

# INVESTMENT OPPORTUNITY

## FOR SALE - 7,225 SF BUILDING ON 17,472 SF LAND

3275 W Alabama Street  
Houston, Texas 77098



FOR MORE  
INFORMATION:

LILLY GOLDEN, CCIM  
713.664.3634  
lgolden@evergreentx.com

BLAIR GOLDEN  
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[www.evergreentx.com](http://www.evergreentx.com)  
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2429 Bissonnet St #302 | Houston, Texas 77005

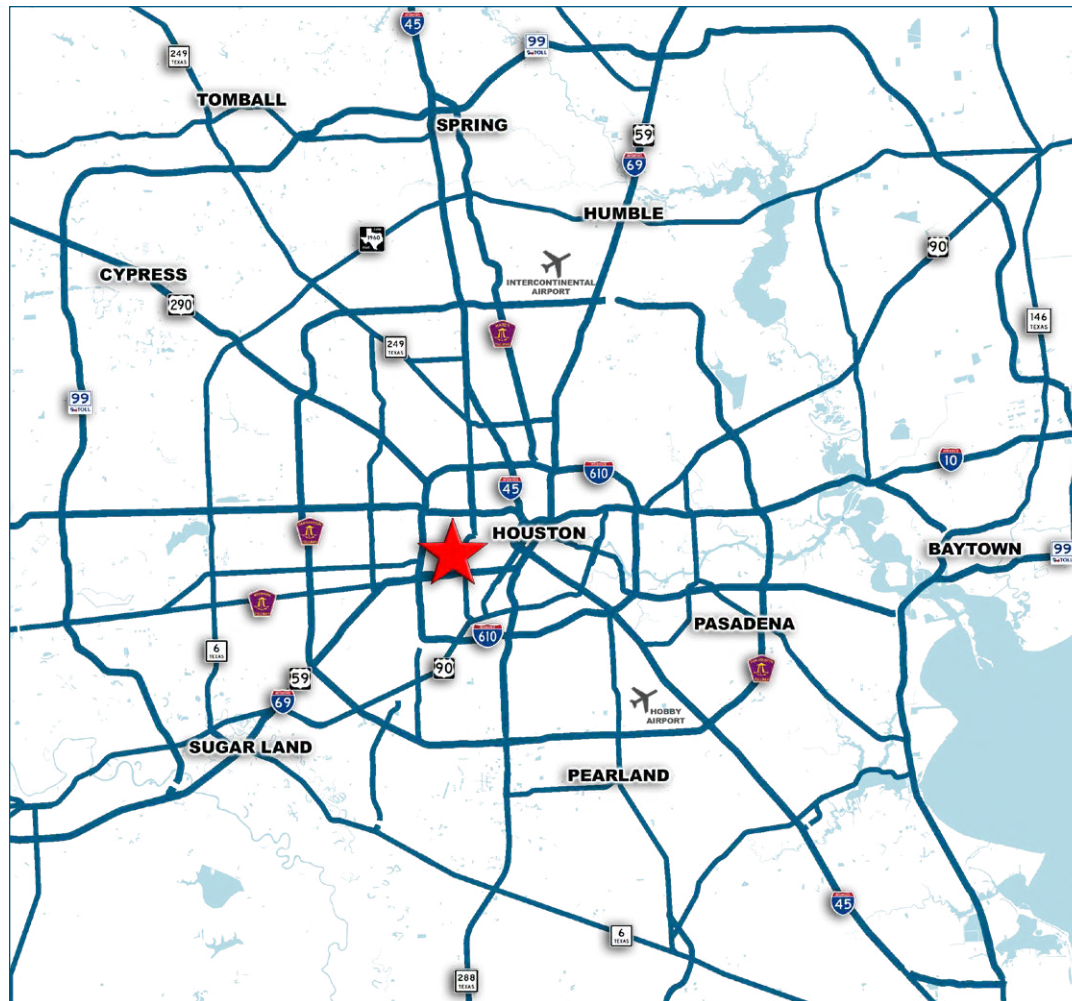
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# PROPERTY HIGHLIGHTS

FOR SALE - 7,225 SF BUILDING ON 17,472 SF LAND


3275 W ALABAMA STREET, HOUSTON, TEXAS 77098

- Freestanding building on a corner lot with adjacent parking field in Upper Kirby/River Oaks trade area.
- 7,225 SF single-story building on 17,472 SF land
- 20 parking spaces
- 80' frontage on West Alabama St
- Easy access to Hwy 59 and Loop 610
- Not in the floodplain
- **Sale Price: \$4,335,000**




## ASSET PROFILE


- Address:** 3275 W Alabama St  
Houston, TX 77098
- NRA:** 7,225 SF
- Land Area:** 17,472 SF
- Year Built:** 1958, remodeled in 2000
- Electrical:** 800 amp service
- Parking:** 20 parking spaces
- HVAC:** 4, 8 ton Trane units  
(installation: 3 in 2000, 1 in 2021)
- Roof:** New roof installed in 2014



**204,484**  
TOTAL POPULATION  
WITHIN 3 MILES



**418,950**  
DAYTIME POPULATION  
WITHIN 3 MILES



**\$160,351**  
AVERAGE HH INCOME  
WITHIN 3 MILES

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# ▶ PROPERTY GALLERY

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# ▶ OBLIQUE AERIAL

FOR SALE - 7,225 SF BUILDING ON 17,472 SF LAND

3275 W ALABAMA STREET, HOUSTON, TEXAS 77098



4 miles / 14 minutes to the Texas Medical Center

6 miles / 15 minutes to Downtown Houston

3 miles / 9 minutes to The Galleria

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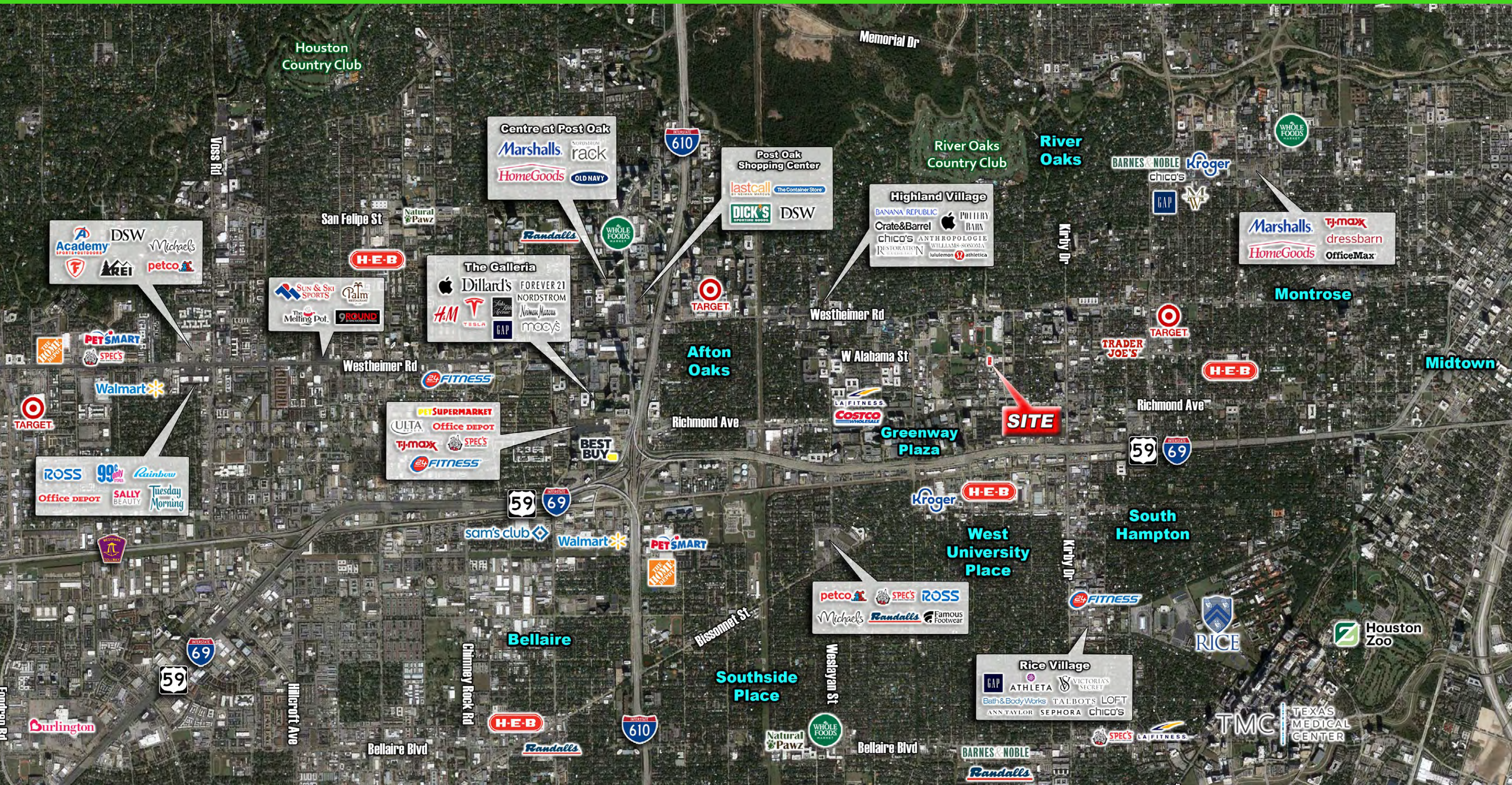
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# ▶ RETAIL AERIAL

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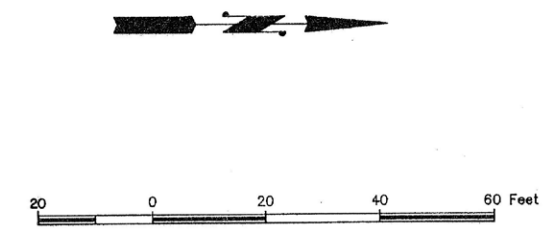
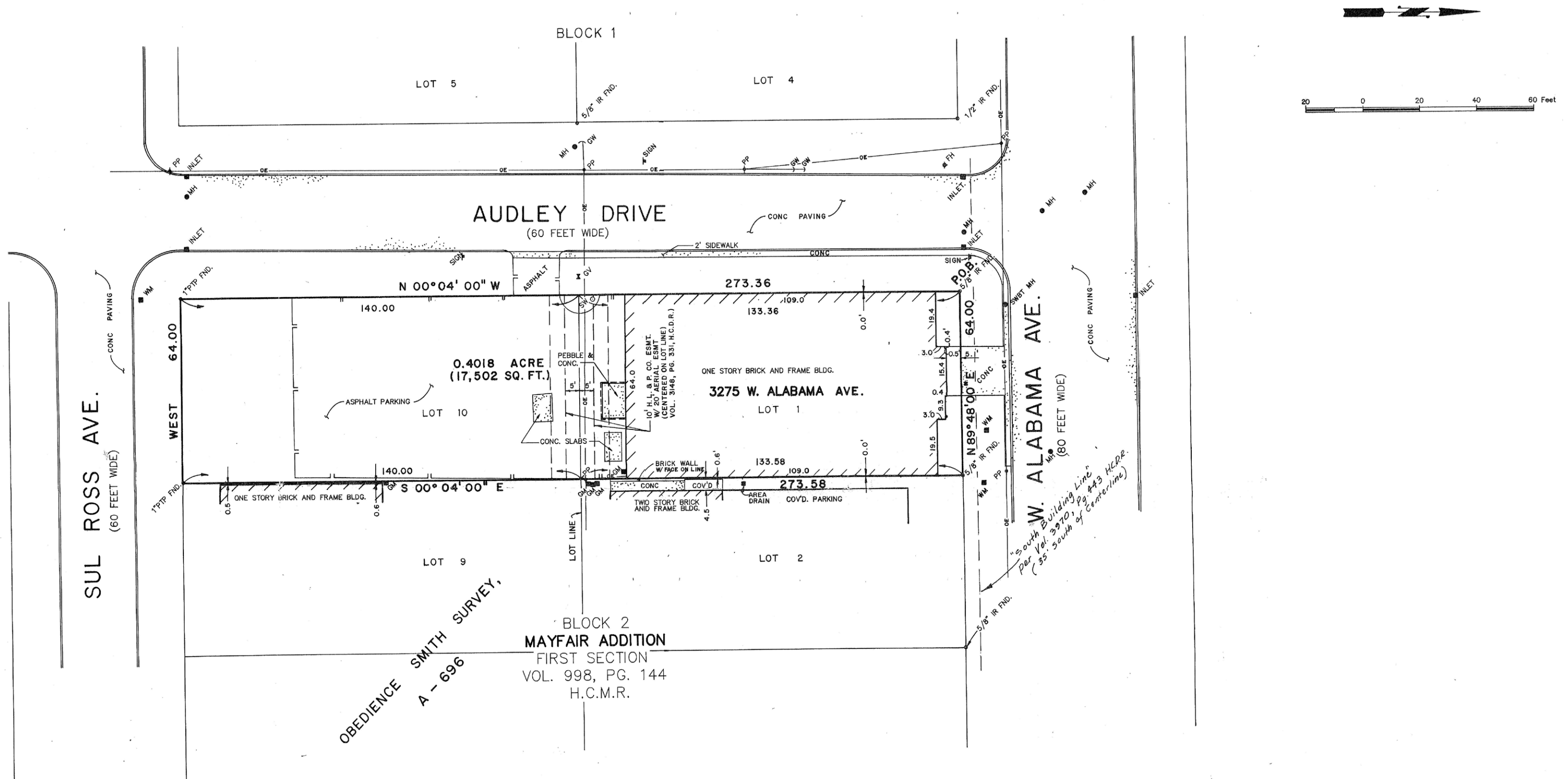
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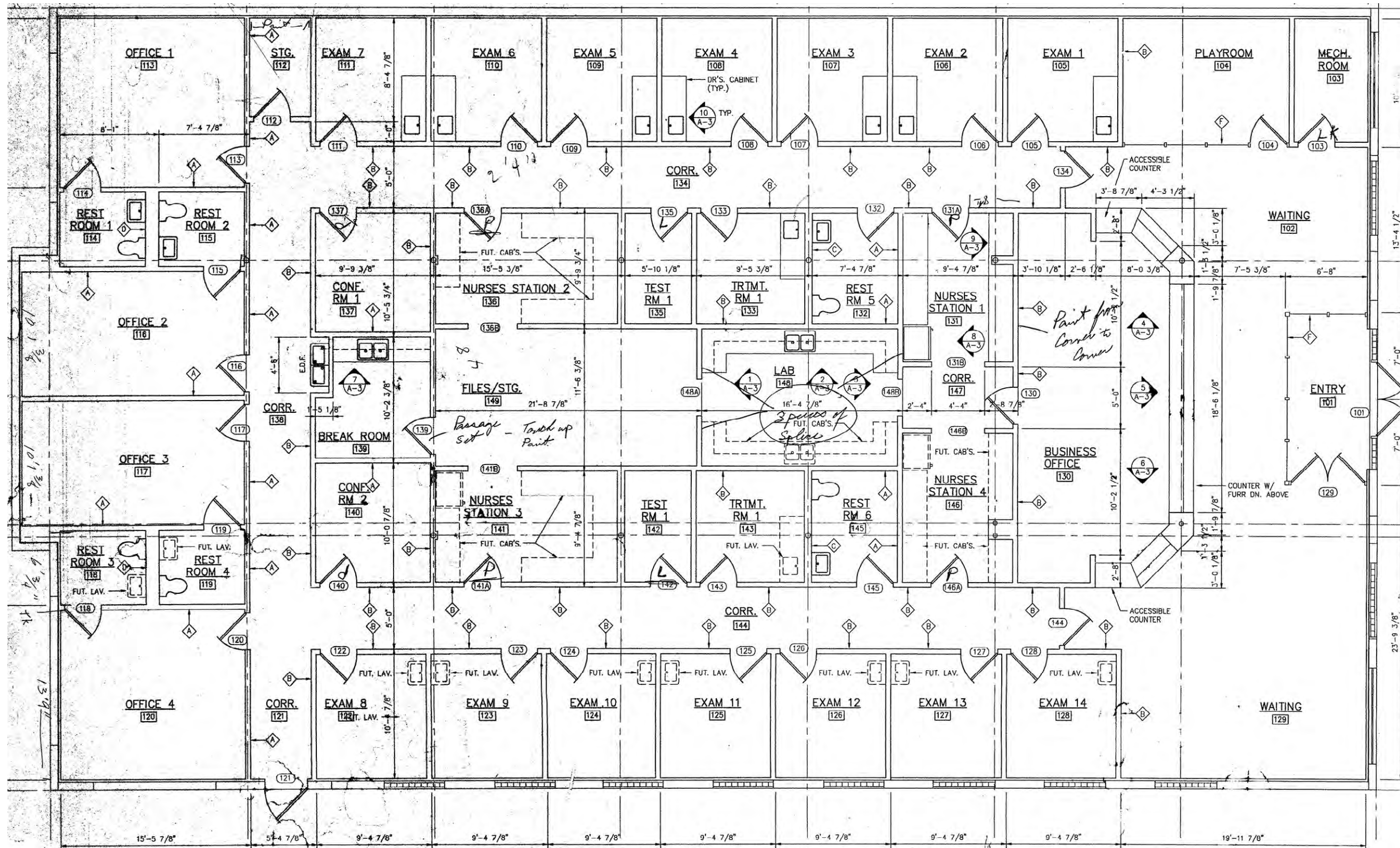
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# FLOOR PLAN

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# ▶ DEMOGRAPHICS

**FOR SALE - 7,225 SF BUILDING ON 17,472 SF LAND**

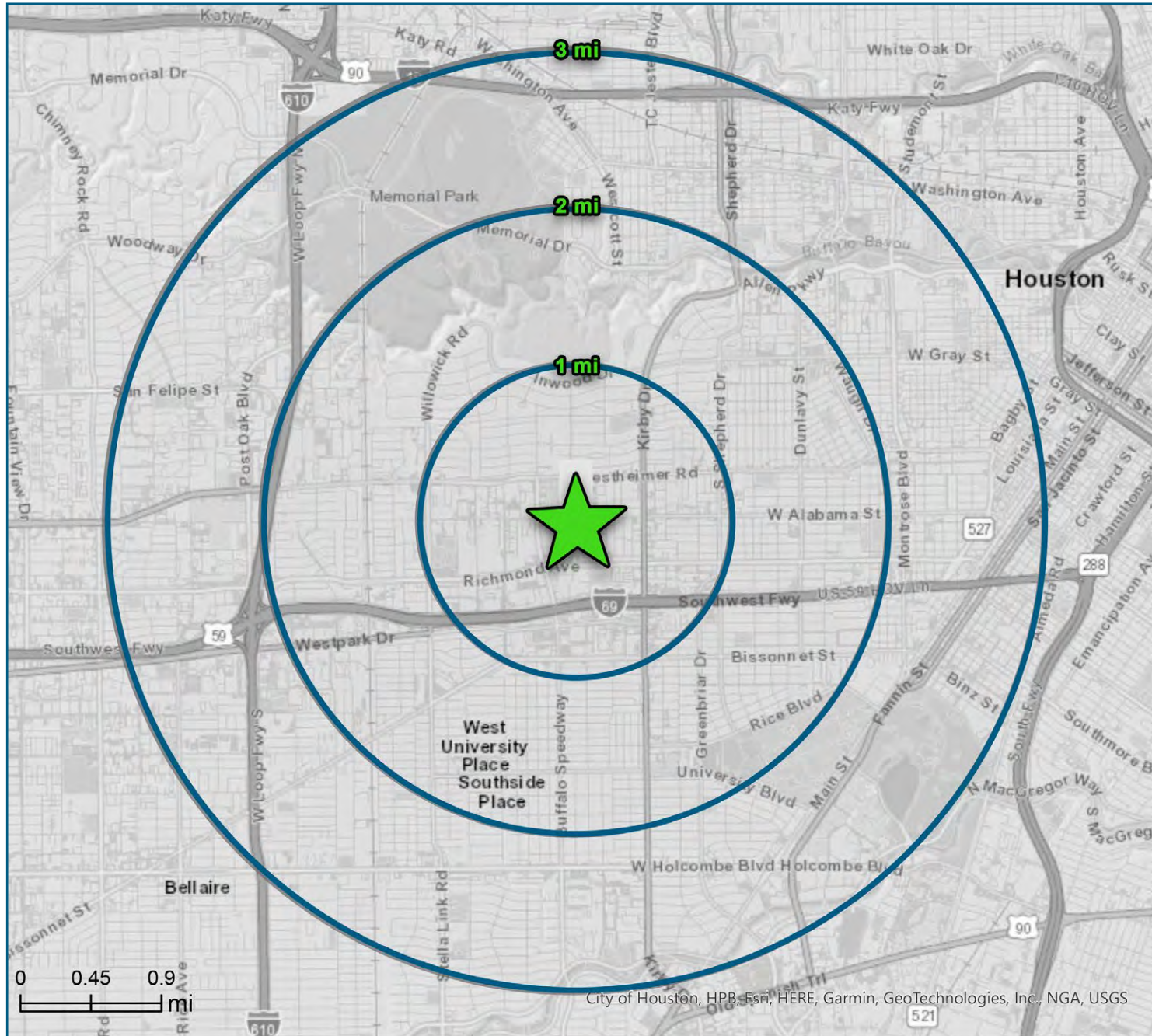
3275 W ALABAMA STREET, HOUSTON, TEXAS 77098

**2021 TOTAL POPULATION**  
(2 mi Radius)  
**89,583**

**TOTAL HOUSEHOLDS**  
(2 mi Radius)  
**47,660**

**DAYTIME POPULATION**  
(2 mi Radius)  
**135,503**

**AVERAGE HH INCOME**  
(2 mi Radius)  
**\$170,598**



POPULATION	1 MILES	2 MILES	3 MILES
2010 Population	18,892	72,687	158,969
2021 Total Households	14,225	47,660	107,968
2021 Population	23,435	89,583	204,484
Daytime Population	52,098	135,503	418,950
2021 Median Age	39.0	39.7	37.9

INCOME	1 MILES	2 MILES	3 MILES
Average Household Income	\$148,174	\$170,598	\$160,351
Median Household Income	\$91,579	\$104,965	\$103,035
Per Capita Income	\$88,145	\$91,049	\$84,820
Average Home Value	\$1,003,032	\$979,306	\$833,223

RACE AND ETHNICITY	1 MILES	2 MILES	3 MILES
White Alone	82.7%	82.7%	78.6%
Black Alone	3.8%	3.3%	5.1%
Asian Alone	9.1%	8.2%	9.7%
Hispanic Origin	11.1%	12.7%	14.9%

CENSUS HOUSEHOLDS	1 MILES	2 MILES	3 MILES
1 Person Household	53.3%	46.9%	47.4%
2 Person Household	32.7%	33.9%	33.5%
3+ Person Household	14.0%	19.2%	19.1%
Owner-Occupied Housing Units	28.7%	41.1%	39.3%
Renter-Occupied Housing Units	55.4%	47.3%	48.6%

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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.



### 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.

#### Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Lilly Golden**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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