% White	71.9%	67.0%	60.9%
Total Population - Black	896	4,922	14,087
% Black	6.3%	7.1%	8.5%
Total Population - Asian	534	3,189	8,031
% Asian	3.7%	4.6%	4.9%
Total Population - Hawaiian	4	40	108
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	85	461	1,367
% American Indian	0.6%	0.7%	0.8%
Total Population - Other	542	4,714	15,453
% Other	3.8%	6.8%	9.3%

Demographics data derived from AlphaMap



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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.

11-2-2015



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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Designated Broker of Firm	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Houston Wier	687516	hwier@zann.com	281.280.8088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date