

FOR SALE OR LEASE

9418 NORTH FWY, HOUSTON, TX 77037
±3,500 SF BUILDING ON ±1.36 AC

SALE PRICE \$750,000

LEASE RATE \$5,500/Month



ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913



PROPERTY HIGHLIGHTS



Location

9418 North Fwy
Houston, TX 77037



Asking Price

For Sale: \$750,000
For Lease: \$5,500/Month



Size

±3,500 SF Building on
±1.36 Acres

Contact Us

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- ±3,500 SF wood-framed building with flexible office for light industrial use

- 3 roll-up doors with clear heights ranging from 10-12 ft

- ±1.36 AC fully fenced & gated laydown yard stabilized with crushed concrete – perfect for Industrial Outside Storage (IOS)

- Single-phase power suitable for light industrial, service, or contractor operations

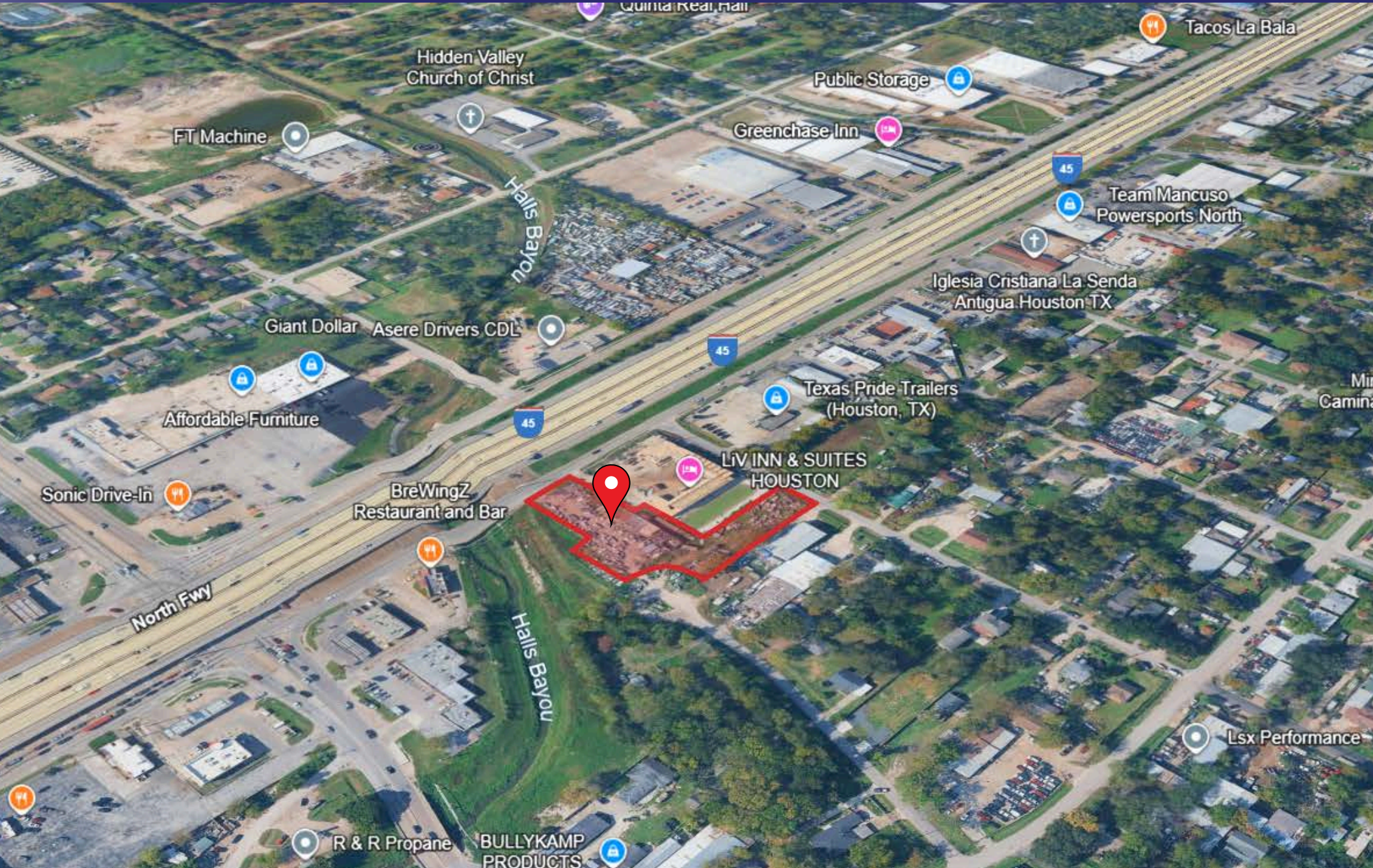
- Approximately 100.5 ft of direct frontage on the I-45 frontage road

- 16,899 AADT (2024, TxDOT) along the I-45 frontage road provides strong visibility and traffic exposure

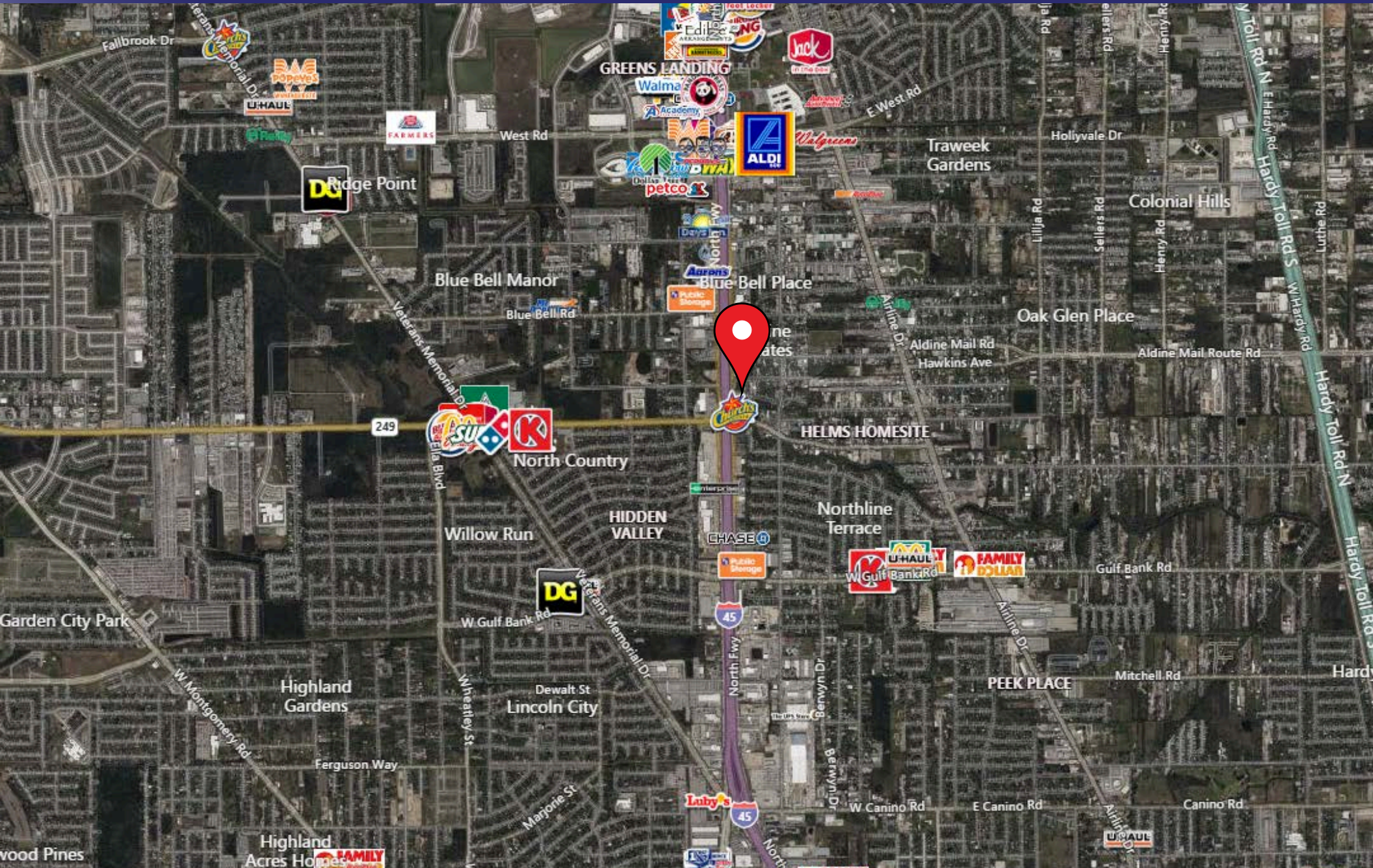
- Ample yard space for equipment storage, trucks, or fleet operations

- Easy access to I-45, Beltway 8, and FM 1960 for regional connectivity

MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

9418 North Fwy, Houston, Texas, 77037
Ring of 5 miles

INCOME

\$49,836
Median Household Income

\$22,912
Per Capita Income

\$48,720
Median Net Worth

KEY FACTS

315,947
Population

103,808
Households

32.8
Median Age

\$42,770
Median Disposable Income

EDUCATION

31.8%
No High School Diploma

32.1%
High School Graduate

22.2%
Some College/ Associate's Degree

13.9%
Bachelor's/Grad / Prof Degree

315,947
2023 Total Population (Esri)

EMPLOYMENT

41.2%
White Collar

41.2%
Blue Collar

21.3%
Services

4.4%
Unemployment Rate

HOUSEHOLD INCOME

Income Bracket	Household Count (Approx.)
0-14999	14,000
15000-24999	12,000
25000-34999	11,000
35000-49999	15,000
50000-74999	18,000
75000-99999	13,000
100000-149999	12,000
150000-199999	6,000
200000+	5,000

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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