

COMMERCIAL FOR SALE

7920 W MONTGOMERY RD, HOUSTON, TX 77088

7920 WEST MONTGOMERY ROAD, HOUSTON, TX 77088



FOR SALE

KW COMMERCIAL, HOUSTON



Each Office Independently Owned and Operated

PRESENTED BY:

**MANUEL CHAVEZ**

Commercial Professional

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C: (281) 662-4546

manuelchavez@mctxcre.com

Broker Lic.# 900862, Agent Lic.# 718357

**PHILLIP DEE**

Realtor

O: 713-898-0114

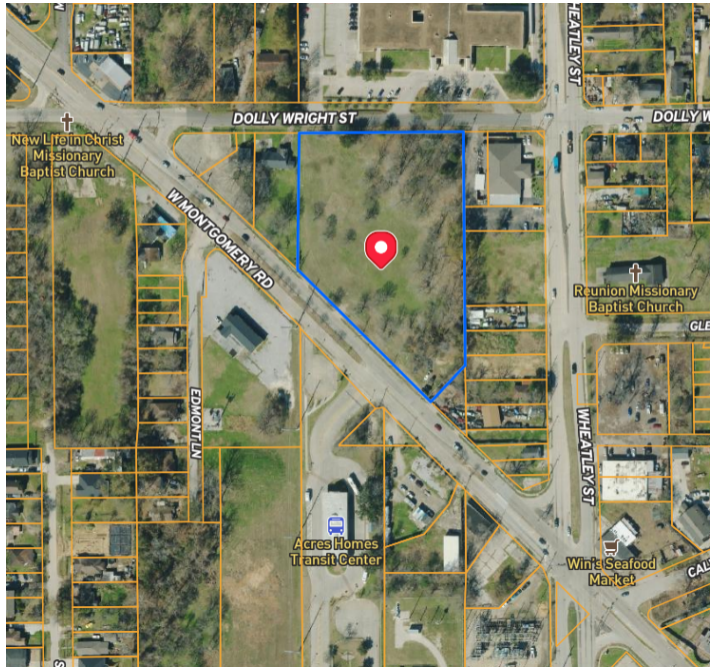
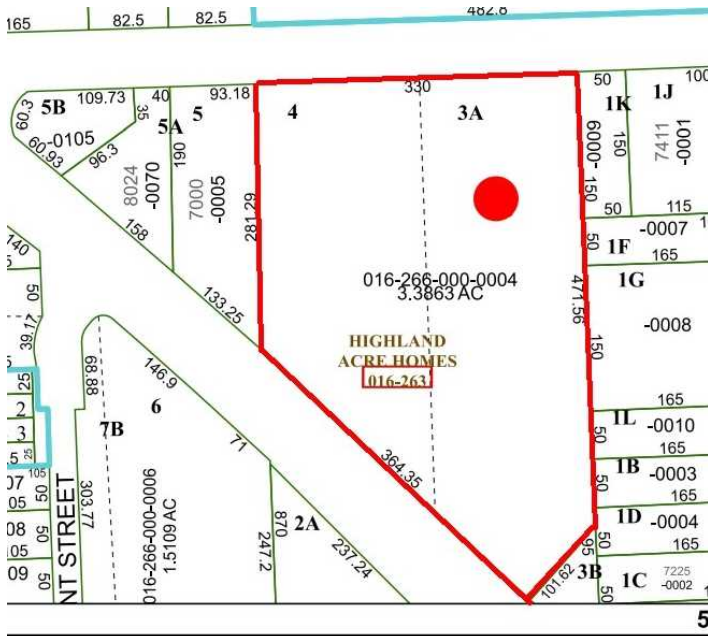
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# EXECUTIVE SUMMARY

7920 WEST MONTGOMERY ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$2,800,000.00
<b>LOT SIZE:</b>	125,452.8 SF
<b>PRICE / SQ.FT.:</b>	\$22.32 / sq.ft.
<b>ACCESS:</b>	4
<b>ZONING:</b>	Commercial-Neighborhood
<b>PERMITTED USES:</b>	Commercial
<b>FRONTAGE:</b>	380 W. Montgomery Rd.
<b>TRAFFIC COUNT:</b>	13,632
<b>DRAINAGE:</b>	Yes
<b>SIGNAL INTERSECTION:</b>	Wheatley St
<b>UTILITIES:</b>	Yes
<b>APN:</b>	0162660000004

## PROPERTY OVERVIEW

**\*\*FOR SALE | LEASE | LAND | 2.88 AC\*\***

Welcome to 7920 W Montgomery Rd., a prime development opportunity in the heart of Houston, TX. This expansive 2.88-acre lot offers endless possibilities for those looking to establish a presence in the burgeoning Acres Home area of Northwest Houston.

**\*\*Key Highlights:\*\***

- **\*\*Prime Location:\*\*** Situated just miles from I-45 North Freeway, this property offers exceptional accessibility and is positioned to attract a high volume of daily traffic, with a total Vehicle Per Day (VPD) count of approximately 13,632.
  - **\*\*Dual Entrance:\*\*** The property features dual entrances, providing ease of ingress and egress, making it ideal for both commercial and residential projects.
  - **\*\*High Visibility:\*\*** With substantial street frontage on W Montgomery Road, the property enjoys increased visibility and foot traffic.
  - **\*\*Growing Area:\*\*** Recent developments in the area have significantly enhanced the potential of this land, making it an attractive opportunity for investors and developers.
  - **\*\*Versatile Use:\*\*** The lot's size and location make it suitable for a wide range of development options, from retail and office spaces to residential units.
- Don't miss this rare chance to invest in a thriving part of the Houston market. Contact us today to explore the potential of 7920 W Montgomery Rd. and make your mark on this coveted location.

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# LOCATION & HIGHLIGHTS

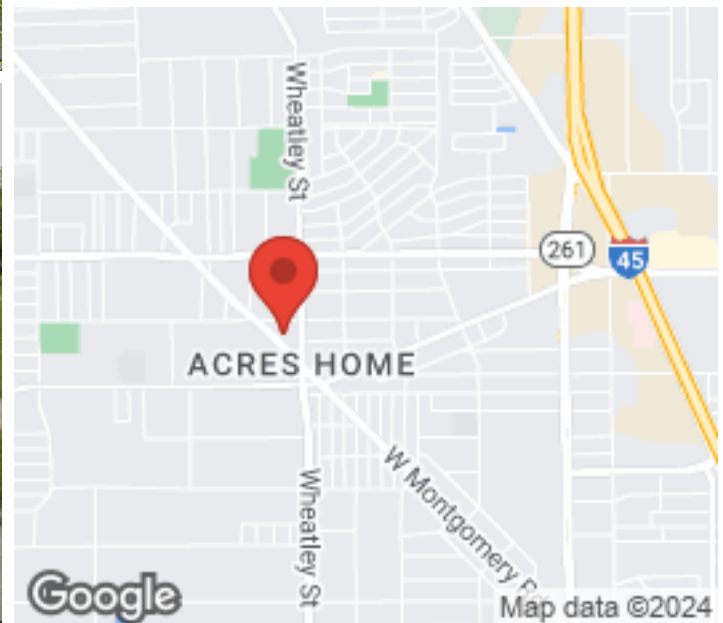
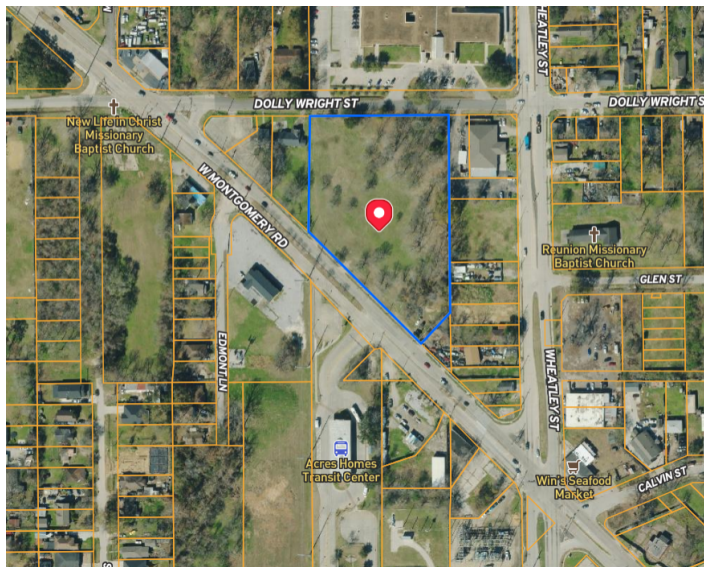
7920 WEST MONTGOMERY ROAD



- ±2.88 Acres of Land
- Located in Heart Acres Homes
- access to major highways, schools, shopping centers, and recreational facilities.
- Great End User Commercial/Multifamily Tract
- Frontage to W Montgomery and Dolly Wright St.
- ±2.0 Miles from I-45
- ±4 Miles to Loop 610 N
- ±3 Miles to SH 249
- Ability to Add an Additional Approx. 1 Acre

\* Ideal for a new multifamily/townhome/commercial development amidst ongoing construction, this lot offers immense potential. A survey is available for review. Located in an Opportunity Zone, this property is also outside of any flood zones, ensuring peace of mind and ease of development. Don't miss out on this chance for unrestricted development in a thriving and dynamic area!

\* Essential utilities such as water, electricity, and sewer services are readily available, streamlining the development process for prospective builder.



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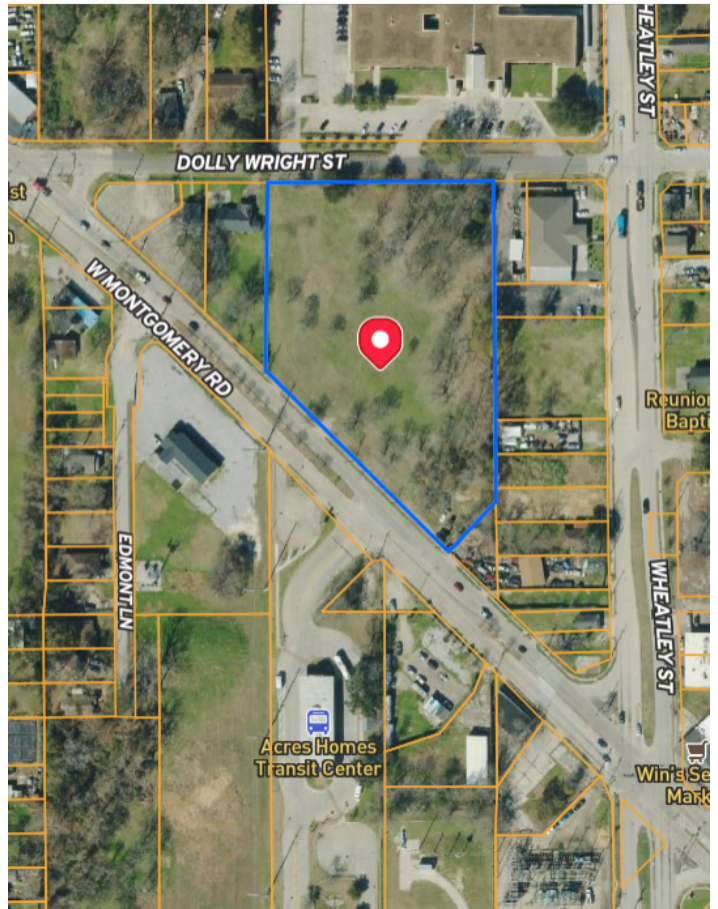
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# PROPERTY PHOTOS

7920 WEST MONTGOMERY ROAD



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Google



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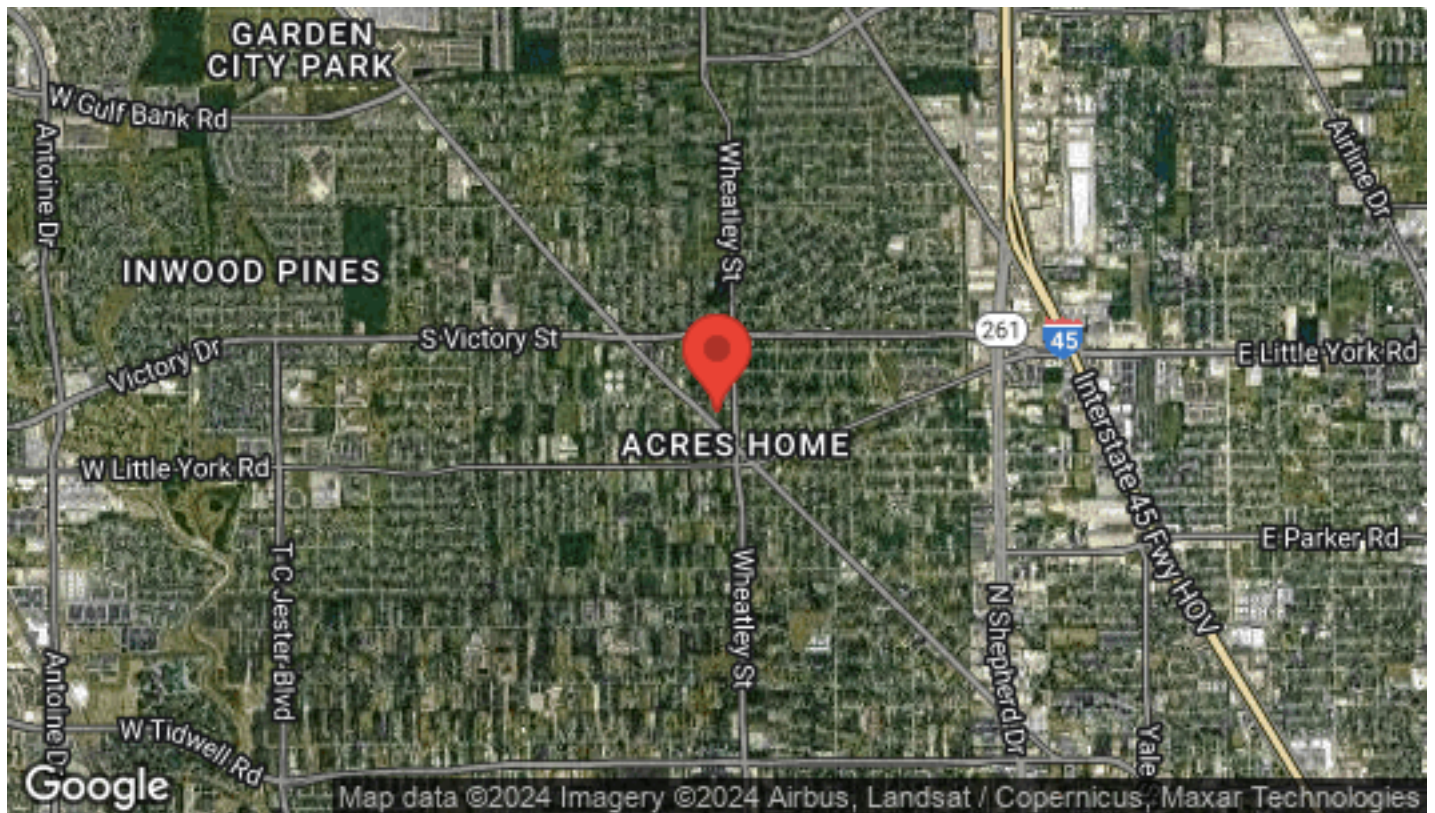
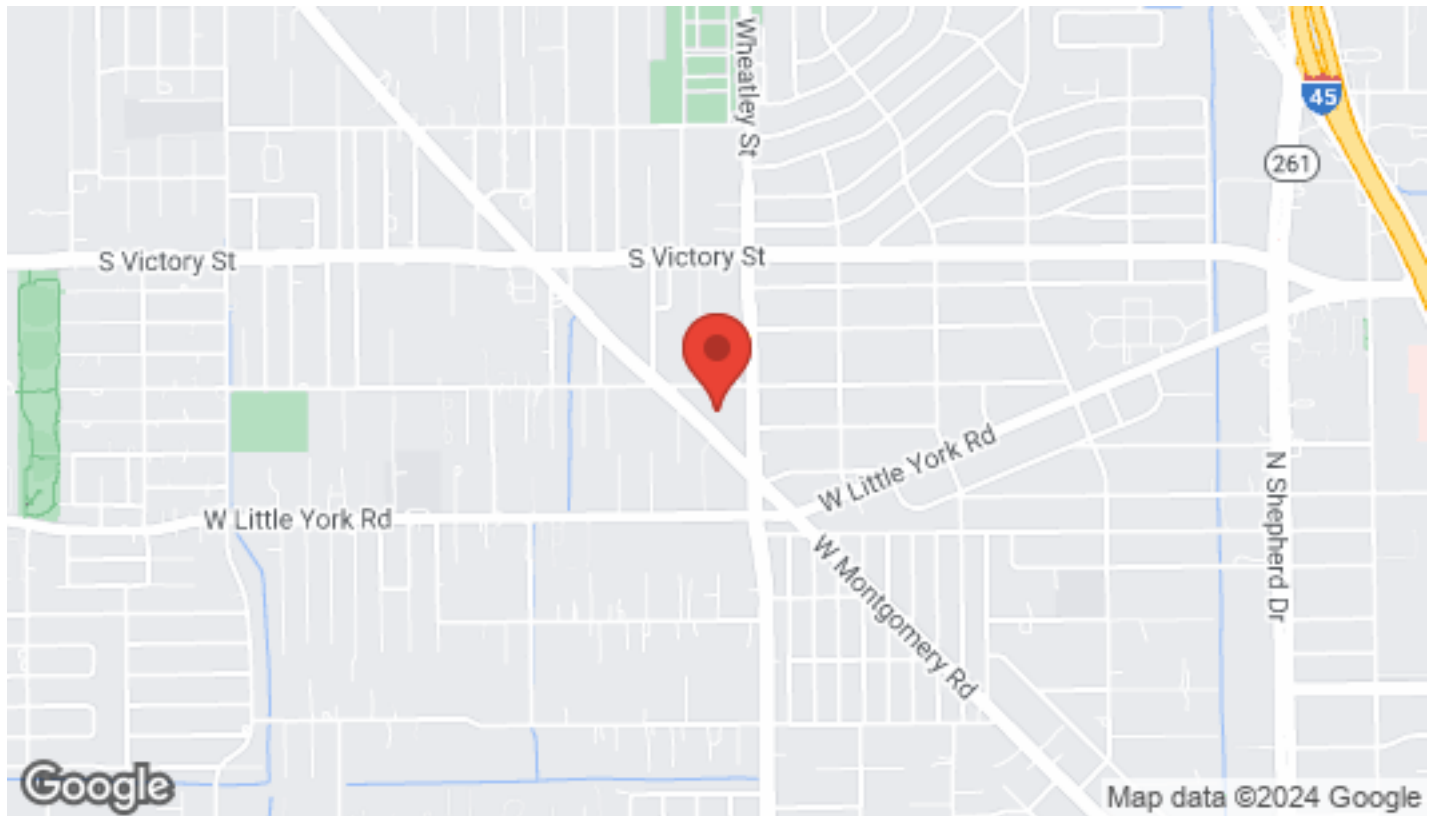
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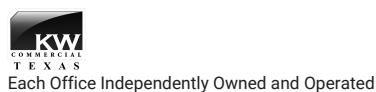


# LOCATION MAPS

7920 WEST MONTGOMERY ROAD



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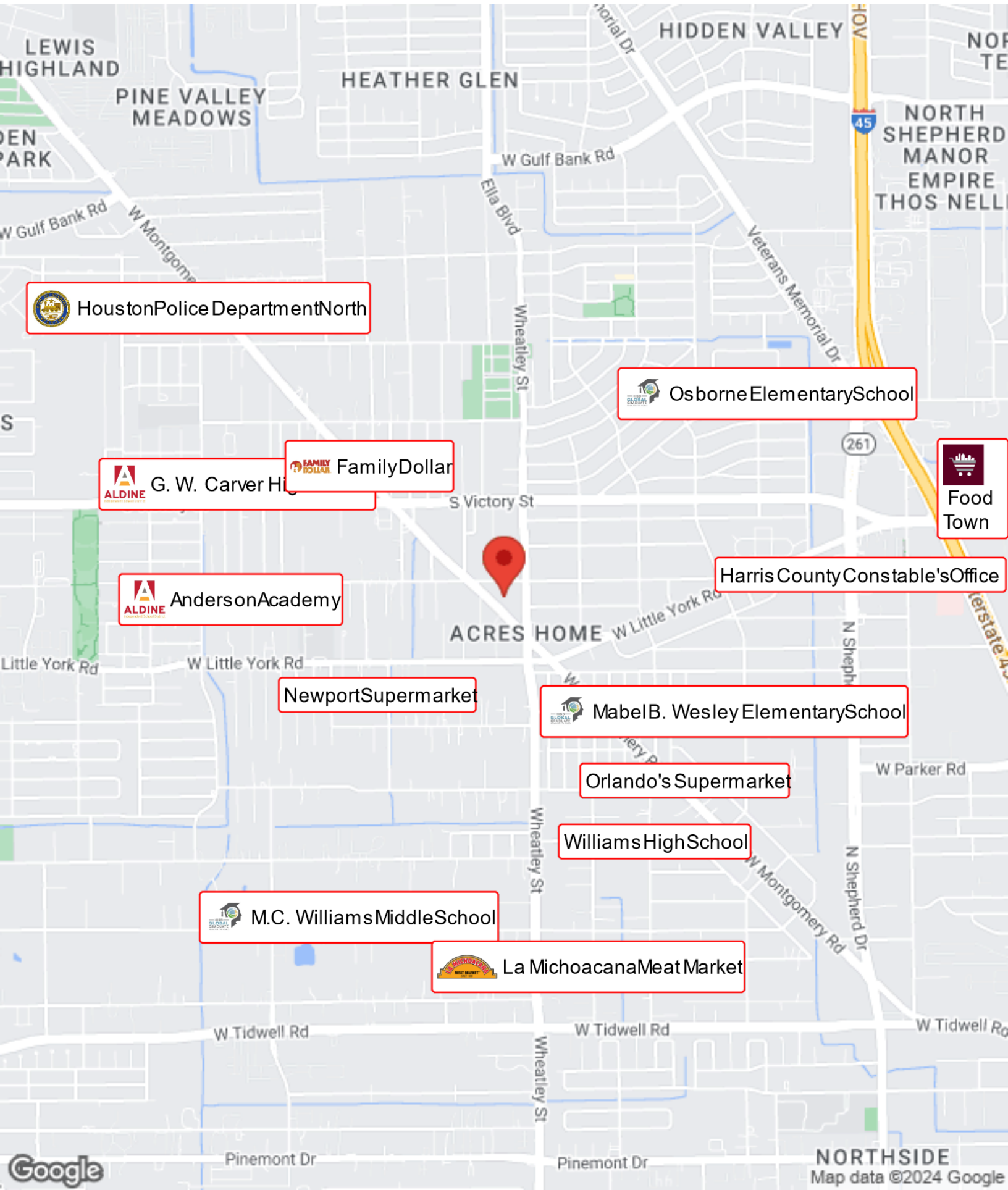
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# BUSINESS MAP

7920 WEST MONTGOMERY ROAD




 Houston Police Department North

 Osborne Elementary School

 G. W. Carver H  
 Family Dollar

 Food Town

 Anderson Academy

Harris County Constable's Office


ACRES HOME


Newport Supermarket

 Mabel B. Wesley Elementary School

Orlando's Supermarket

Williams High School

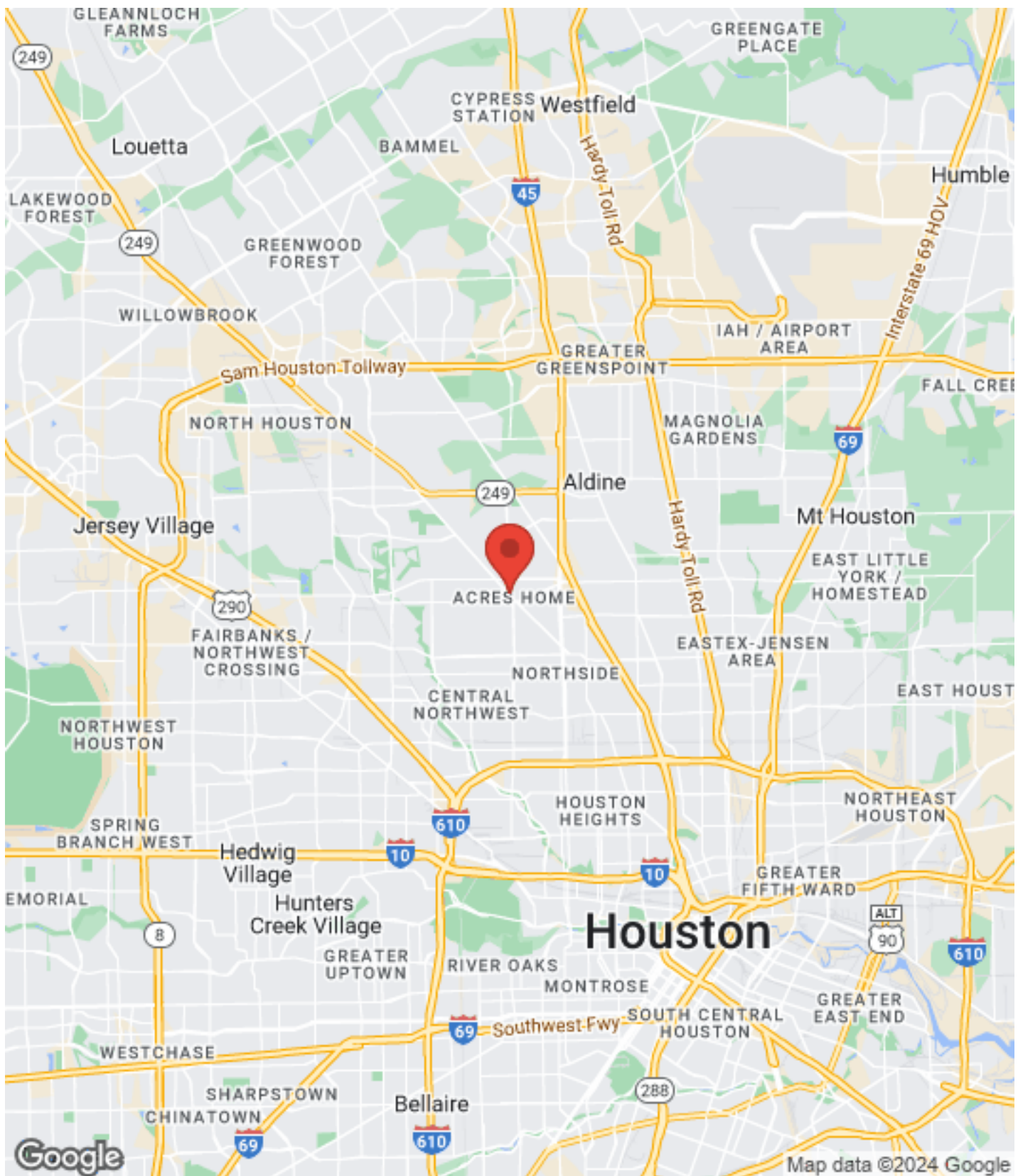
 M.C. Williams Middle School

 La Michoacana Meat Market




# REGIONAL MAP

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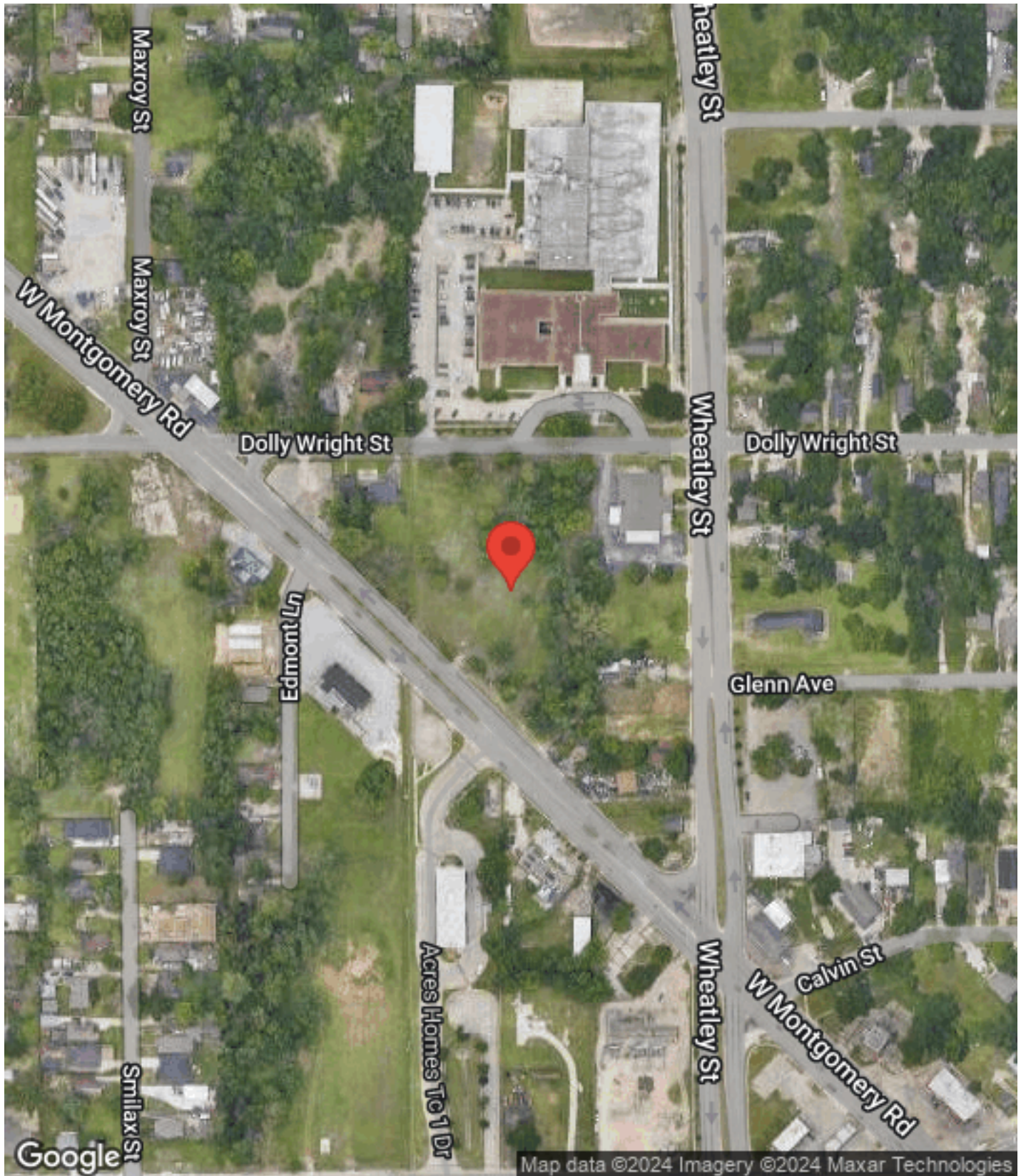
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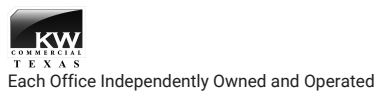
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# AERIAL MAP

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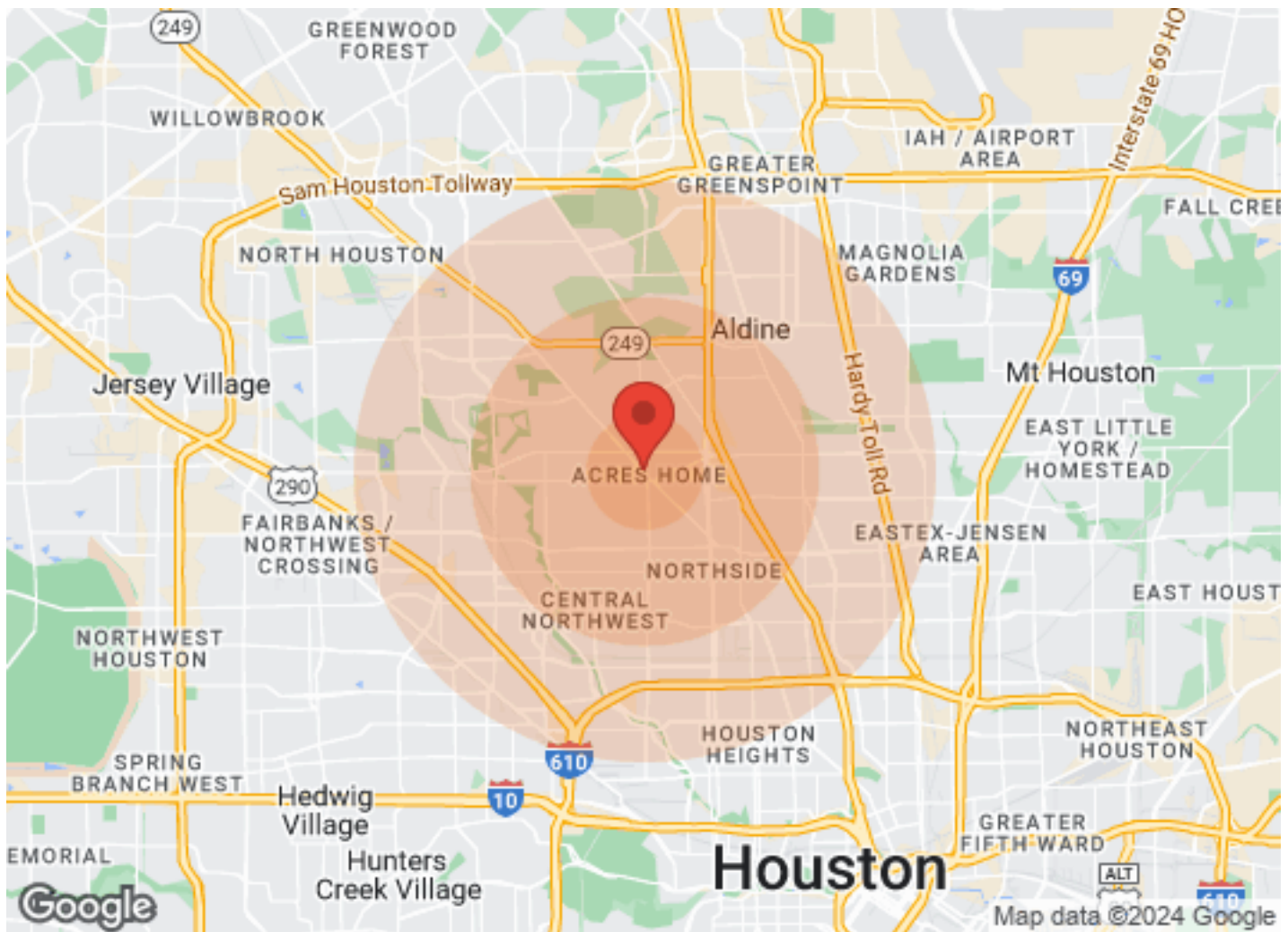
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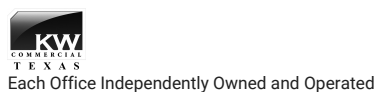
# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,163	60,017	176,843	Median	\$18,545	\$35,037	\$38,919
Female	3,508	61,395	175,622	< \$15,000	905	8,250	19,054
Total Population	6,671	121,412	352,465	\$15,000-\$24,999	359	6,093	17,103
				\$25,000-\$34,999	413	5,271	16,973
<b>Age</b>				\$35,000-\$49,999	245	5,788	18,644
Ages 0-14	1,385	29,946	89,262	\$50,000-\$74,999	319	6,715	20,260
Ages 15-24	966	18,330	51,955	\$75,000-\$99,999	88	3,746	10,303
Ages 25-54	2,528	48,067	144,815	\$100,000-\$149,999	62	3,086	8,222
Ages 55-64	748	12,242	34,130	\$150,000-\$199,999	19	575	2,293
Ages 65+	1,044	12,827	32,303	> \$200,000	N/A	635	2,033
				<b>Housing</b>			
<b>Race</b>				Total Units	2,969	47,024	132,021
White	311	51,659	178,091	Occupied	2,576	40,426	116,284
Black	5,960	42,027	70,347	Owner Occupied	1,597	23,724	62,313
Am In/AK Nat	11	381	1,509	Renter Occupied	979	16,702	53,971
Hawaiian	N/A	N/A	12	Vacant	393	6,598	15,737
Hispanic	779	63,273	229,061				
Multi-Racial	778	53,434	194,746				

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# PROFESSIONAL BIO

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Manuel, a Houston native, transitioned into Commercial Real Estate, bringing 20+ years of diverse industry experiences. With a Business Management Education from the University of Houston, Texas Accredited Commercial Specialist 1, 2, 3 Certifications. Certified from the Commercial Real Estate Investit Academy and has Completed Advanced Courses in 1031 Exchange Education.

Known for his dedicated customer service, Manuel leverages his extensive background, including entrepreneurship, franchise ownership, construction and land development, to excel in Commercial Real Estate. His expertise includes navigating complex transactions, negotiating favorable deals, and offering strategic guidance to clients.

Beyond work, Manuel prioritizes personal growth, staying informed about industry trends, and maintaining physical fitness and spiritual well being. He believes these aspects, along with strong faith and family support, are vital for success in this demanding field.

With Manuel's experience, commitment, and dedication to delivering results, he's a valued partner for clients seeking commercial real estate expertise, providing insights and market savvy to achieve their objectives.

# DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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.

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Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	(713) 470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Manuel Chavez	0718357	ManuelChavez@KWCommercial.com	(281) 662-4546
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date