



Get in Touch with

 mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

ABOUT THE **PROPERTY**

Discover an exceptional commercial property nestled at 8226 Gulf Freeway, right in the vibrant heart of Houston's Greater Hobby Area. This location offers unparalleled visibility and accessibility, positioned along the bustling Gulf Freeway, connecting to key Houston destinations including downtown (14 mins), Hobby Airport (5 mins), and the medical center (15 mins).

- Construction Masonry
- Built: 1961
- Parking: 20 Surface
- 0.70 Acres
- 4,750 Square Feet
- Tenancy: Single

SALES PRICE: Call for Pricing



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PHOTOS

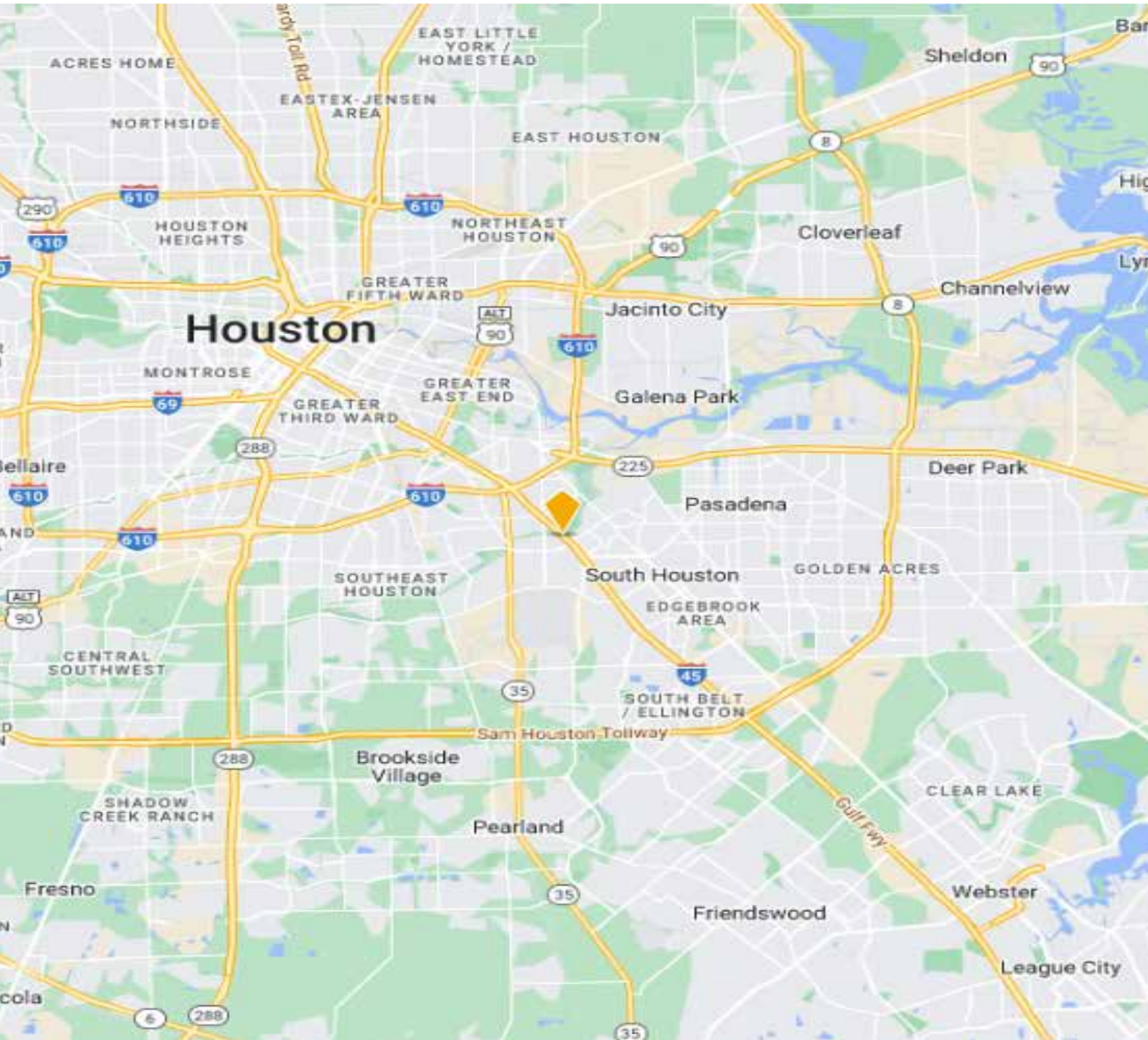


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DISTRICT MAP

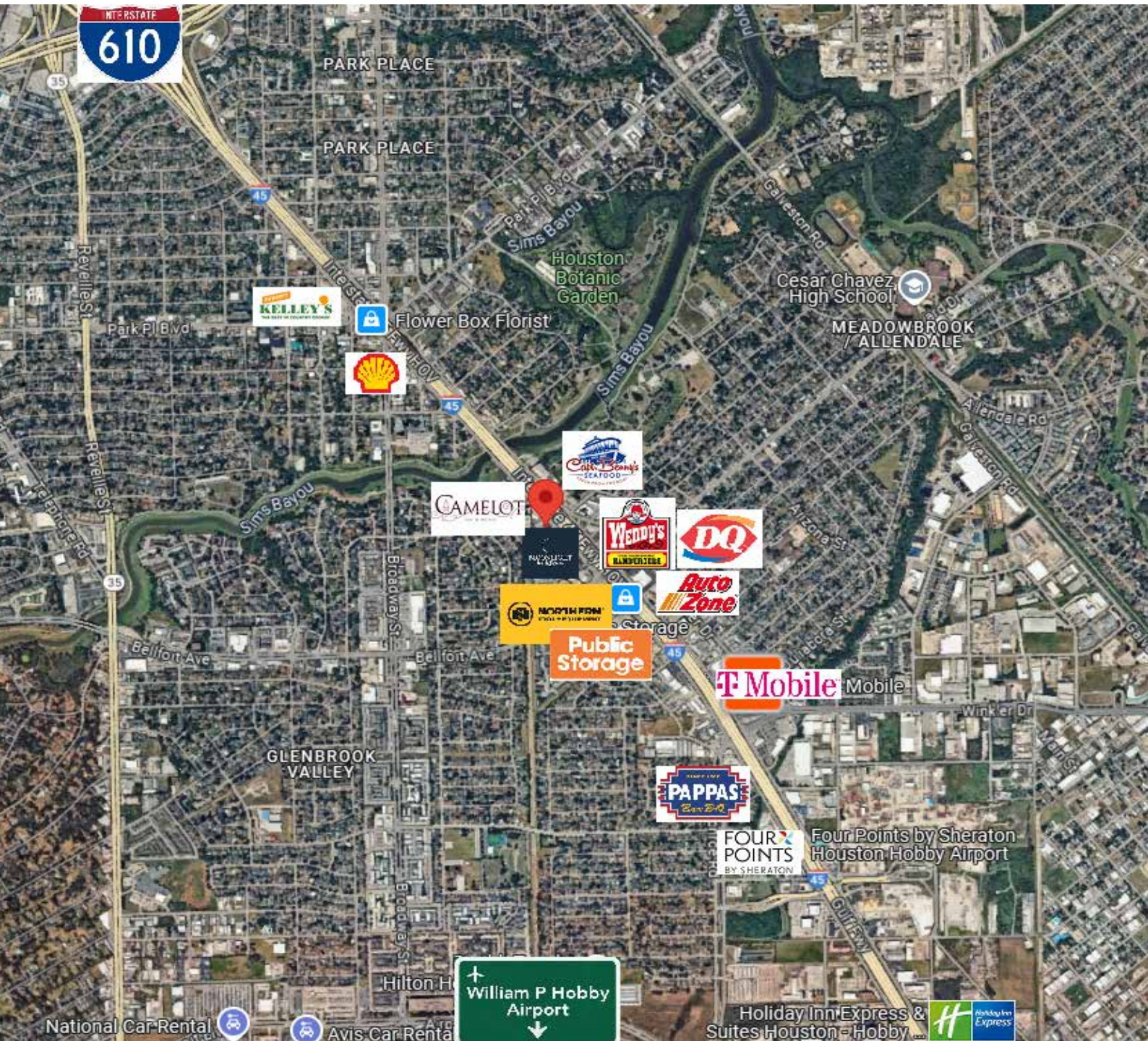


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LOCAL MAP

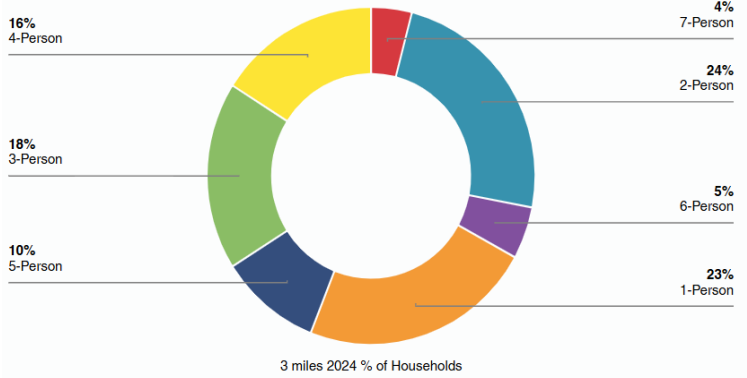
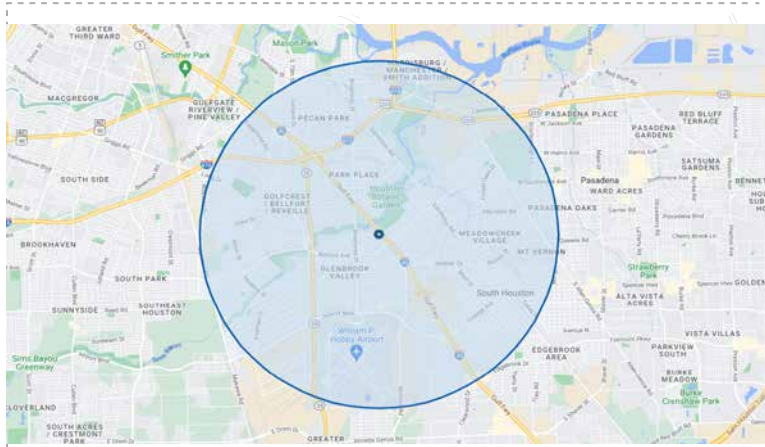


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INFOGRAPHIC 3 MILE RADIUS



KEY FACTS

122,074

Population



39,604

Households

34.4

Median Age

\$59,039

Average Household Income

EDUCATION

36%

No High School Diploma



28%
High School Graduate



19%
Some College



53%
Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Glenview Dr	Deeda Dr NE	920	2022	0.12 mi
Santa Elena Dr	Glencrest St SW	698	2022	0.14 mi
Winkler Dr	Wier Dr SE	9,659	2022	0.18 mi
Belfort St	Stone SW	19,923	2018	0.20 mi
Howard Dr	Gulf Fwy SW	16,951	2022	0.22 mi
Winkler Dr	Howard Dr SE	7,438	2022	0.23 mi
Belfort St	Glencrest St SW	19,319	2022	0.31 mi
Winkler Dr	Lenore St SE	8,716	2022	0.34 mi
Broadway St	Santa Elena Dr N	23,928	2018	0.40 mi
Gulf Freeway	Wynbrook St SE	205,994	2021	0.42 mi

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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.

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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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