



Avid

REAL ESTATE ADVISORS

www.avidrea.com

214.379.1040

**98 Unit
Warehouse/
Storage Facility
For Sale
9797 NRSF**

9438 Hammerly Blvd
Houston, TX 77080

CONTACT BROKER FOR MORE INFORMATION:

James Seidel

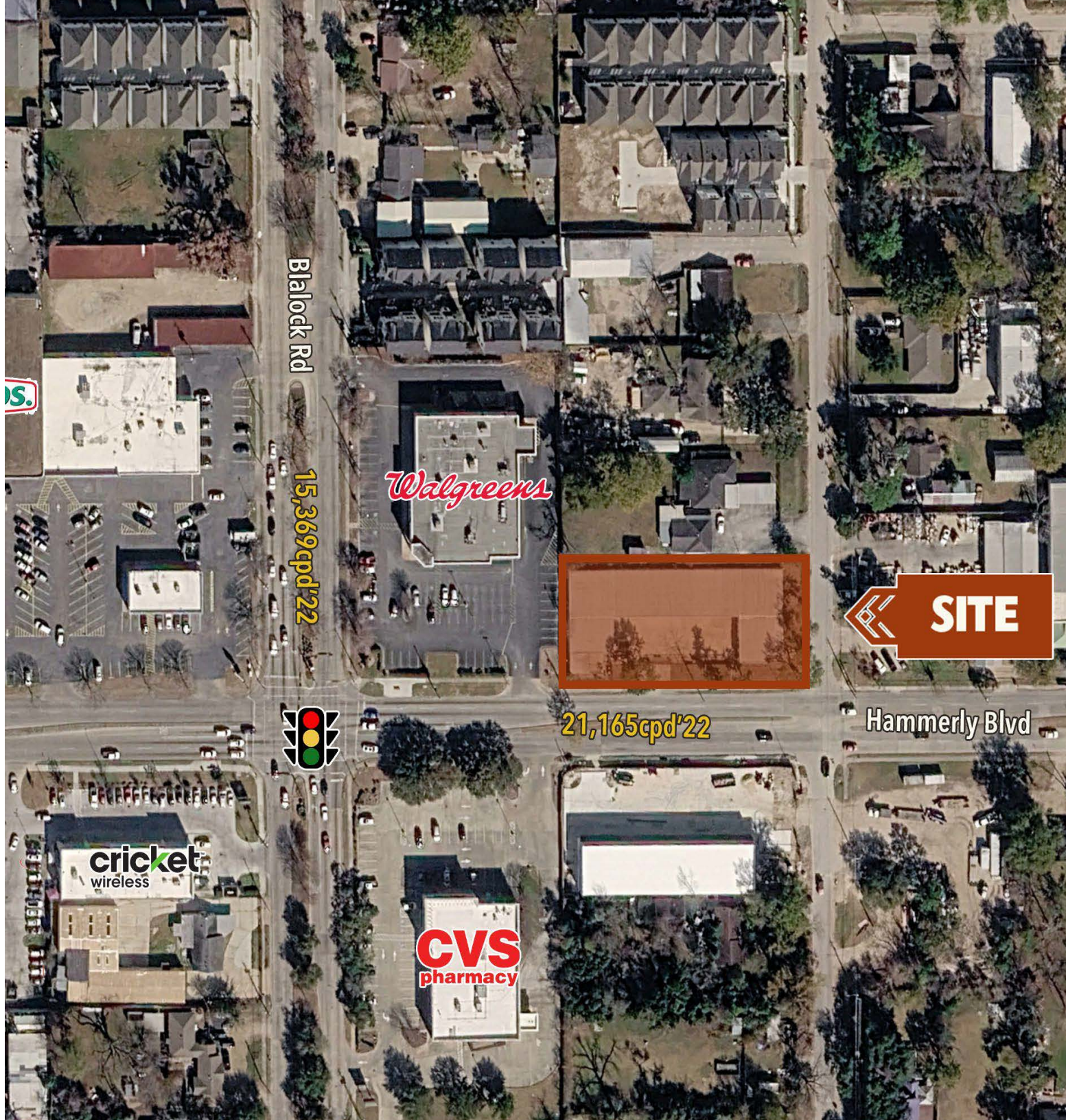
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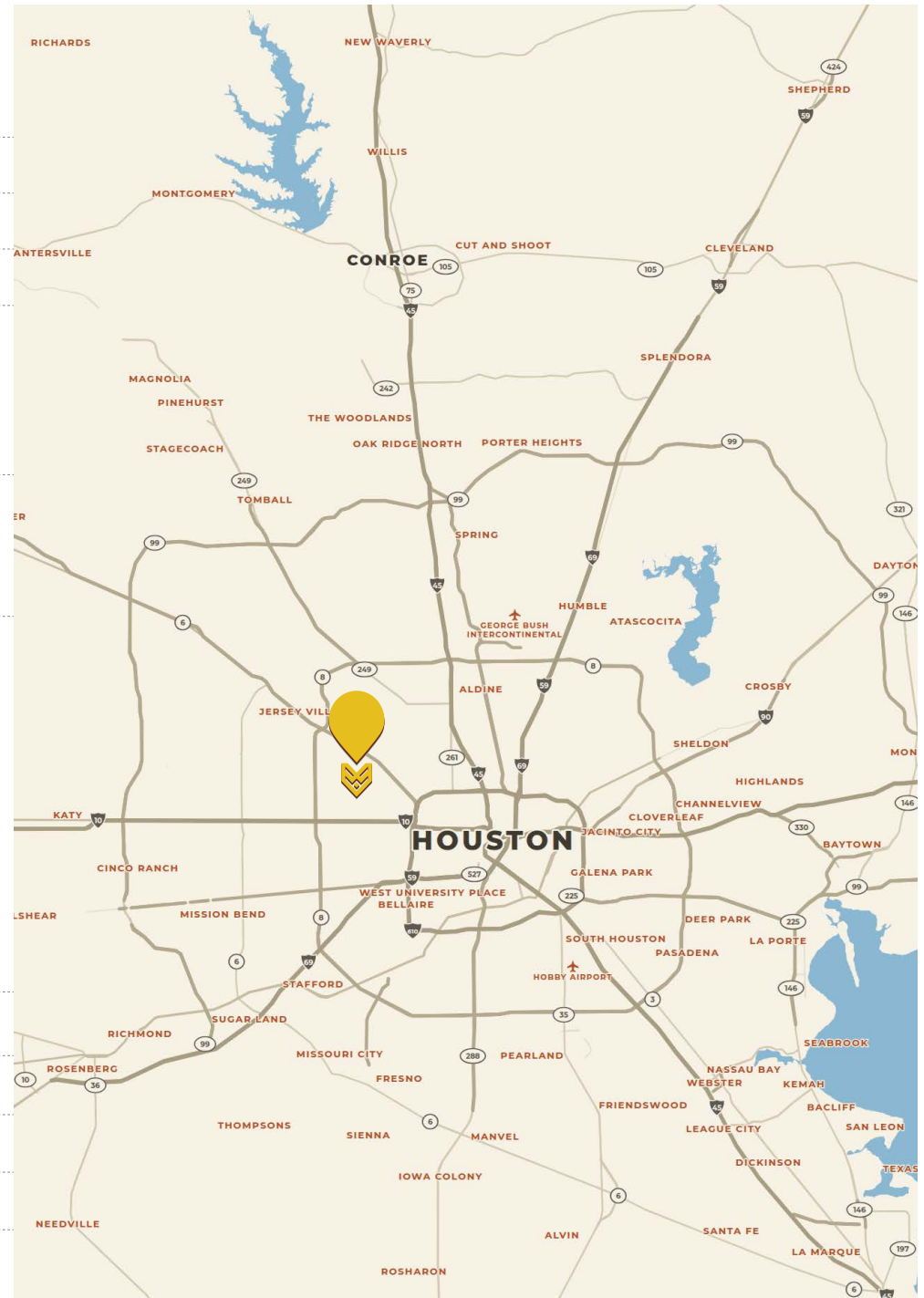


Property Details

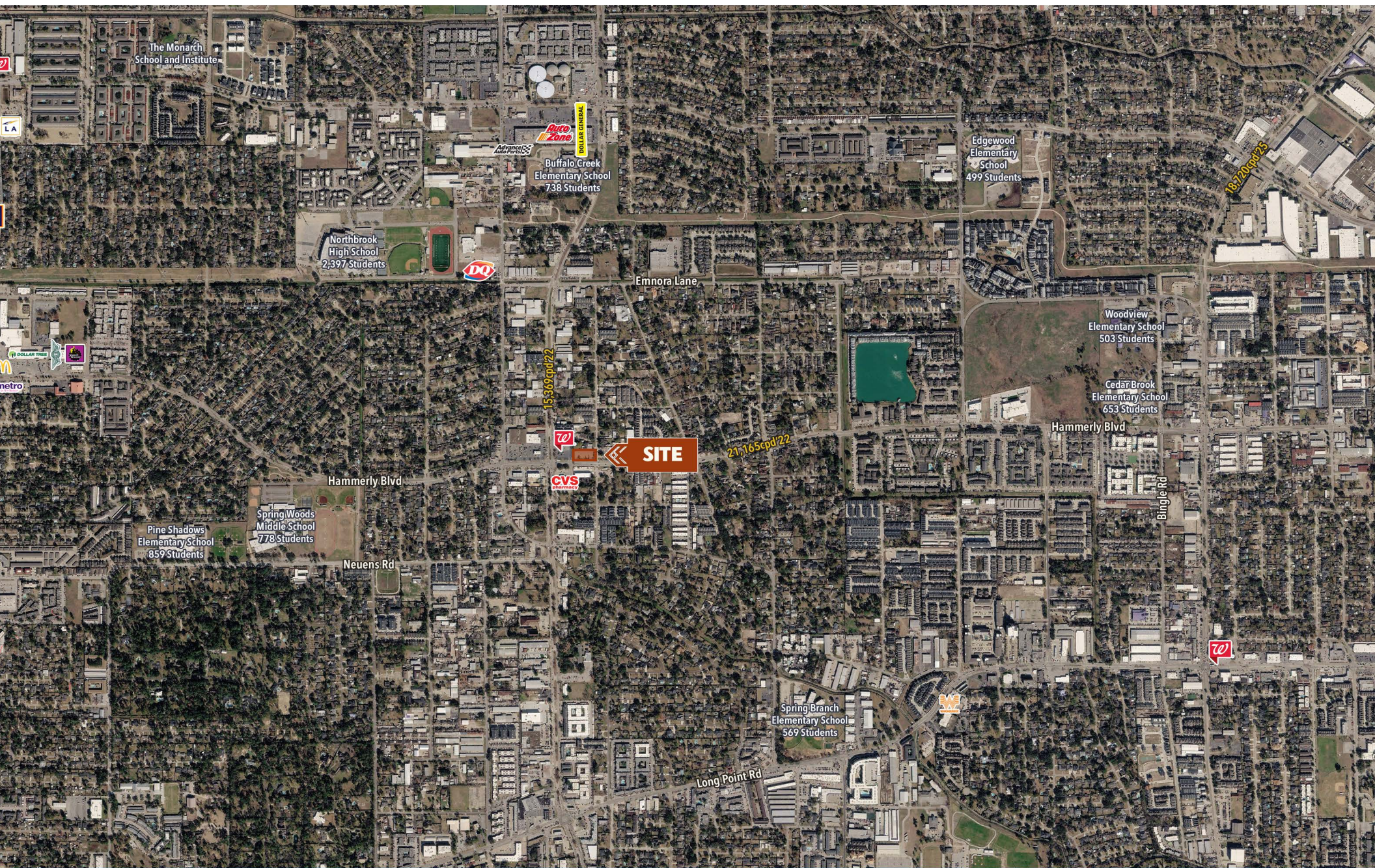
LOCATION	9438 Hammerly Blvd, Houston, TX 77080	
AVAILABLE	9,797 Leasable SF / 15,130 Gross SF	
PRICE	Please Call for Pricing	
ZONING	Industrial	
HIGHLIGHTS	» Climate Controlled » 82% occupied » 98 Units	
AREA RETAIL & TRAFFIC DRIVERS	Walgreens, CVS, Dairy Queen, Auto Zone, Dollar General, Planet Fitness, Wing Stop, Dollar Tree, McDonald's, Verizon, Circle K, Whataburger, HEB, KFC, ALDI, Domino's, Papa John's, Starbucks, LA Fitness, Bank of America, Pizza Hut	
TRAFFIC COUNTS	Hammerly Blvd 21,165 CPD 2022	Blalock Rd 15,369 CPD 2022

Demographics

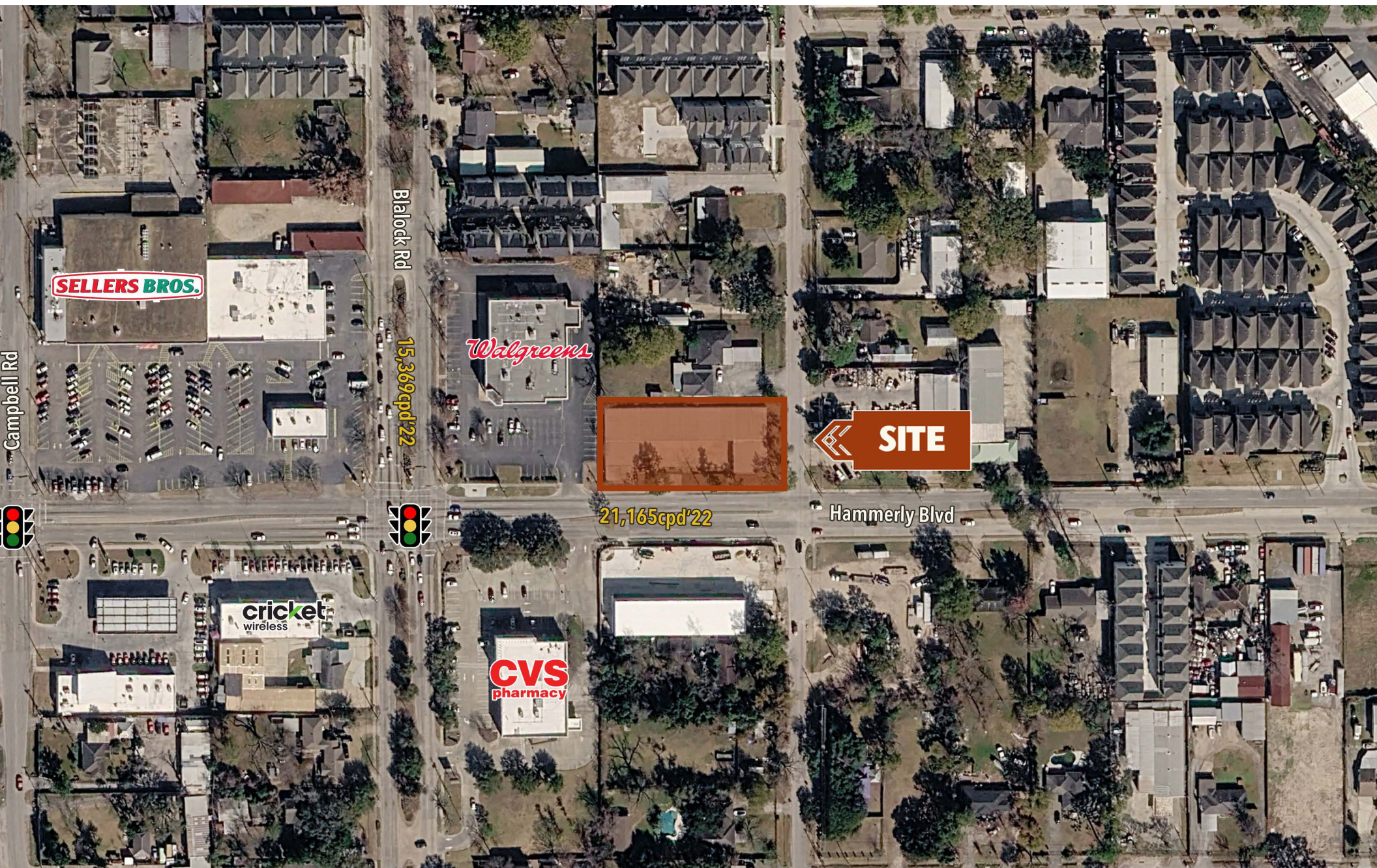
	1 Mile	3 Miles	5 Miles
POPULATION	24,924	143,134	335,610
EST. POP GROWTH 2026-2031	1.1%	0.2%	0.2%
MEDIAN AGE	32.1	34.8	36.2
NUMBER OF HOUSEHOLDS	8,733	52,947	135,852
AVG HOUSEHOLD INCOME	\$102,875	\$140,482	\$151,322
MED HOUSEHOLD INCOME	\$67,342	\$91,617	\$97,672



Wide Aerial



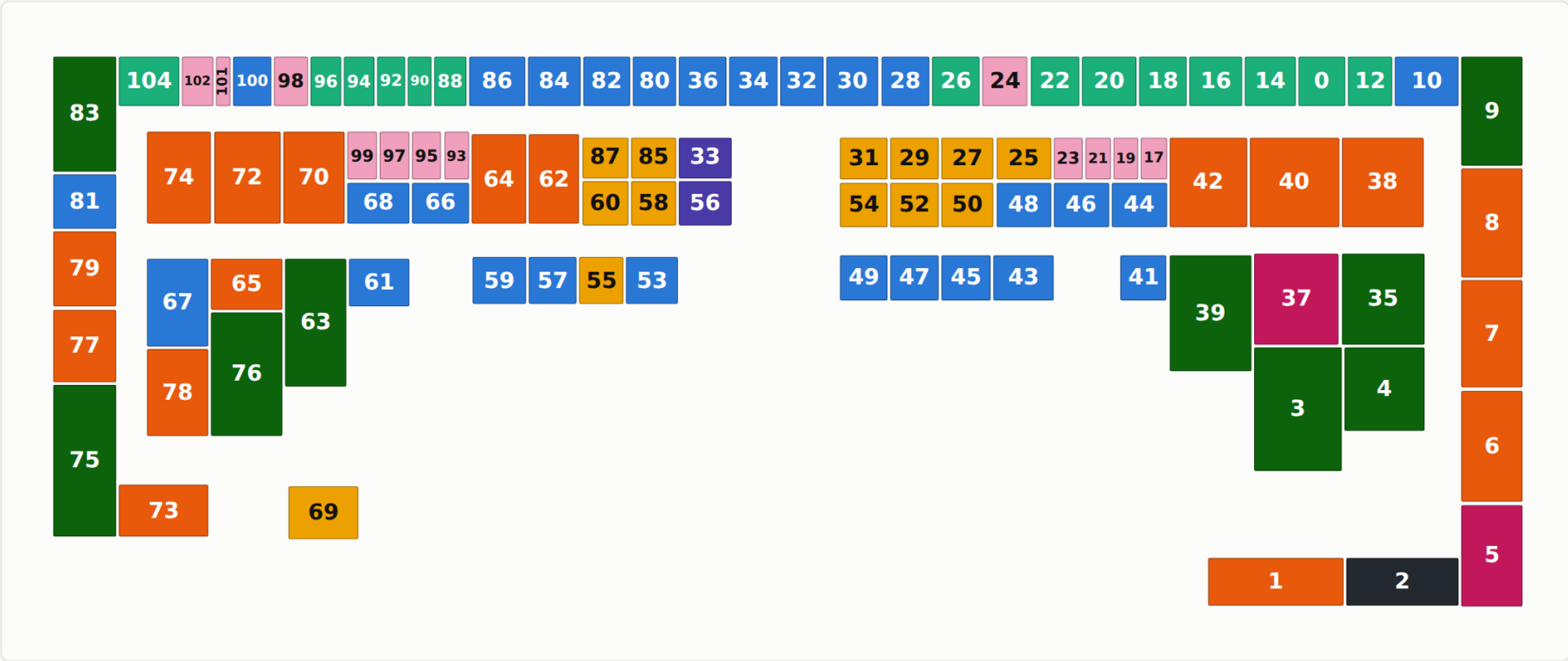
Zoom Aerial



Space Plan

Space Plan

Hammerly Mini Storage



Unit Matrix

Size	5' x 7.5'	5' x 5'	7.5' x 10'	7.5' x 5' x 10'	5' x 10'	10' x 10'	9' x 15'	10' x 15'	10' x 20'	10' x 25'
# Units	2	12	12	1	14	28	1	17	9	2

Total: **98 units** across 10 sizes.



Information About Brokerage Services

11-2-



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.

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
Information available at www.trec.texas.gov

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