



217 E LITTLE YORK RD | 217 E LITTLE YORK RD #4, HOUSTON, TX 77076

Features

- Former car wash for sale
- Freestanding building at E Little York Rd & Northline Dr
- Signalized corner in a mixed-use/automotive corridor
- Strong traffic counts: 24,344 VPD (E Little York / 6,636 VPD (Northline)
- Dense surrounding population with strong daytime activity.

.59 AC FOR SALE

TOTAL SF: 25,700

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
E Little York Rd	24,344 VPD	Population		17,811	121,332	346,603
Northline Dr	6,636 VPD	Households		5,855	40,020	121,156
		Average HH Income		\$56,671	\$67,974	\$97,915
		Daytime Population		16,284	112,534	342,281

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Weitzman

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Travis Kyle Knight

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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