



Each office independently owned and operated

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY

23309 Kuykendahl Rd. | Ste B

Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

FOR SALE | INDUSTRIAL PROPERTY

OFFICE/SHOP ON 21,000 SF FULLY FENCED

6009 MAPLE STREET, HOUSTON, TX 77074



PRESENTED BY:

**PATRICK J. BUCKHOFF,
CCIM**

Principal & Broker Associate

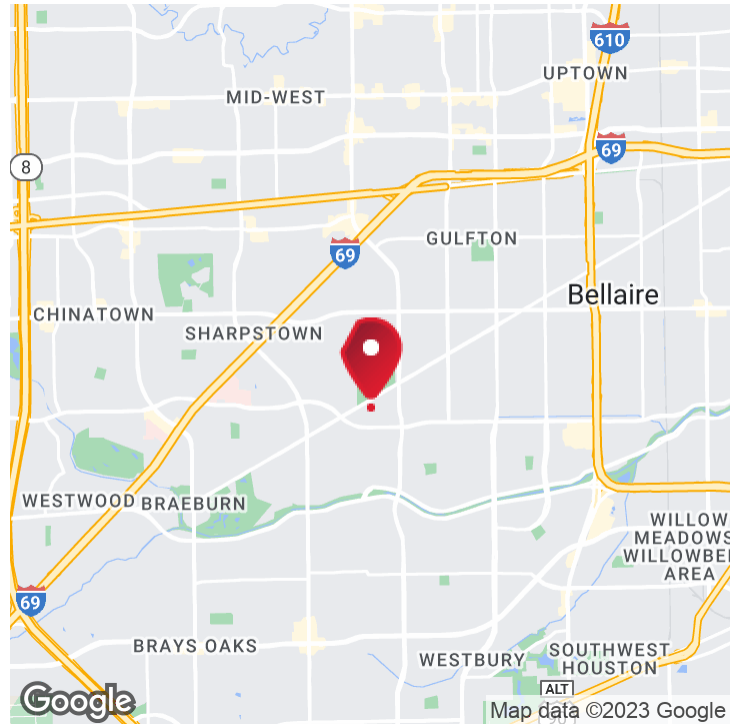
832.560.2100

patrick@commercialspacehouston.com

TX #587831

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OFFERING SUMMARY

Sale Price:	\$665,000
Building Size:	2,749 SF
Available SF:	
Lot Size:	0.5 Acres
Price / SF:	\$241.91

PROPERTY OVERVIEW

Ready to put money in your pocket and not your Landlords? Already own and want to expand? Look no further. This site, perfectly located to reach key areas where your customers are sits on 1/2 AC and is fully fenced with all utilities. There is an 1,874 SF improvement that can be used as a residence, office or both. Additionally, there is an 875 SF shop with Overhead cover front and rear to give you more room.

Shown by appointment only. Call today to schedule your private tour.

PROPERTY HIGHLIGHTS

- 21,000 SF site fully fenced
- 1,874 SF Office/residence
- 875 SF Shop
- KEY AREAS - to Sharpstown 6 minutes, Bellaire 7 minutes, Chinatown 11 minutes, West University 14 minutes
- TRAVEL TIMES - 6 minutes to I 69, 8 minutes to the 610 Loop and 11 minutes to Beltway 8



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ADDITIONAL PHOTOS

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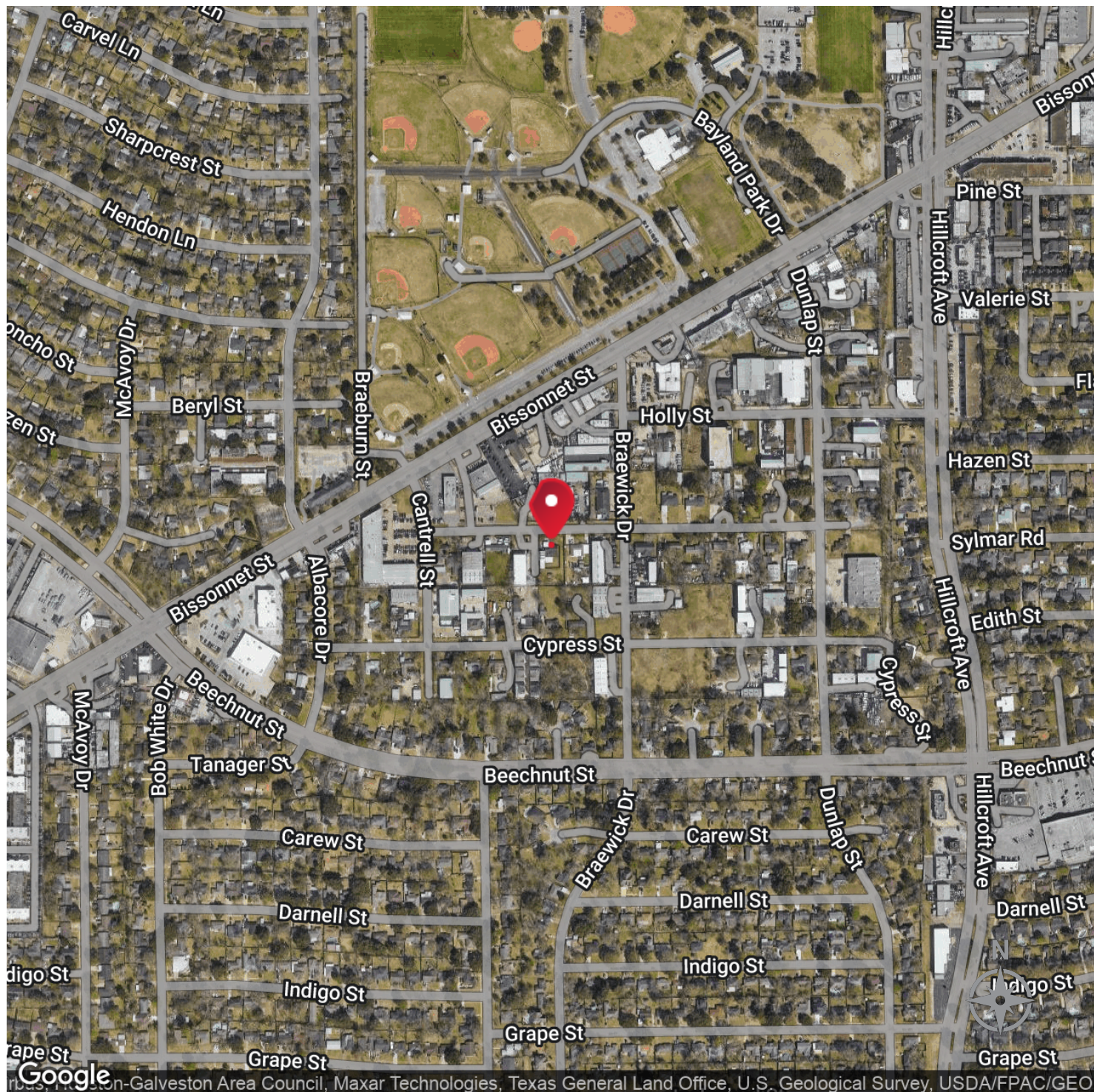
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LOCATION MAPS

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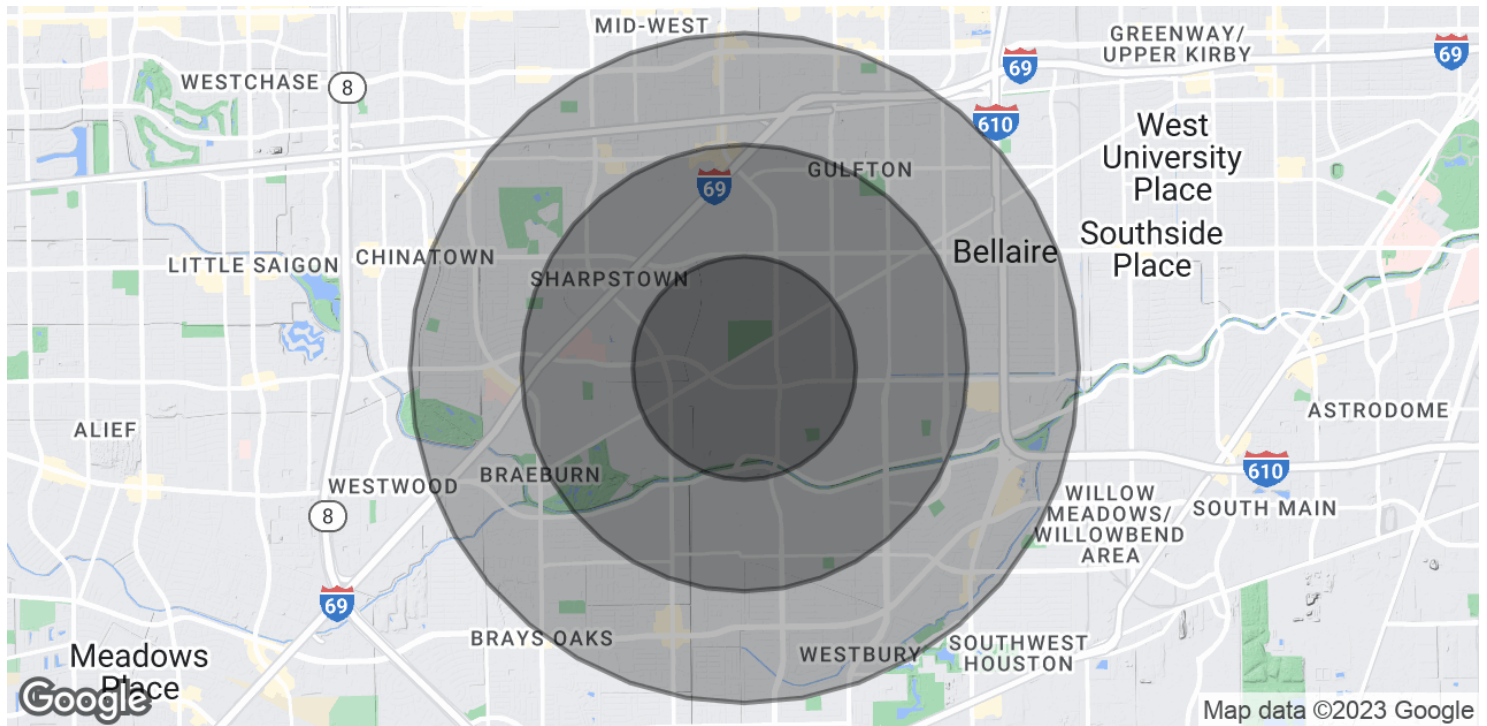
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POPULATION

1 MILE

2 MILES

3 MILES

Total Population	22,562	104,287	216,365
Average age	33.4	32.1	32.5
Average age (Male)	33.0	31.6	31.8
Average age (Female)	33.9	32.9	33.4

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total households	7,637	37,065	79,681
# of persons per HH	3.0	2.8	2.7
Average HH income	\$55,658	\$58,362	\$61,306
Average house value	\$274,165	\$271,500	\$270,979

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>RE/MAX Integrity</u>	<u>0208532</u>	<u>mecordova1@aol.com</u>	<u>(281)370-5100</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Esther Cordova</u>	<u>0208532</u>	<u>mecordova1@aol.com</u>	<u>(281)370-5100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Esther Cordova</u>	<u>0208532</u>	<u>mecordova1@aol.com</u>	<u>(281)370-5100</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Patrick Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(281)686-9445</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379

Patrick Buckhoff

Information available at www.trec.texas.gov

IABS 1-0 Date

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Gustavo Guido

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