

DAVIS
COMMERCIAL

**FOR
SALE**
industrial

3,600 SF Warehouse on 2.1 AC
Telephone Rd. Just North of Beltway 8 S.



10807 Telephone Road, Houston, TX 77075

Lisa Rimkus

lisa@davis-commercial.com | 281.501.1725

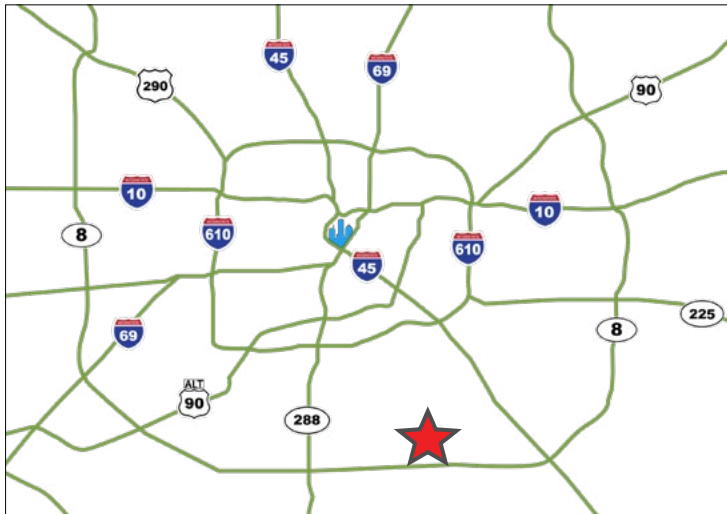
Davis Commercial

616 Hawthorne St. | Houston, TX 77006 | 713.528.9776 | davis-commercial.com

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10807 TELEPHONE ROAD, HOUSTON, TX 77075

- 3,600 SF Former Autobody Shop
- 2.1 AC
- 18' Clear Height
- Three 10'x12' OH Doors
- City Utilities
- Located Strategically Near Beltway 8 S. and Hobby Airport
- \$759,000



2025 DEMOGRAPHICS



POPULATION ESTIMATES

1 mile:	8,482
3 mile:	63,110
5 mile:	266,714



AVG. HOUSEHOLD INCOME

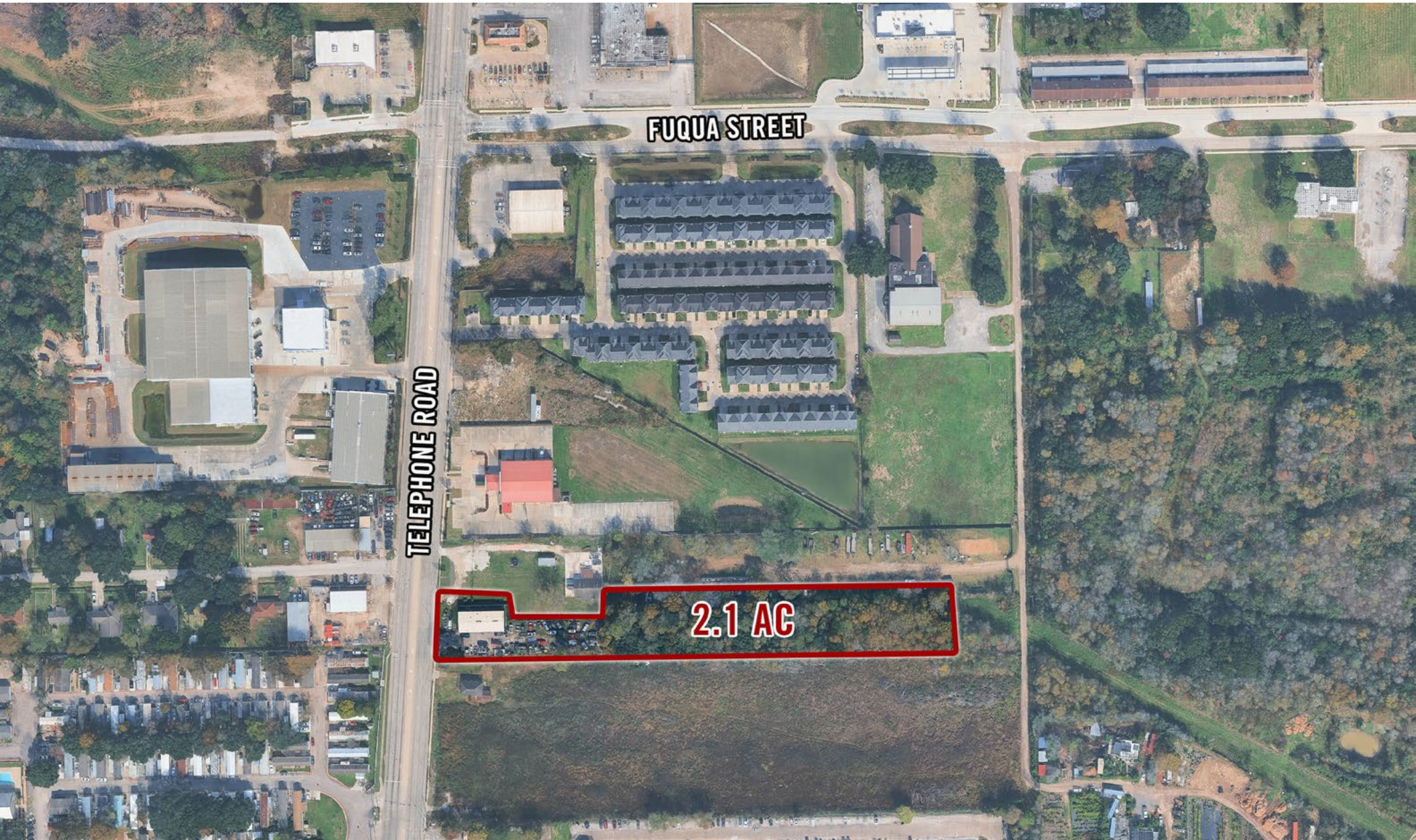
1 mile:	\$ 81,521
3 mile:	\$100,860
5 mile:	\$ 91,245



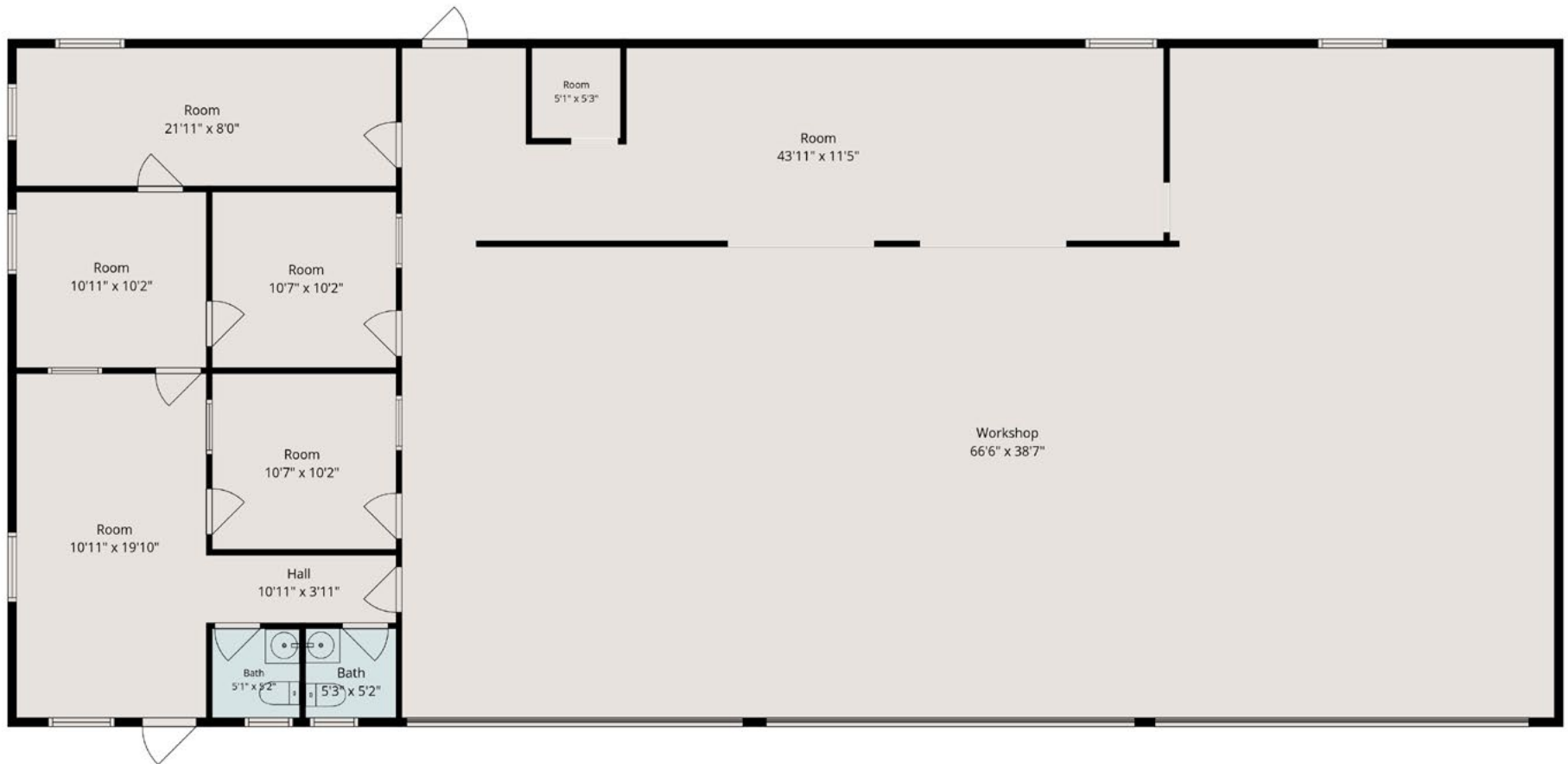
TRAFFIC COUNT

Telephone Rd & Greensworth Ln
40,391 VPD





3,600 SF







GF NO. 2606-03050-AH FIDELITY NATIONAL TITLE
ADDRESS: 10805 & 10807 TELEPHONE ROAD
HOUSTON, TEXAS 77075
BORROWER:

THIS PROPERTY IS AFFECTED BY THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT
COMMUNITY/PANEL NO. 48201C 1035 L
MAP REVISION: 06/18/2007
ZONE AE

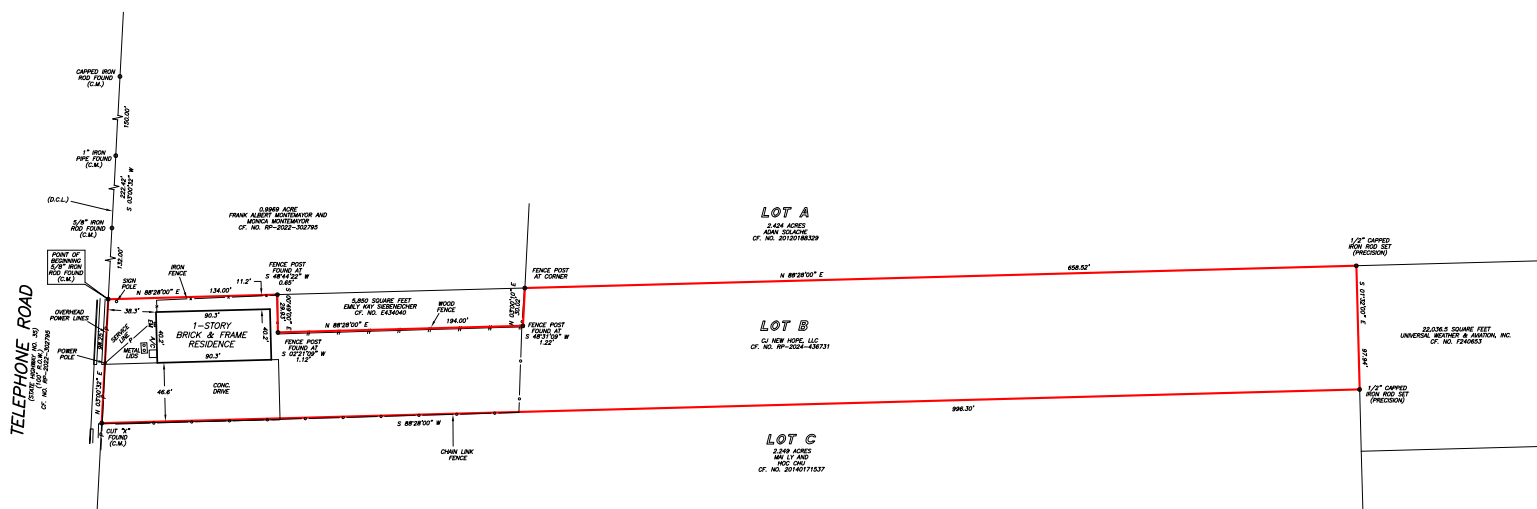
BASED ONLY ON VISUAL EXAMINATION OF MAPS
INSURANCES OF FLOOD HAZARD PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURVEYANCE INVESTIGATION
WAS MADE BY THE SURVEYOR

NOTE: PIPELINE EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY
PER VOL. 1915, P. 114

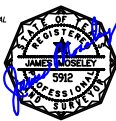
NOTE: THIS TRAILING EASEMENT ALONG THE EAST RIGHT OF WAY LINE OF
HIGHWAY 35 (AKA TELEPHONE ROAD) GRANTED TO SOUTHWESTERN BELL
TELEPHONE COMPANY PER VOL. 2946, P. 294

NOTE: SANDWICH SEWER AND WATER LINE EASEMENT GRANTED TO THE CITY OF HOUSTON
PER OF. NO. 238758



CERTIFIED TO: FIDELITY NATIONAL TITLE

I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND, THAT THIS
PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF SURVEY AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS STANDARDS AND OPERATIONS
FOR A CATEGORY 1A CONDITION II SURVEY.



JAMES E. MOSLEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
DRAWING NO. 26-06333
AUGUST 3, 2008

2.0974 ACRES
A PORTION OF LOT B
OUT OF TRACT 21
SITUATED IN THE G.D. SAMUEL SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 53 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
LYING ALSO IN THE JOSEPH HALL 320 ACRE SURVEY
ABSTRACT NO. 368
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: OF. NO. 49-208-4-48731



DRAWN BY: RE



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; &
- 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.

*Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0, TAR 2501*



Davis Commercial	539840	mark@davis-commercial.com	713.528.9776
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Davis	409852	mark@davis-commercial.com	713.528.9776
Designated Broker of Firm	License No.	Email	Phone
Lisa Rimkus	727915	lisa@davis-commercial.com	281.501.1725
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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