

FOR SALE
\$6 PSF
1.05 AND 1.5
ACRE

2.55 ACRES OF LAND ON FUQUA STREET IN HOUSTON

0 FUQUA STREET, HOUSTON, TX 77075



OFFERING SUMMARY

Sale Price: \$667,566

Available SF: 111,078 SF

Lot Size: 2.55 Acres

Market: South

Submarket: Hobby Corridor

PROPERTY HIGHLIGHTS

- Outstanding Investment Opportunity in Houston Texas
- In High Density Residential & Commercial Populated Area with Close Proximity to Freeways & Retail
- Lots can be Sold Separately, 1.05 Acres & 1.5 Acres
- Excellent Location Less than a Quarter Mile From Telephone Road, only 1 Mile From Beltway 8, just over 3 Miles From the Gulf Freeway & 2 Miles From Hobby Airport
- Great Visibility & +/- 882 Feet of Frontage on Fuqua Street
- Average Traffic of Over 13,000 Vehicles Per Day on Fuqua Street, over 70,000 Vehicles Per Day on Beltway 8 & Over 209,000 Vehicles Per Day on I-45
- Situated in Harris County & Houston ISD
- No Restrictions & Utilities Available
- Total Tax Rate For 2018: \$2.53 Per \$100 of Assessed Value

FOR MORE INFORMATION, PLEASE CONTACT:

DAN ALEXANDER
LAND AND BUSINESS SALES
281.974.6008
DAN@TEXASCRES.COM

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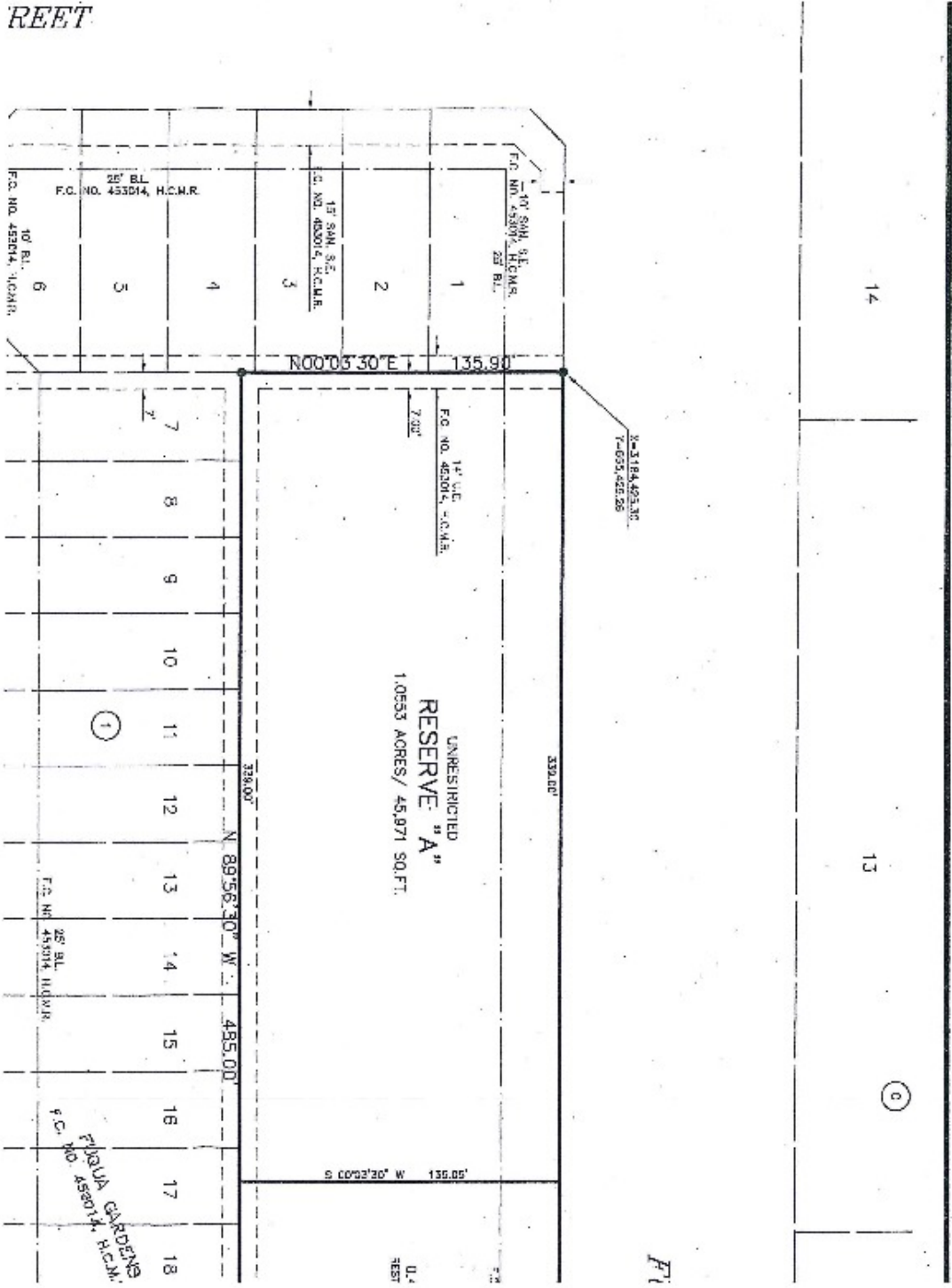
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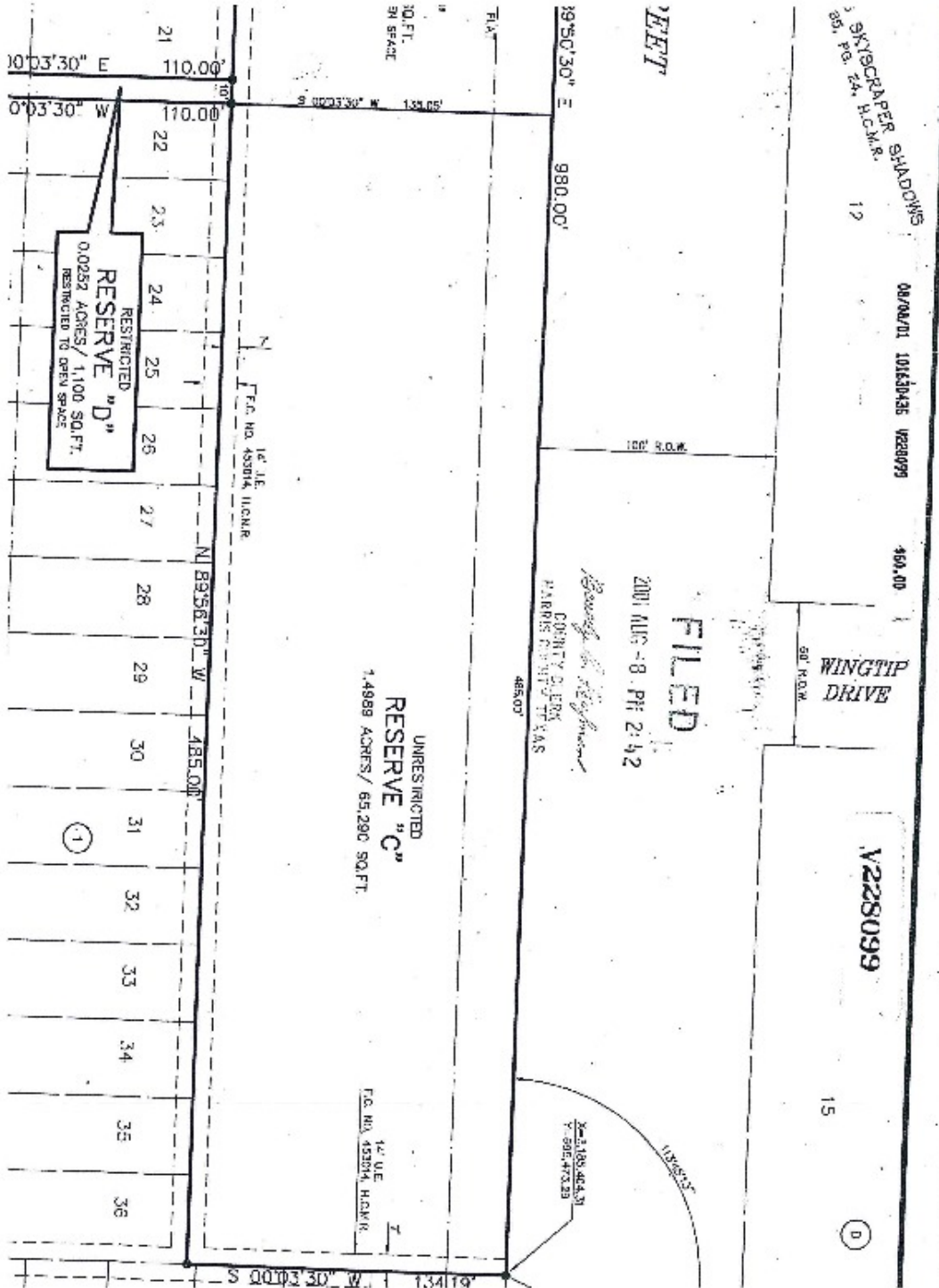
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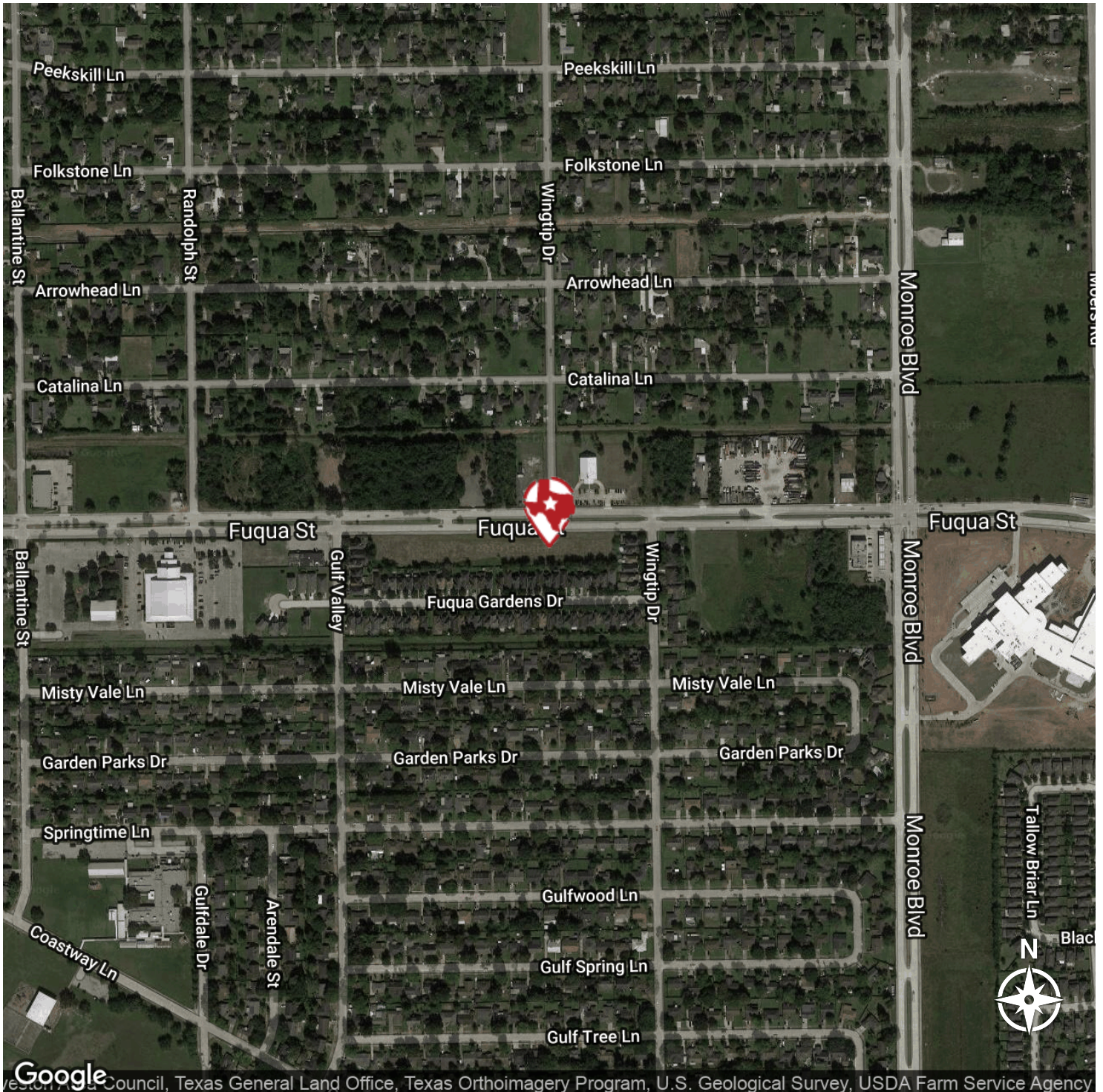
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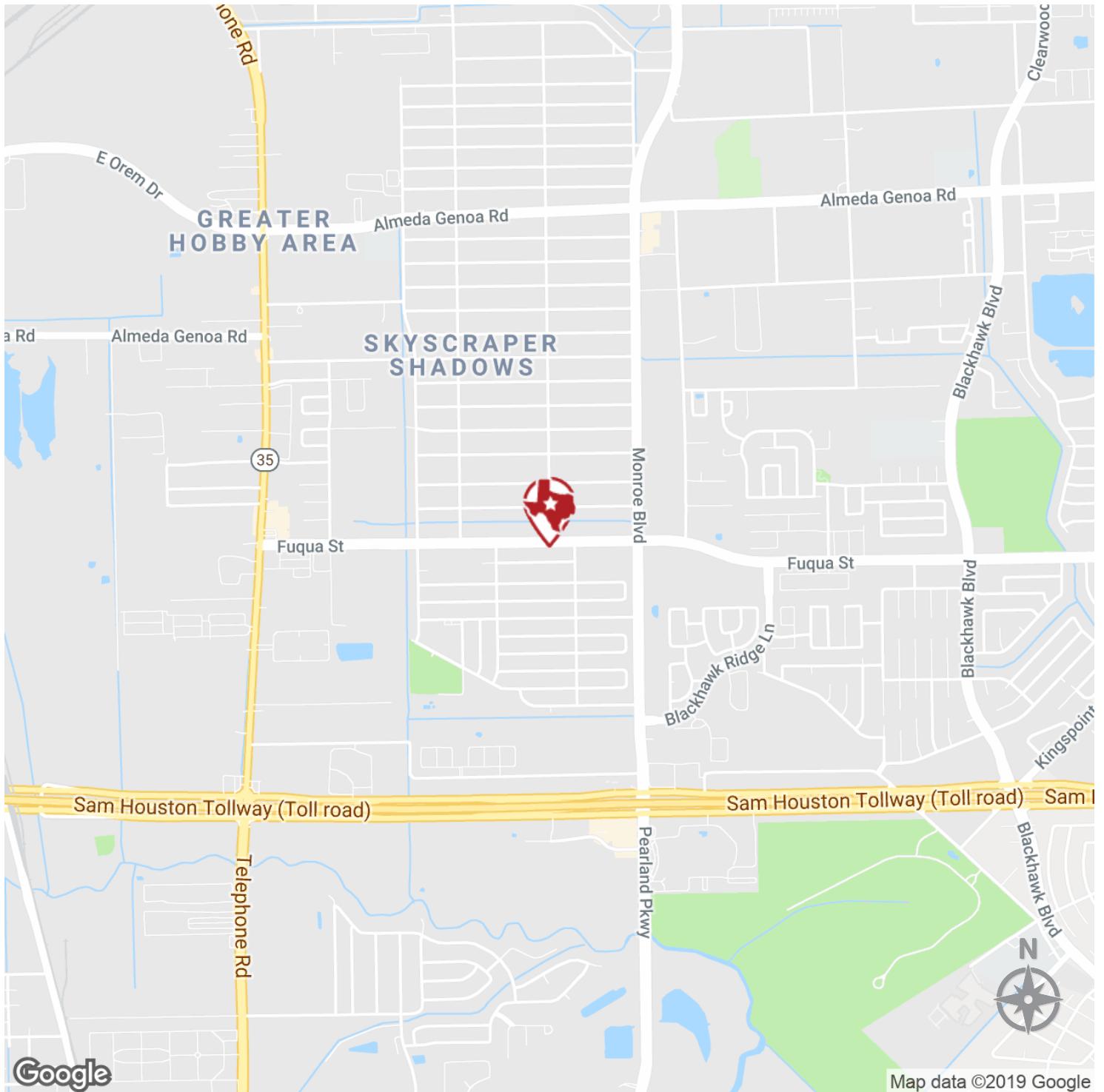
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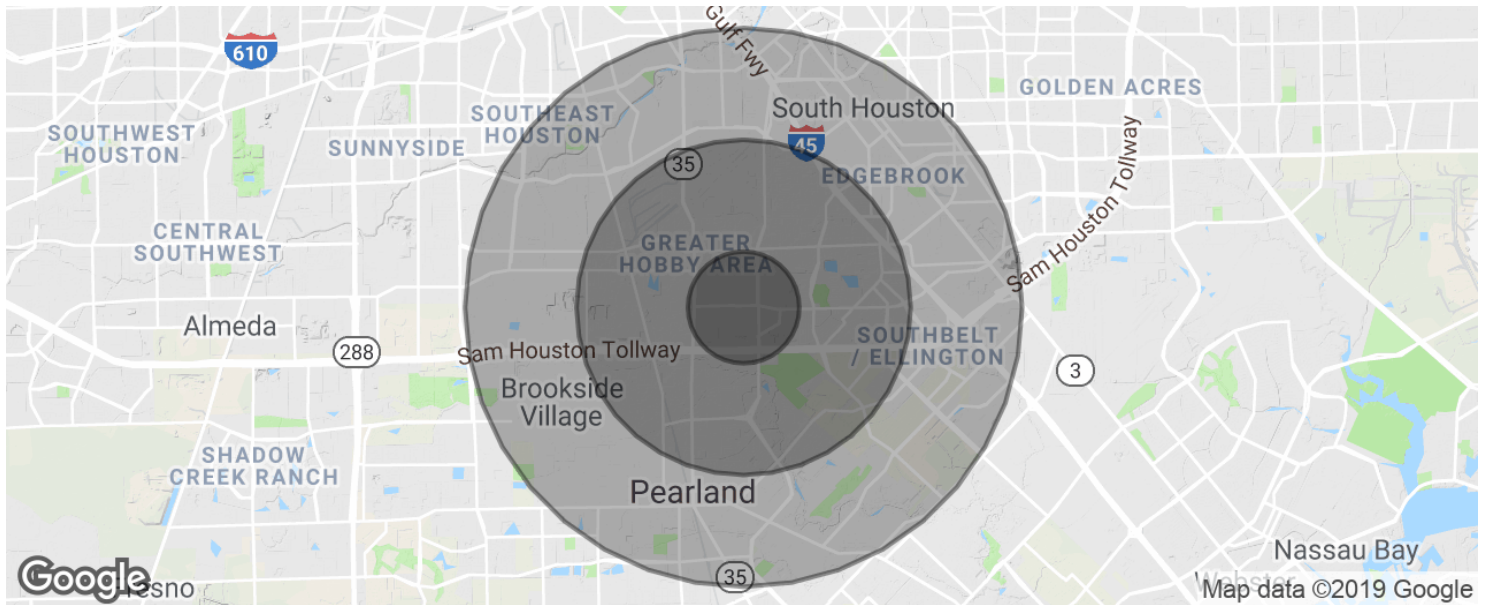
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,430	68,394	231,595
Median age	29.9	30.3	31.5
Median age (Male)	29.6	30.5	30.8
Median age (Female)	30.2	30.3	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,630	21,620	75,946
# of persons per HH	3.6	3.2	3.0
Average HH income	\$62,671	\$63,162	\$59,140
Average house value	\$118,379	\$122,860	\$128,956

* Demographic data derived from 2010 US Census

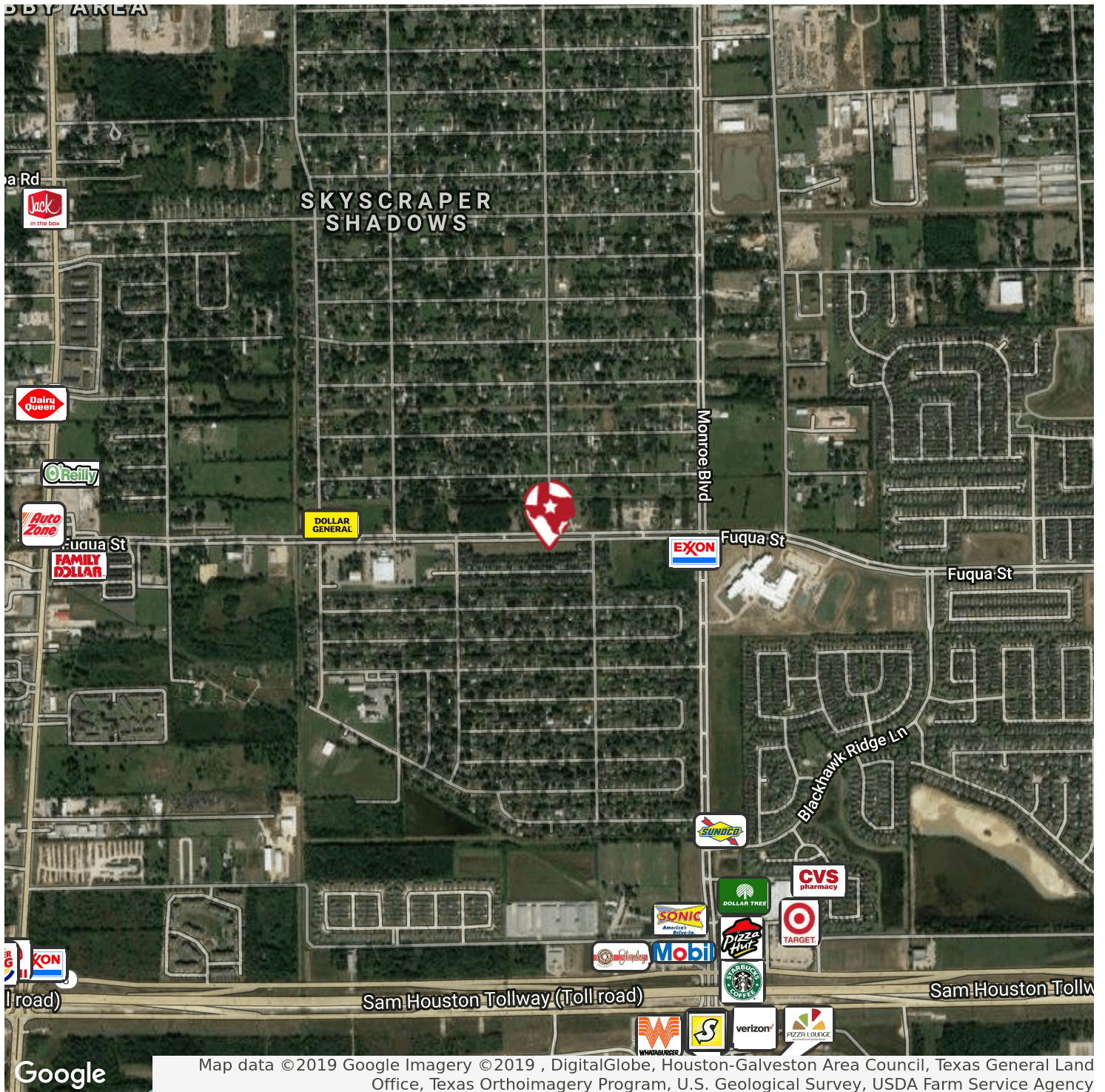
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DAN ALEXANDER

Land and Business Sales

dan@texasgres.com

Direct: 281.974.6008

PROFESSIONAL BACKGROUND

Dan Alexander focuses on land, industrial, and business + property sales. He has a large following of business owners / buyers and developers that he calls on to sell your property or your business. He has an MBA and understands the need of business owners to keep the sale of their property and business confidential. Closing has to be done correctly on a business sale so that the Taxing authorities do not come back to collect taxes not incurred by the seller. He has a proven system to market your property or business to get the best price from the market without distracting you from your daily work. Dan thrives on repeat business and provides his clients with the service and professionalism you deserve for your transaction. He has the energy and motivation to help you with your commercial real estate needs.

He joined Texas CRES to work with Joel C. English, a 20 year veteran of the commercial real estate industry. Texas CRES is a top independent commercial real estate brokerage in Houston selling dozens of properties each year. Please see our web site for our current list of properties for sale: www.texasgres.com.

Dan is licensed by the Texas Real Estate Commission. He is an active member in industrial trade groups seeking to provide their members with real estate services, buying, selling, and leasing. He is a graduate of Texas A&M with an engineering degree and a Masters in Business Administration. He is a member of the Commercial Real Estate Network of Houston and has worked as a business broker. He is an active member and deacon of his church. He currently lives in the West Memorial area of Houston and has two grown sons both of whom are living in Austin. He enjoys time with his friends and family, Aggie football and baseball, golf, softball league, and the occasional ride on a motorcycle.

EDUCATION

MBA - Texas A&M University

BS Mech Eng - Texas A&M University

TEXASCRES

13746 Office Park Drive

Houston, TX 77070

713.473.7200

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Information About Brokerage Services

11-2-2015

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		(713) 473-7200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texasgres.com	
Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Dan Alexander	422008	dan@texasgres.com	(281) 974-6008
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

IABS 1-0

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Tracy Jap

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