



9,000-18,000 SF INDUSTRIAL SPACE FOR LEASE

JUAN C. SANCHEZ



Managing Principal



281.407.0601, ext 1



Juan@SenderoGroup.net

8313 Braniff Street
Houston, TX 77061



SENDERO
REAL ESTATE



PROPERTY DESCRIPTION

This 18,000 SF warehouse is located in a multi-tenant business park that can be divided into a 9,000 SF space, with two restrooms, 520 SF of office space, and two 16'Wx 12'H grade level doors and 8 parking spaces, including 4 spaces in front of the bay doors. Located along Braniff St, only 2.5 miles to both I-45 and Beltway 8, with easy Hobby Airport access only 3 miles away. Call for more information and to schedule a showing.

KEY INFORMATION

LOCATION	BRANIFF ST, WEST OF I-45, NORTH OF TIDWELL RD
AVAILABLE UNIT(S)	9,000 & 18,000 SF
PRICE	CALL FOR PRICING
LEASE TYPE	GROSS
TERM	3-5 YEARS
PARKING	4-8 (4 bay door spaces)

AVAILABLE SPACES

UNIT A: AVAILABLE

UNIT SIZE: 4,500 SF
 OFFICE SIZE: 520SF
 WAREHOUSE SIZE: 9,000 SF
 TWO 16X12' BAY DOORS

OR

UNIT B: AVAILABLE

UNIT SIZE: 18,000 SF
 OFFICE SIZE: 520 SF
 WAREHOUSE SIZE: 18,000 SF
 TWO 16X12' BAY DOORS
 TWO RESTROOMS

DEMOGRAPHIC SUMMARY

8313 Braniff St, Houston, Texas, 77061

Drive time of 20 minutes

KEY FACTS

838,314

Population

34.6

Median Age



303,988

Households

\$56,523

Median Disposable Income

EDUCATION

19.0%

No High School Diploma



28.1%

High School Graduate



26.0%

Some College/ Associate Degree



27.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$67,004

Median Household Income



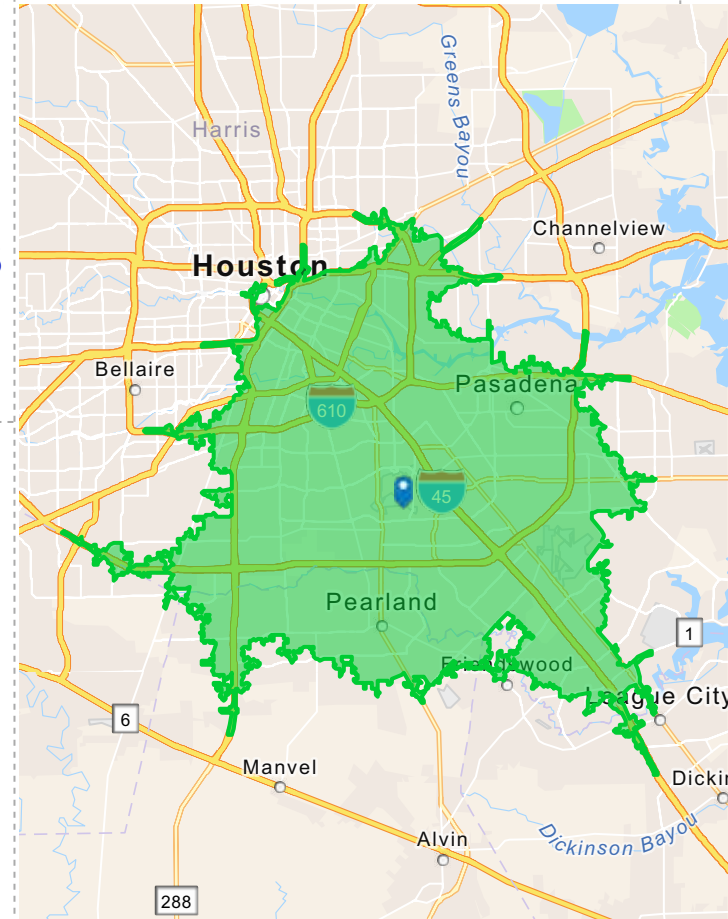
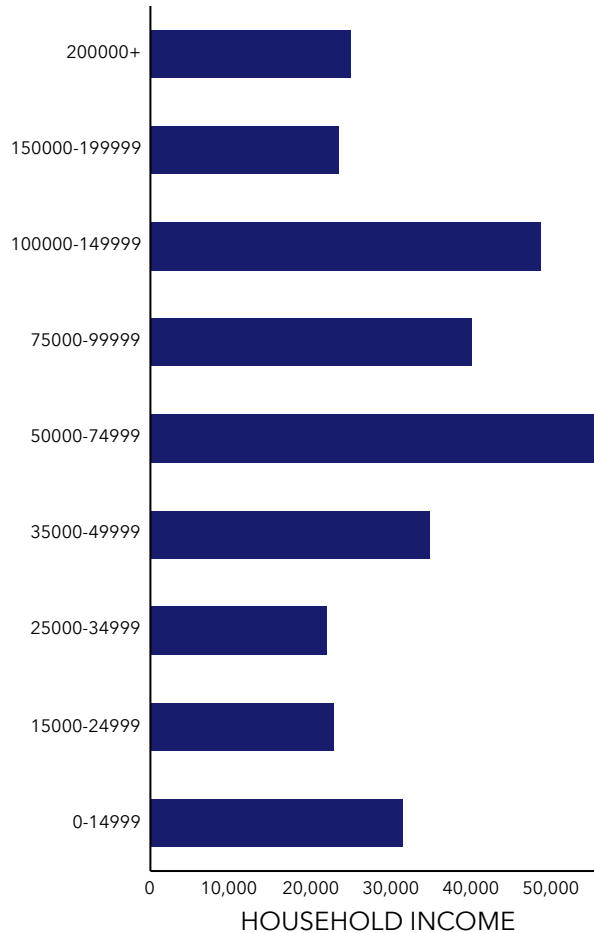
\$33,492

Per Capita Income



\$104,128

Median Net Worth



EMPLOYMENT

55.9%

White Collar

29.6%

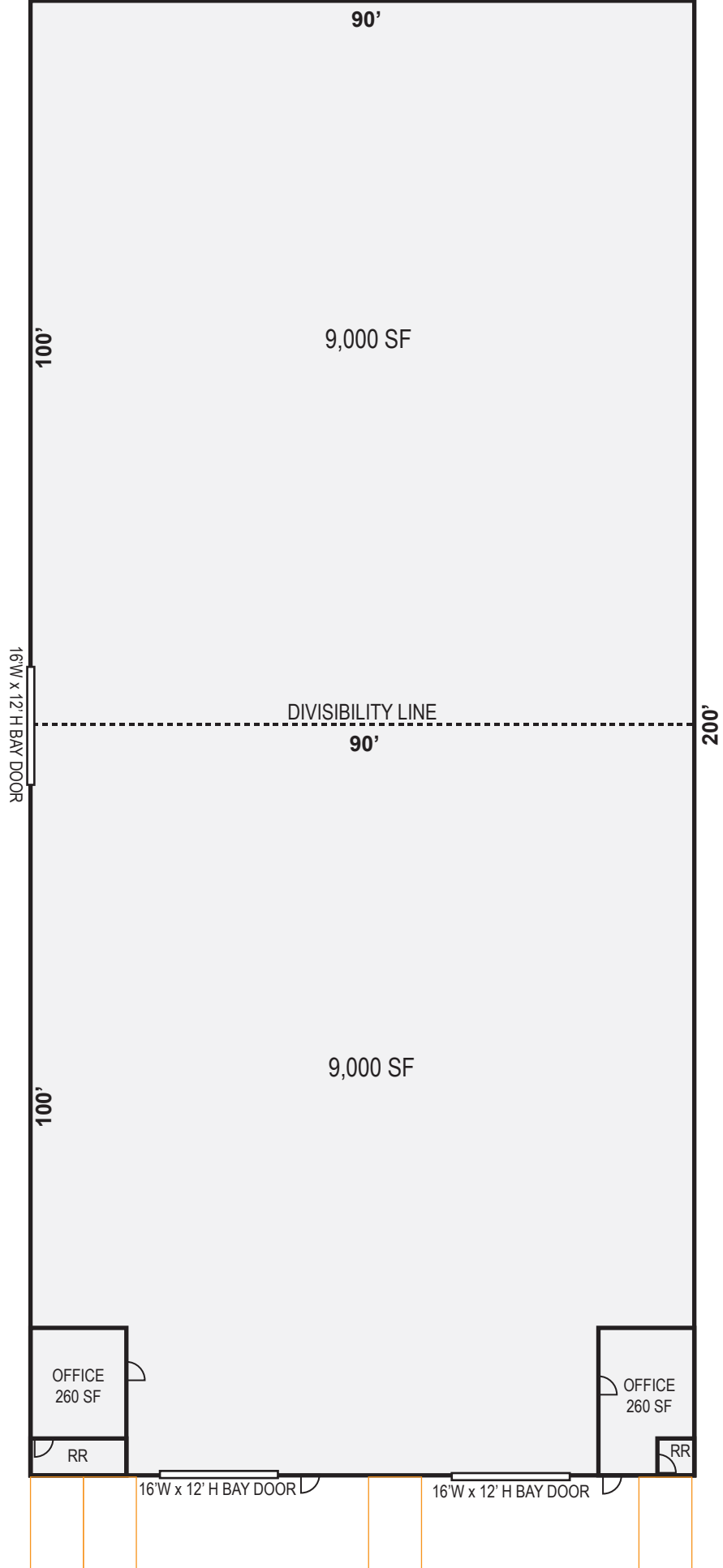
Blue Collar

17.7%

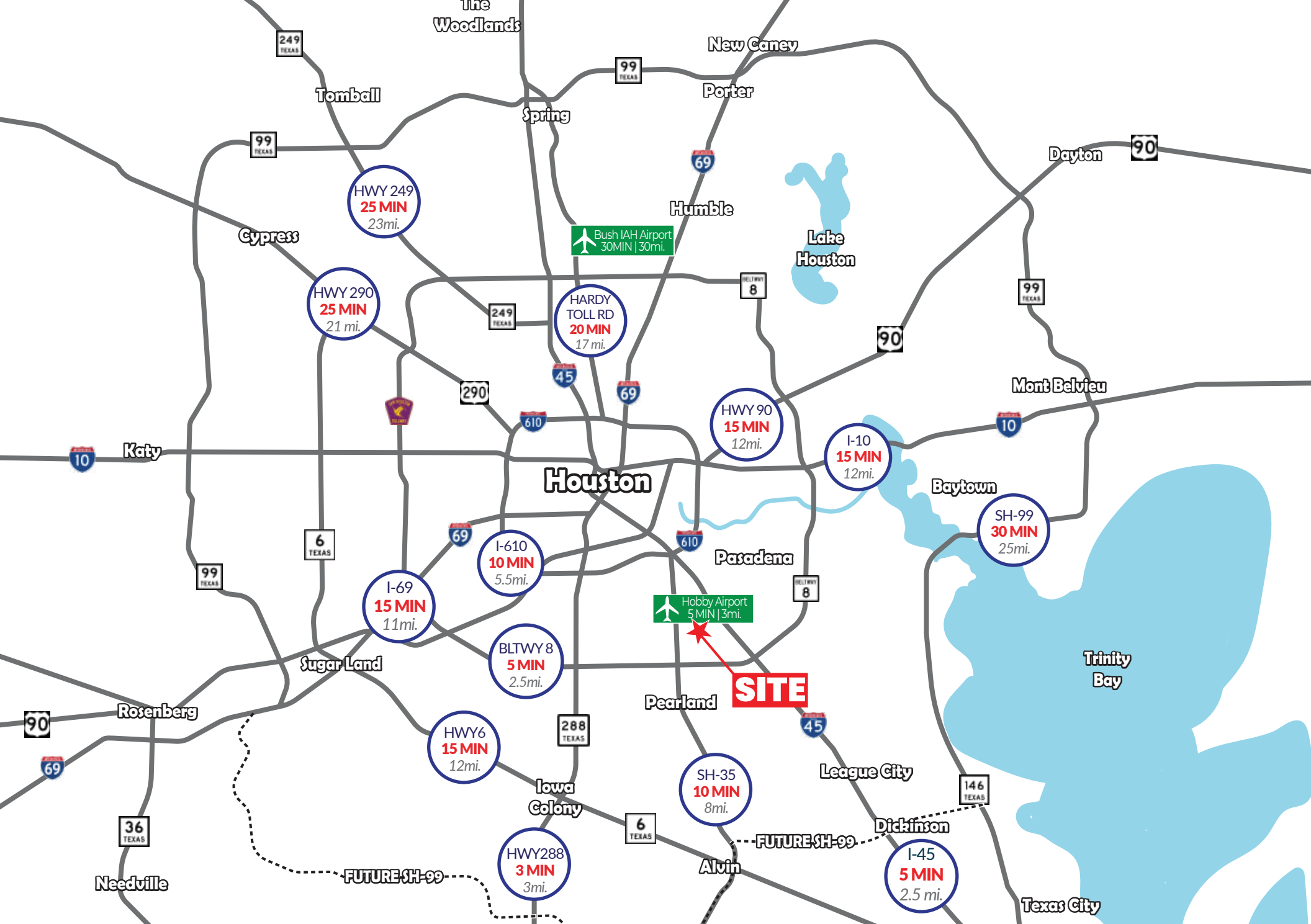
Services

6.1%

Unemployment Rate









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.

<u>SENDERO REAL ESTATE</u>	<u>9010551</u>	<u>INFO@SENDEROGROUP.NET</u>	<u>281-407-0601</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>JUAN C. SANCHEZ</u>	<u>520895</u>	<u>JUAN@SENDEROGROUP.NET</u>	<u>281-407-0601 ext 1</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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