



Houston TX - Commercial Property For Sale



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Summary



Location:

Houston, Tx

Property Highlights:

- **Property:** +/-3.17 Acres w/ ±253' of frontage on Gloger.
- **Strategic Location:** Property offers excellent connectivity with quick access to, I-69/59 and Beltway 8, making it a convenient location for both local residents and commuters.
- **Development Opportunity:** Discover an excellent opportunity to acquire approximately 3.17 acres in Houston with utilities available. This spacious tract features direct frontage along Gloger Street and offers flexibility for a variety of potential development opportunities. The growth in surrounding residential neighborhoods is creating a surge in demand for commercial, retail, and mixed-use developments. Its size, and layout make it a prime site for developers looking to take advantage of the region's expansion
- **Existing Infrastructure:** The property also includes an existing residential building that could be renovated and converted into professional office space, providing added value for an owner-user, investor, or business seeking an on-site office.
- **Flexible Zoning Potential:** The property offers a range of possibilities, from retail and commercial projects to daycare or light industrial use, making it a versatile investment for various business needs.
- **Flood Zone:** Outside all flood zones

Traffic Counts:

I-69/I-59 ± 201,413 VPD (TXDOT)

Beltway 8: ± 169,484 VPD (TXDOT)

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	16,489	88,448	233,073
Total HouseHolds	4,600	25,400	70,136

For more information Contact: 713-557-7834

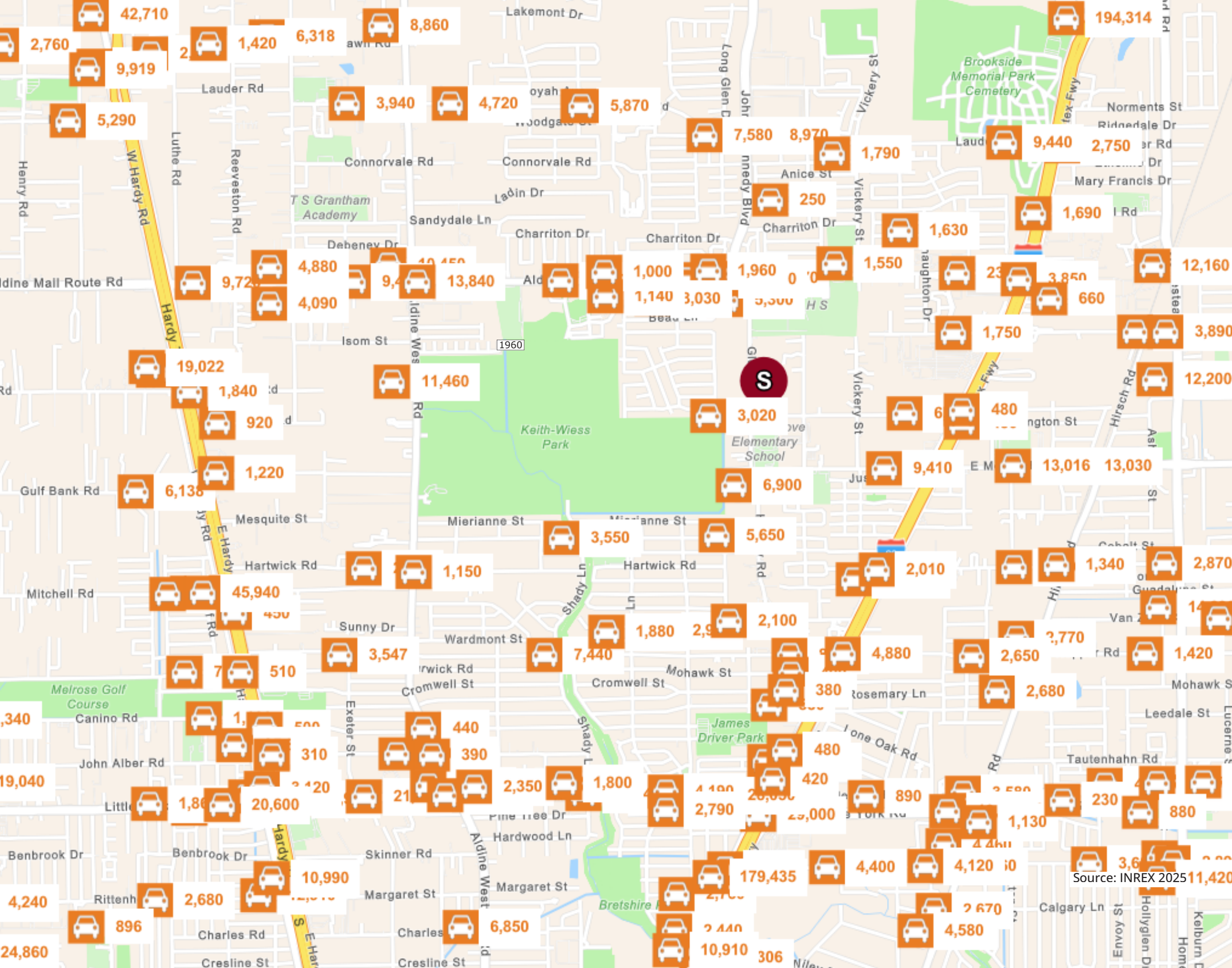
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Houston, Tx

11858 Gloger
Texas, AC+/-3.17



Source: INREX 2025 **11,420**

11858 Gloger St

HOUSTON TX - IMPROVED PROPERTY SALE





Information About Brokerage Services

11/2/2015

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date

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