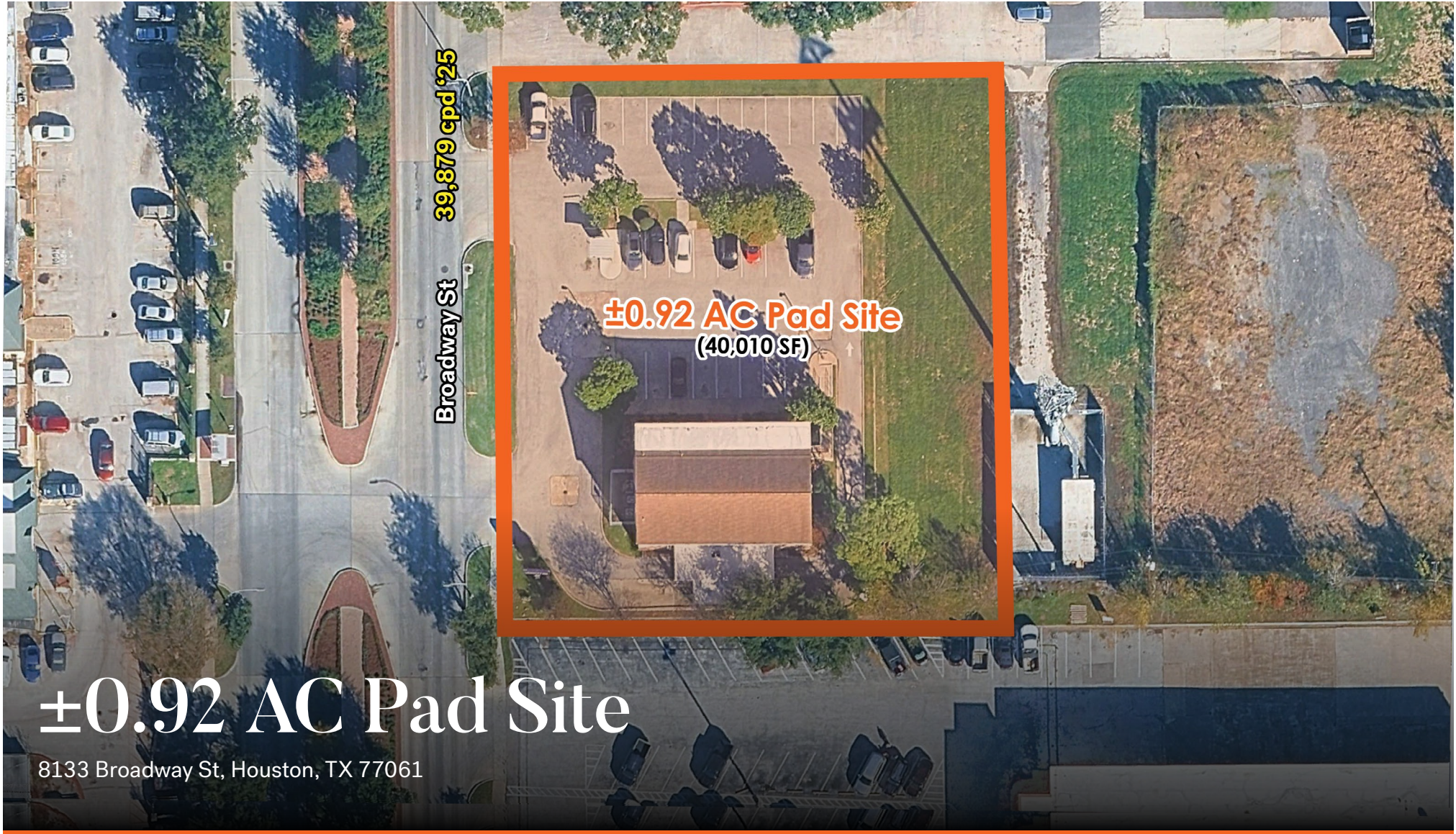




±0.92 AC PAD SITE FOR GROUND LEASE ON BROADWAY ST NEAR HOBBY AIRPORT



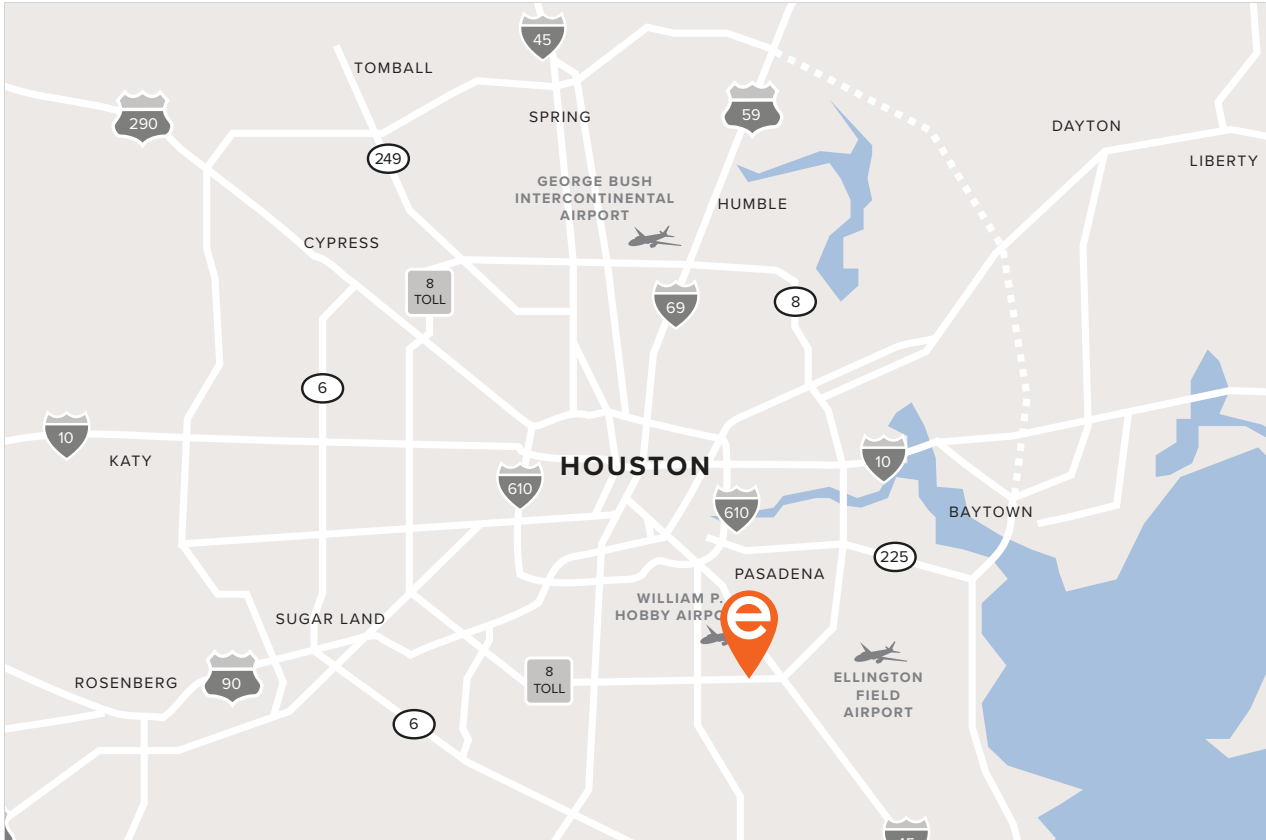
±0.92 AC Pad Site

8133 Broadway St, Houston, TX 77061

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Edge Realty Partners
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713.900.3000 | edge-re.com



LOCATION

**8133 Broadway St
Houston, TX 77061**



SIZE

±0.92 AC Pad Site (±40,010 SF)
210' Wide X 190' Deep
5,760 SF Existing Building



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

39,879 CPD **18,594 CPD**
Broadway St Bellfort Ave



PROPERTY INFORMATION

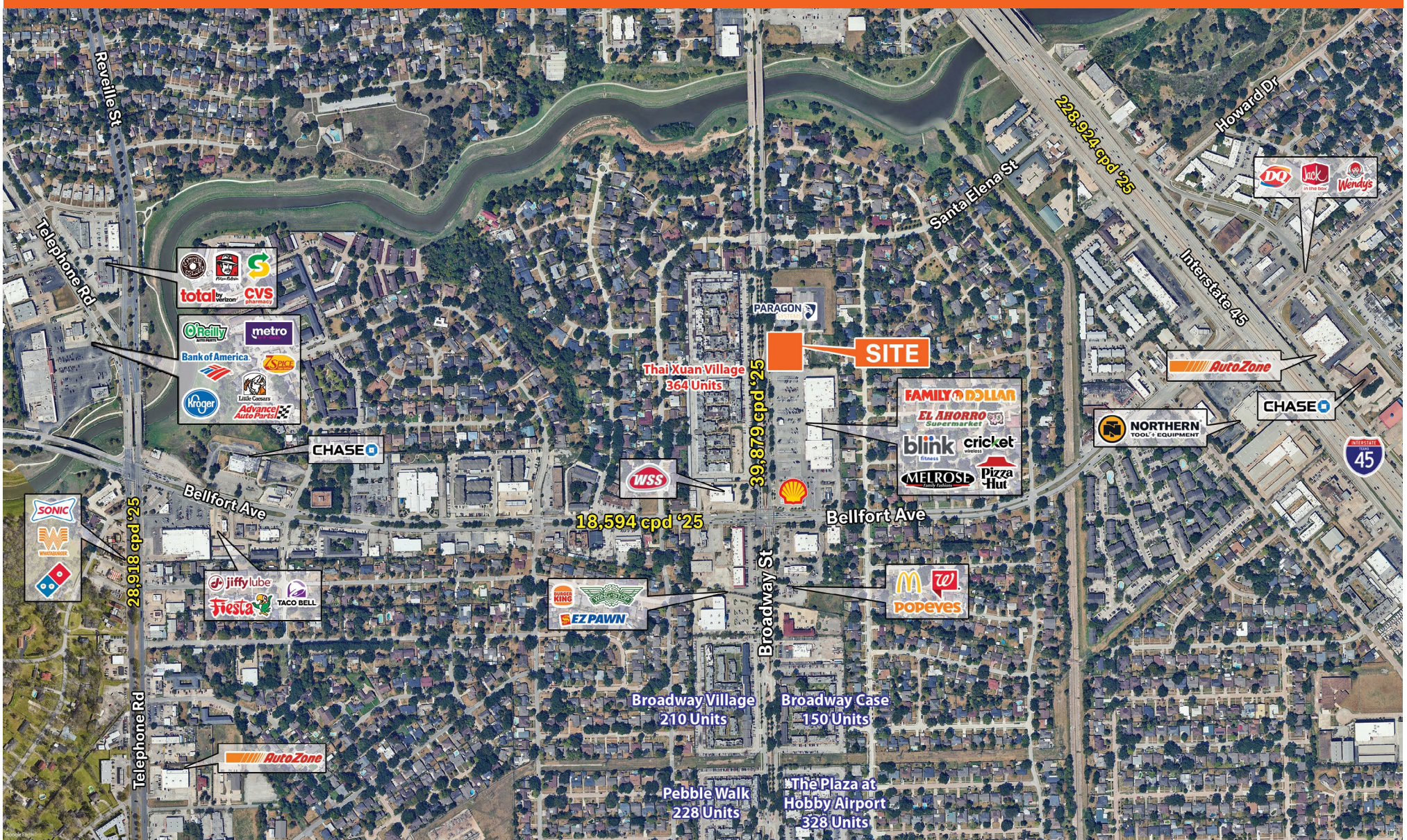
- ±0.92 AC Pad Site for Ground Lease
- ±5,760 SF Existing Building (2nd Gen Bank)
- 2 Access Points of Entry
- High Traffic Area From Hobby Airport - 5.8M Annual Visits
*Placer.ai
- Over 39,879 Cars Per Day on Broadway St
- 1.1 Miles From Hobby Airport Exit
- Current Building on Site (5,760 SF)

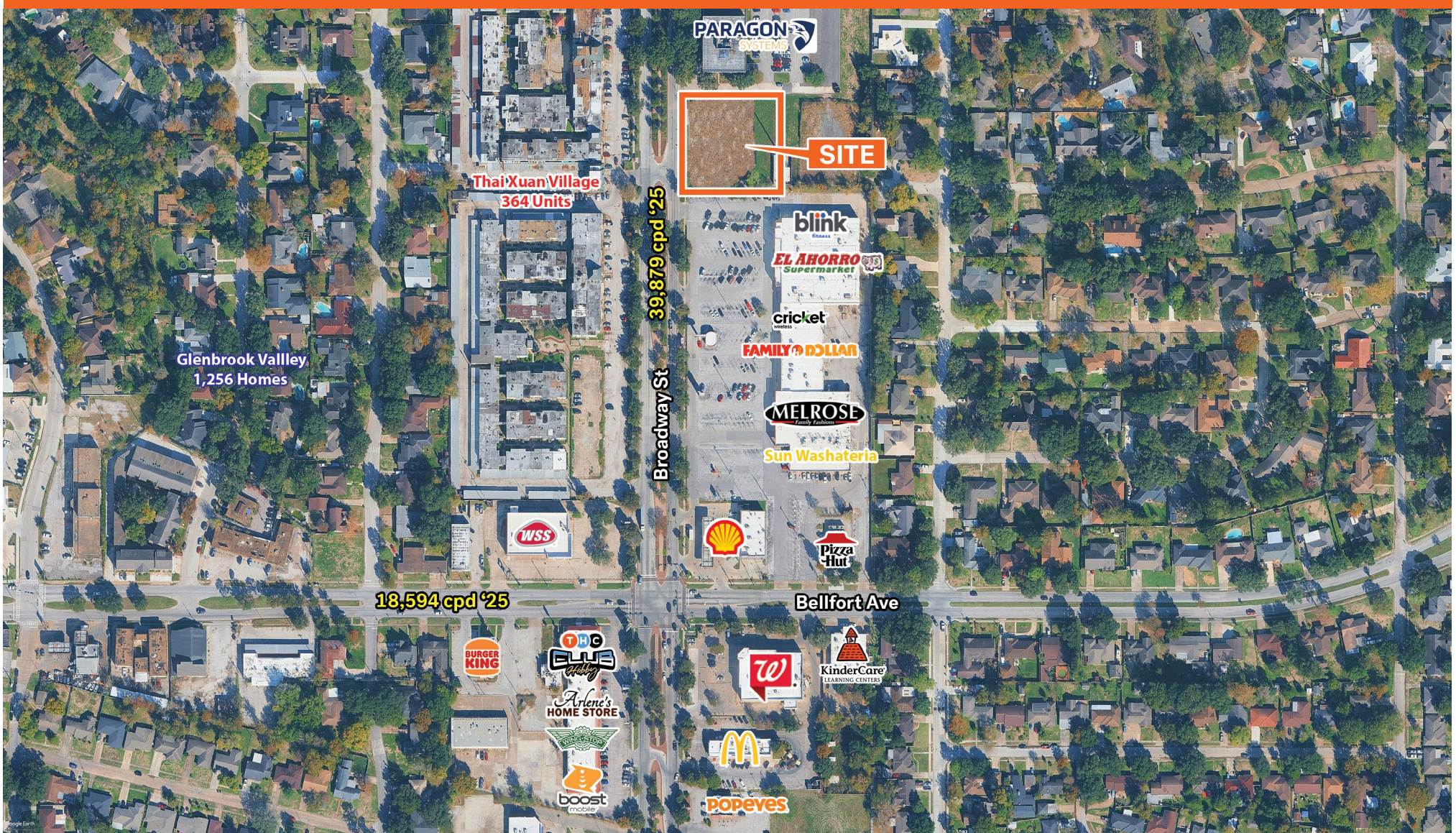
2024 DEMOGRAPHIC SNAPSHOT

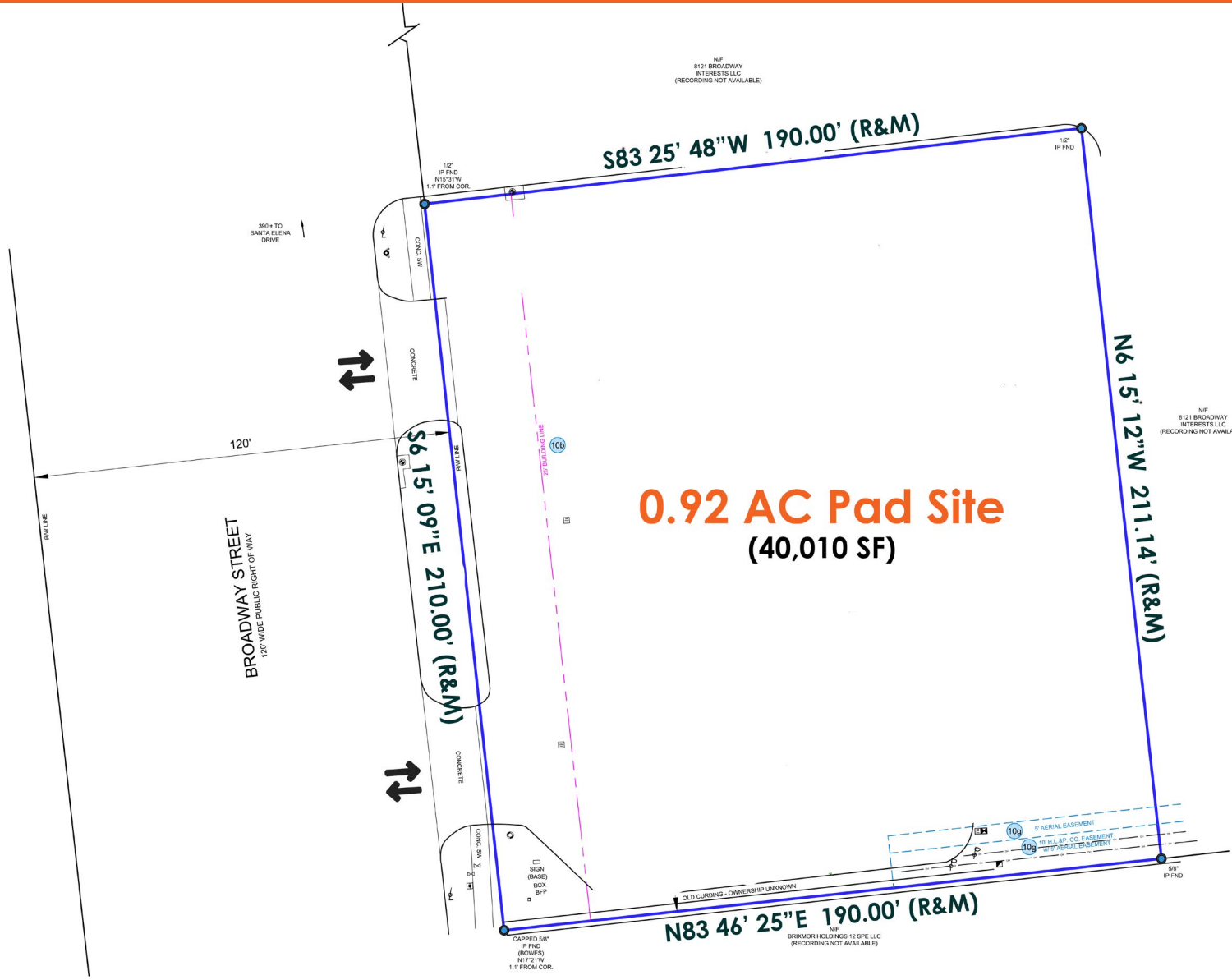
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	23,308	116,282	321,990
DAYTIME POPULATION	21,203	125,365	303,065
AVG HH INCOME	\$59,777	\$61,781	\$62,841

AREA RETAILERS

Blink Fitness Hobby, El Ahorro Supermarket, Family Dollar, Melrose Family Fashions, WWS, Walgreens, Cricket Wireless, EZ Pawn, Pizza Hut, Wingstop, McDonald's, Burger King, Popeyes







LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS MANHOLE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SIGN	GAS METER
ELECTRIC VAULT	TOWER	HANDICAPPED PARKING
TRANSFORMER	MONITORING WELL	MITERED END SECTION
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK
TELEPHONE MANHOLE	WATER VALVE	(R) RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
CABLE BOX	SIAMSESE FIRE HYDRANT	(C) CALCULATED
STORM DRAIN MANHOLE	WATER MANHOLE	VOL VOLUME
STORM DRAIN INLET	BACKFLOW PREVENTER	PG PAGE
STORM DRAIN INLET	WATER METER	O.R. OFFICIAL RECORDS
STORM PIPE	WELL HEAD	P.B. PLAT BOOK
GREASE TRAP	POINT OF ACCESS	CMP CORRUGATED METAL PIPE
5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED	CONCRETE HATCH	
OH OVERHEAD WIRES	EXISTING STRUCTURE	
E ELECTRIC LINE	SURVEYED PROPERTY	
GAS GAS	SETBACK LINE	
W WATER LINE	EASEMENT LINE	
SD STORM DRAIN LINE	RAILROAD TRACKS	
S SEWER LINE	FENCE LINE	

0.92 AC Pad Site
(40,010 SF)



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809