



CARLOS GARCIA REALTY

Commercial Division

"Serving Greater Houston Since 1972"
www.cgrhomes.com

**11,190 SF Retail
on 92,170 SF Land**

For Sale

**Corner Lawndale @ Wayside Dr.
2.115 Acres**



Sales Price: \$3,250,000. 92,170 Sf (2.1159 Acres) \$35.26/SF/Land

- **Corner of Lawndale and Wayside Drive**
- **Adjacent to the newly renovated Gus Wortham Golf Course, Villa De Matel Convent, Country Club Addition and Idylwood Addition.**
- **Excellent site for retail development.**
- **Current improvements are an 11,190 SF Four Space Retail/Office Center 8,360 SF Cafeteria, 1,430 SF Clinic, 700 SF Pharmacy & 700 SF Office**

FOR INFORMATION

Bill Garcia / Broker, Owner

Cell (281) 235-9904

E-mail: bill.garcia@cgr-commercial.com

5731 Gulf Freeway
Houston, Texas 77023
Office: (713) 924-9100
Direct Fax: (713) 924-9191

The information contained herein is obtained from sources believed to be reliable. However, Carlos Garcia Realty makes no guarantee, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions and is subject to prior sale, lease or withdrawal without notice.



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6525 Lawndale @ Wayside

Rent Roll

<u>Address</u>	<u>Tenant</u>	<u>SF</u>	<u>Lease Amt.</u>	<u>Expiration</u>
1.) Cafeteria				
6525 Lawndale	A.G. Karagiannis	8,360 SF	\$5,000.00 Gross	Mon. to Mon.
2.) Medical Clinic				
6515 Lawndale	B. D. Scaglia	1,430 SF	\$2,940.00 Gross	Mon. to Mon.
3.) Pharmacy				
6519 Lawndale	J.T. Lee	700 SF	\$1,200.00 Gross	01/01/26
4.) Office				
6521 Lawndale	Owner	700 SF	\$1,200.00 Gross	01/01/26

Total \$10,340 X 12 = \$124,080.00

Expenses: Property Tax – \$39,980.00

Insurance - \$17,485.00

Maintenance- \$ 8,700.00 Total Expenses: \$ 66,165.00

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Carlos Garcia Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0521653 License No.	info@cgrhomes.com Email	(713)928-5211 Phone
Bill Garcia Designated Broker of Firm	174458 License No.	bill.garcia@cgr-commercial.com Email	(281)235-9904 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bill Garcia Sales Agent/Associate's Name	174458 License No.	bill.garcia@cgr-commercial.com Email	(281)235-9904 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501