

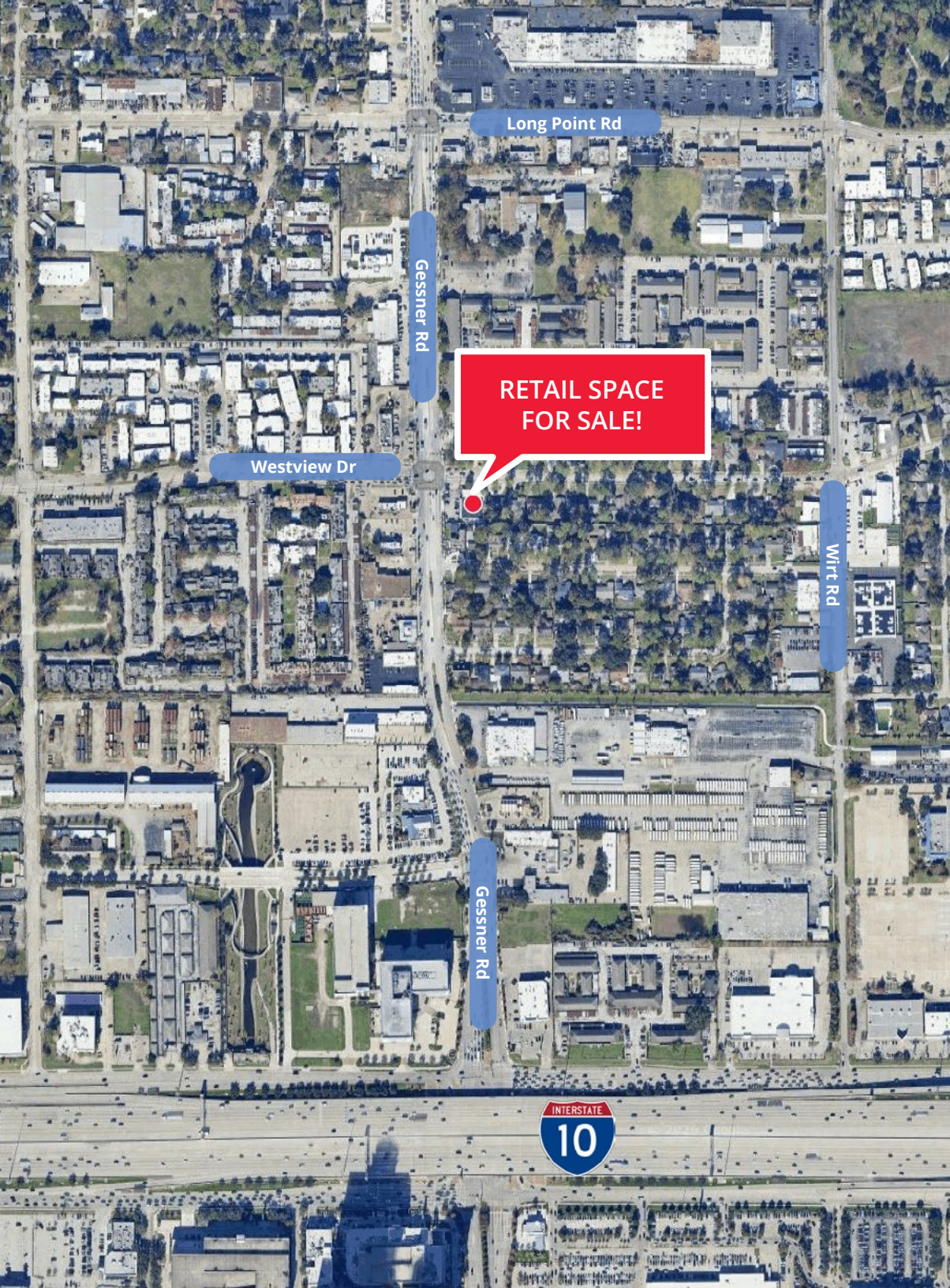


1208 Gessner Rd, Houston, TX 77055

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# Retail For Sale

Doug Pack | Principal | +1 713 835 0050 | [doug.pack@colliers.com](mailto:doug.pack@colliers.com)  
Sam Hansen | Principal | +1 713 835 0050 | [sam.hansen@colliers.com](mailto:sam.hansen@colliers.com)



## Property Highlights

- Retail building for sale
- Easy access to I-10 via Gessner Rd
- Beautiful newly renovated interior
- Great visibility and signage
- Easy access from Gessner and Westview
- 42,237 VPD on Gessner
- 227,000 VPD on I-10

## Retail Space Available

9,076 SF

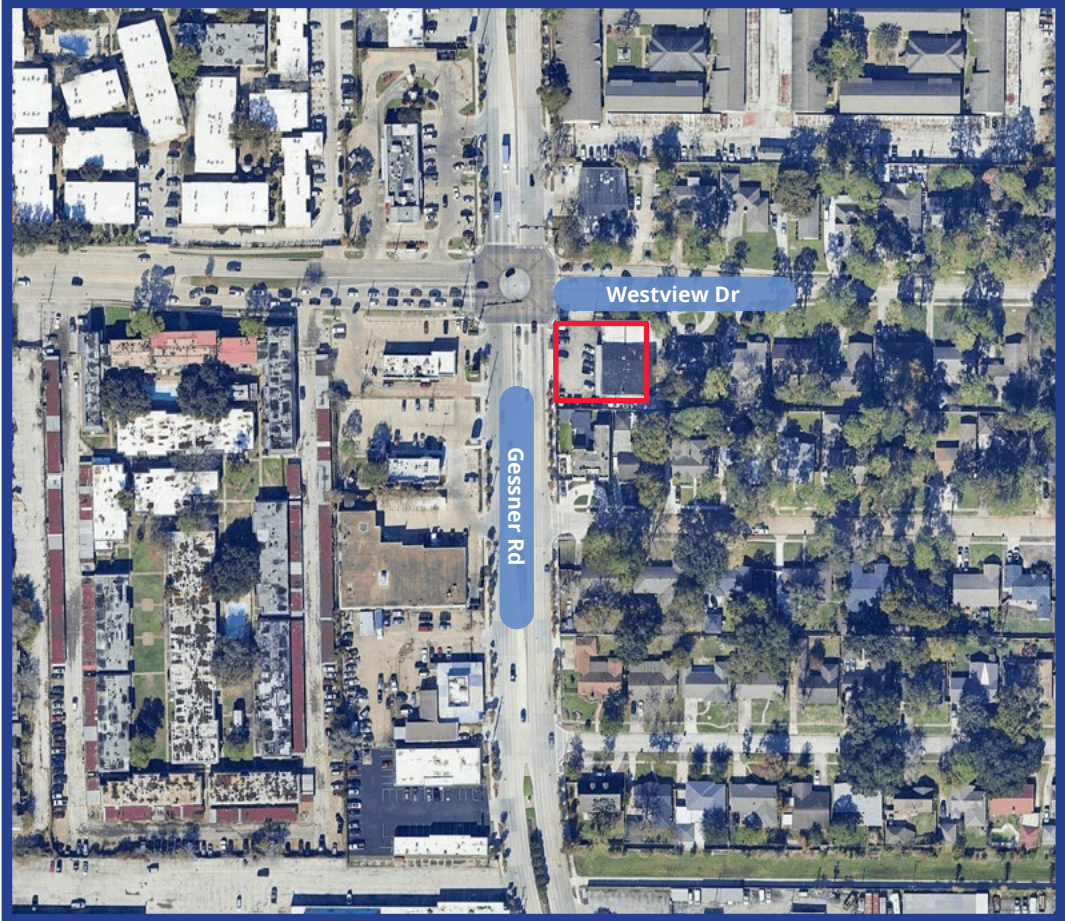
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## For More Information

Contact listing agent at +1 713 835 0050

# Retail For Sale

1208 Gessner Rd  
Houston, TX 77055



# Interior Photos



### Population Trend



17,691

2000 Total Population



15,929

2010 Total Population



17,592

Current Total Population



17,434

5 Yr Projected Total Population

### Median Household Income



\$77,973

Current Median HH Income



\$84,570

5 Yr Projected Median HH Income

### Average Household Income



113,858

Current Average HH Income



124,235

5 Yr Projected Avg HH Income

### Per Capita Income



\$47,880

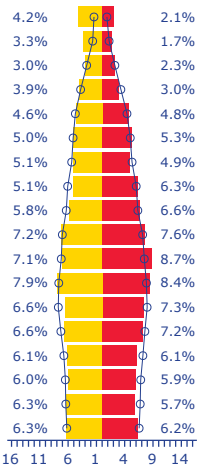
Current Per Capita Income



\$53,892

5 Year Projected Per Capita Income

### Current Age Pyramid

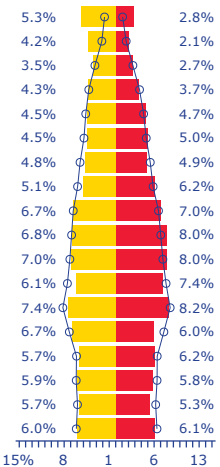


The largest group: 2025 Males Age 35-39: Percent

The smallest group: 2025 Males Age 80-84: Percent

Dots show comparison to Harris County

### 5 Yr Projected Age Pyramid

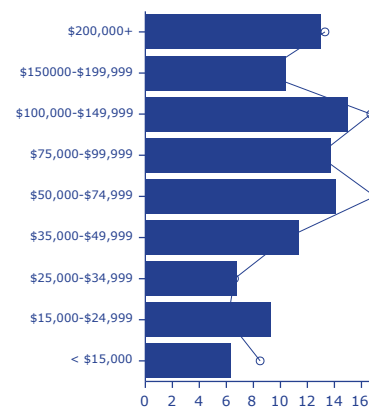


The largest group: 2030 Males Age 25-29

The smallest group: 2030 Males Age 80-84

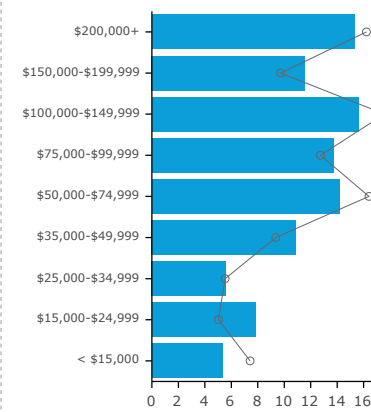
Dots show comparison to Harris County

### Current HH By Income



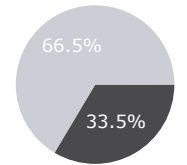
Dots show comparison to Harris County

### 5 Yr Projected HH By Income



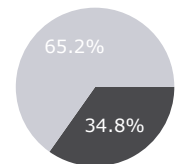
Dots show comparison to Harris County

### Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### 2025 Race and ethnicity (Esri)

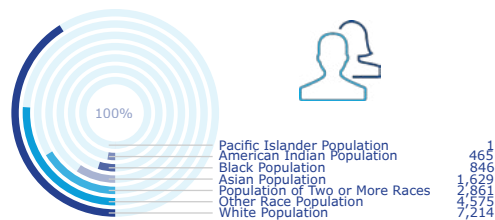
The largest group: Hispanic Origin (Any Race) (51.17)

The smallest group: Pacific Islander Alone (0.01)

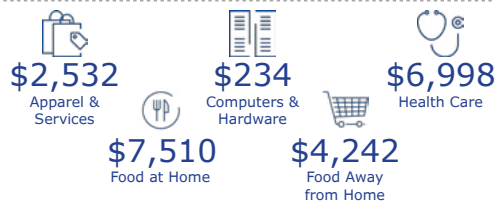
Indicator ▲	Value	Diff
White Alone	41.01	+6.68
Black Alone	4.81	-14.80
American Indian/Alaska Native Alone	2.64	+1.40
Asian Alone	9.26	+1.69
Pacific Islander Alone	0.01	-0.08
Other Race	26.01	+6.45
Two or More Races	16.26	-1.35
Hispanic Origin (Any Race)	51.17	+6.58

Bars show deviation from Harris County

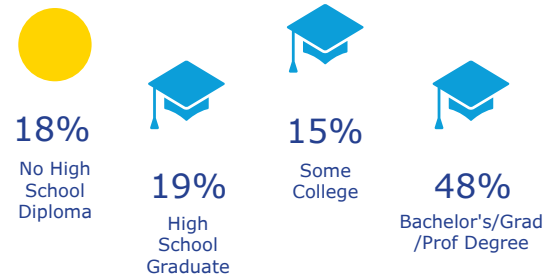
### Current Year Population By Race



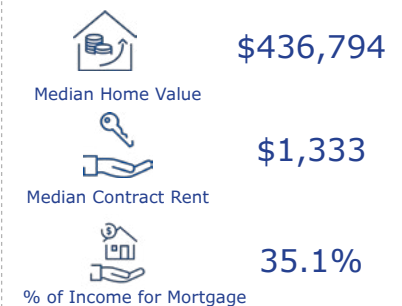
### Current Annual Household Spending



### EDUCATION



### Current Year Housing Stats



## Population, Income & Housing Trends

1208 Gessner Dr, Houston, Texas, 77055  
1 mile radius





# 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Colliers International Houston, Inc.	<b>29114</b>
<hr/>	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
<hr/>	
Email	Phone

<b>Daniel Patrick Rice</b>	<b>811065</b>
<hr/>	
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
<hr/>	
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
<hr/>	

Email	Phone
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<b>Douglas Pack</b>	<b>444440</b>
<hr/>	
Sales Agent/Associate's Name	License No.

doug.pack@colliers.com	+1 713 835 0041
<hr/>	
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date