

FOR SALE OR LEASE

MAXIMOUS
CENTER

SHADOW ANCHORED MEMORIAL HERMANN HOSPITAL

7707 BEECHNUT ST AND 7702 & 7706 TROULON DR, HOUSTON, TEXAS 77074

This property is located just west of the southwest corner of Beechnut Street and Troulon Drive. Great Visibility from Beechnut St near the signal intersection. A couple of blocks from Southwest Freeway US59/69.



JIMMY CHANG

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ABC REALTY ADVISORS

7707 BEECHNUT ST AND 7702 & 7706 TROULON DR

HOUSTON, TEXAS 77074

Property Details:

- Type: One-story free standing building
- 7707 Beechnut: Building Size - 2,181 square feet, Land Size - 8,970 square feet
- 7702 & 7706 Troulon Dr: Land Size - 17,250 square feet (vacant land) - total: 26,220 square feet
- Location: Situated in the Braeburn submarket of Southwest Houston

Leasing Information:

- Available Space: 2,181 square feet
- Lease Rate: \$40.00 per square foot (PSF) plus tax and property insurance - \$9.56 PSF.
- Previous Use: Formerly a real estate office and title company

Sales Inquiry:

- For sales inquiries, please contact Jimmy Chang for further details.

Tax Details:

- Tax Rate: \$2.094811 per \$100 Value

Leasing Potential:

- Strong tenant interest indicates ample leasing opportunities, bolstered by high area occupancy rates.

Future Prospects:

- Considerable potential for future development, renovations, or additional leasing, enhancing the property's growth prospects.

Construction History:

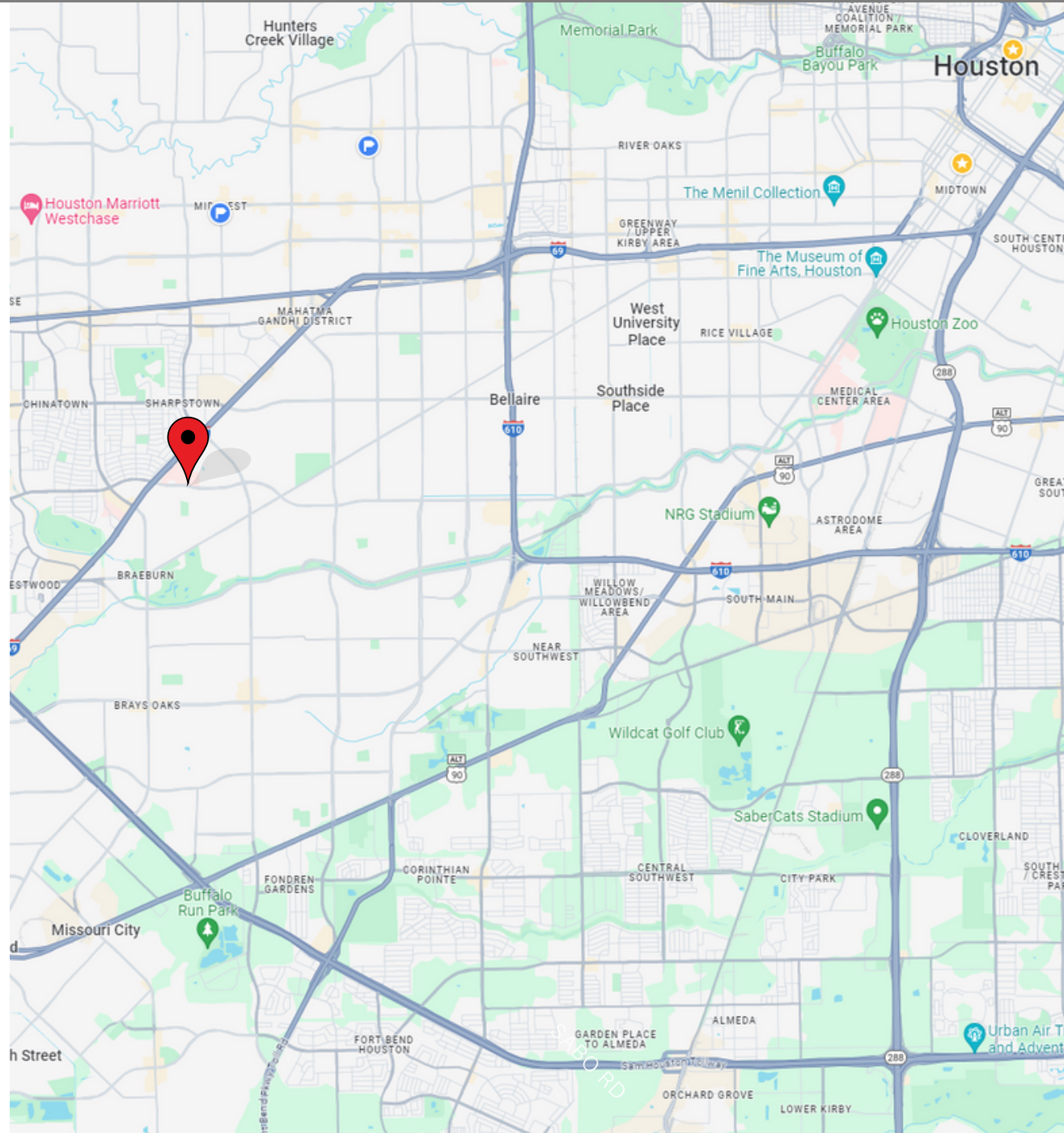
- Built in 1994 and underwent remodeling in 2018.

Overall Appeal:

- This property distinguishes itself as a versatile retail/office building, catering to community commercial needs while enriching its cultural and social landscape.

HCAD# (Harris County Appraisal District Number):

- 0924220000002
- 1176760010001



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DRIVE-WAY TO BACK OF THE BUILDING



ADDITIONAL PARKING SPACES IN THE BACK WITH BACK DOOR.

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MEMORIAL
HERMANN

17,250 SF VACANT LAND

DRIVEWAY

DRIVEWAY

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MEMORIAL
HERMANN

BEECHNUT ST



VACANT
LAND

TROULON DR

BRAE ACRES RD

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Sharpstown International School
International Studies Magnet (Grades 6-12)

Neff Early Learning Center
Where the Love of Learning Begins

Chick-fil-c

CHIPOTE
MEXICAN GRILL

WHATABURGER

BLAZE PIZZA

Pep Boys
Auto Service & Tires

MEMORIAL HERMANN

Houston Christian UNIVERSITY

DISCOUNT TIRE

BEECHNUT ST

UNIVERSITY PARK BAPTIST CHURCH

TROULON DR

BEECHNUT ST

BEECHNUT ST

planet fitness

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BREWINGZ
RESTAURANT & BAR

CVS

Arby's

Conn's HomePlus

MELROSE

dds DISCOUNTS

FIVE BELOW

Marshalls

CHASE

PROSPERITY BANK

BEST BUY

WSS
Shoes. Style. Selection.

SPEC'S
WINES • SPIRITS • FINER FOODS

Denny's

BRAE ACRES RD

Bonham Elementary School

S GESSNER

Olive Garden

IHOP

the 99 store

DON REY
MEXICAN RESTAURANT

SUBWAY

CHEF MART
Restaurant Supply

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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date