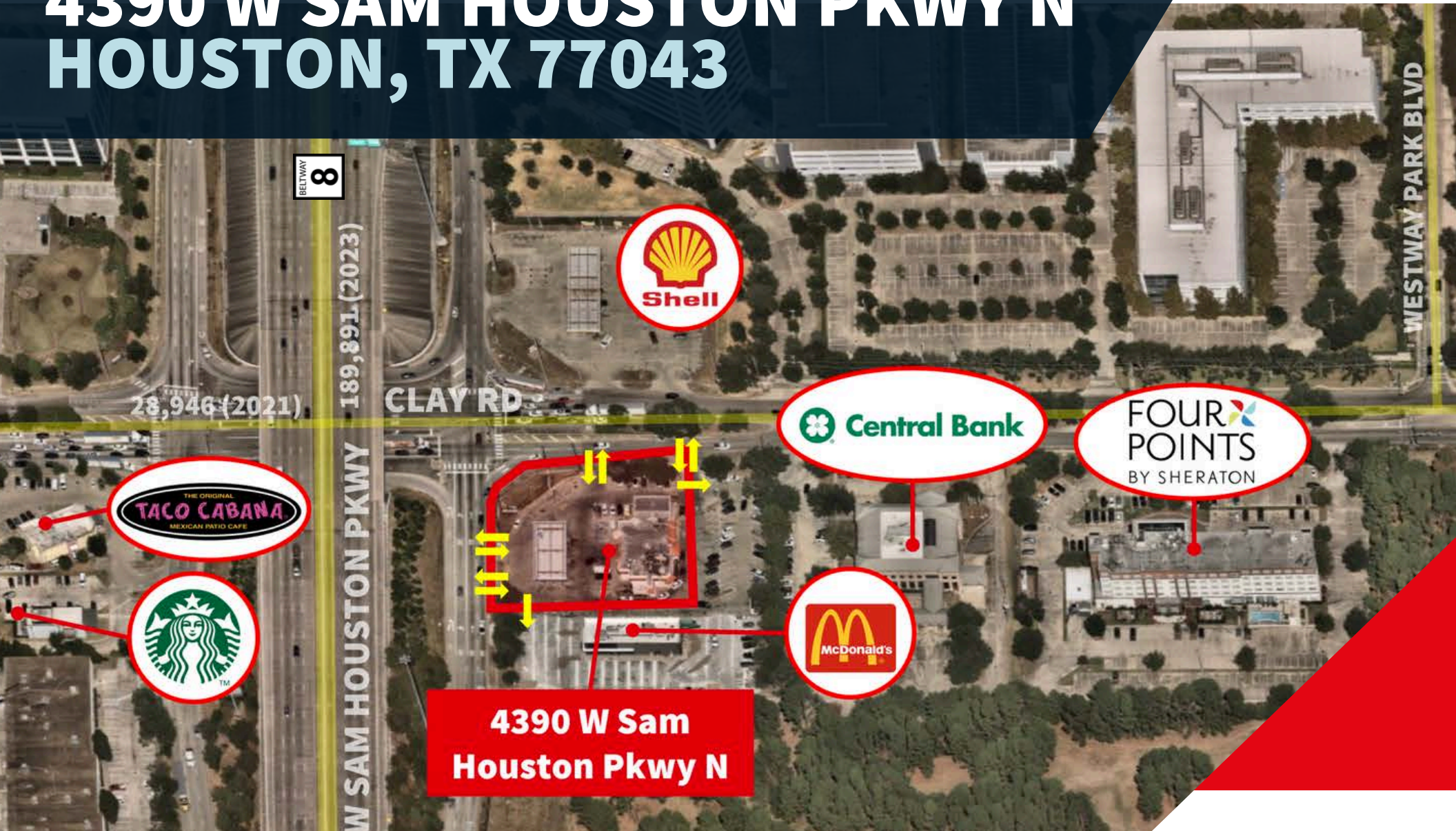


FOR SALE

**4390 W SAM HOUSTON PKWY N
HOUSTON, TX 77043**

*CALL FOR OFFERS DUE: **APRIL 11***



Simmi Jaggi

Executive Managing Director

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±1.58 ACRES FOR SALE
HOUSTON, TX

PROPERTY HIGHLIGHTS

4390 W Sam Houston Pkwy N

FOR SALE



LOCATION

Located on the Southeast corner of Beltway 8 and Clay Rd at a signalized intersection



PRICE

Call for offers due April 11



OVERVIEW

- ± 1.58-acre hard corner land site available located in Houston, TX
- Excellent redevelopment opportunity
- Suitable for a convenience store, retail center, industrial, medical, or various other types of development
- The site is currently improved with an approximately 6,686 SF convenience store/restaurant building, a 20,000-gallon underground storage tank (UST) and one 15,000-gallon UST that were installed in 1997, in addition to canopied fuel dispenser islands.



SURROUNDING AREA

Dense office and residential area in the midst of Spring Branch



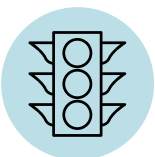
CONFIDENTIALITY AGREEMENT

Click [here](#) to sign and submit.



DEMOGRAPHICS & MAJOR RETAILERS

FOR SALE



TRAFFIC COUNTS

- Clay Rd.: 28,946 VPD (21')
- Beltway 8: 189,981 VPD ('23)

MAJOR AREA RETAILERS



253K
CURRENT
POPULATION
WITHIN 5 MILES



93K
HOUSEHOLDS
WITHIN
5 MILES

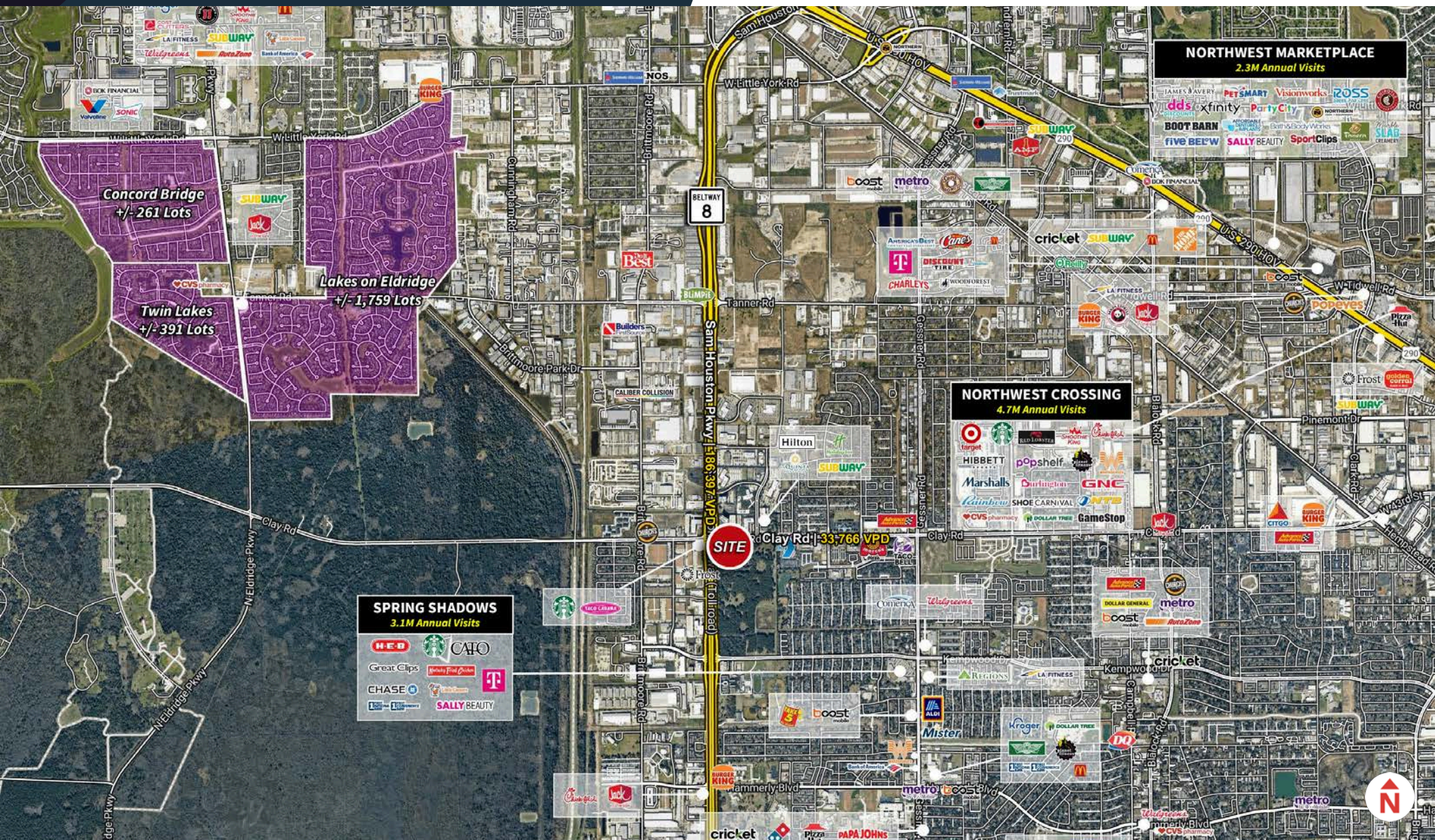


\$77K
AVERAGE
HOUSEHOLD
INCOME
WITHIN
1 MILE

DEMOGRAPHICS — 2024	1 MILE	3 MILES	5 MILES
Total Population	8,548	69,887	253,347
Median Age Average	39.7	36.7	36.3
Household Income Average	\$77,317	\$76,746	\$76,490
Home Value	\$294,525	\$353,109	\$359,168

4390 W Sam Houston Pkwy N

FOR SALE



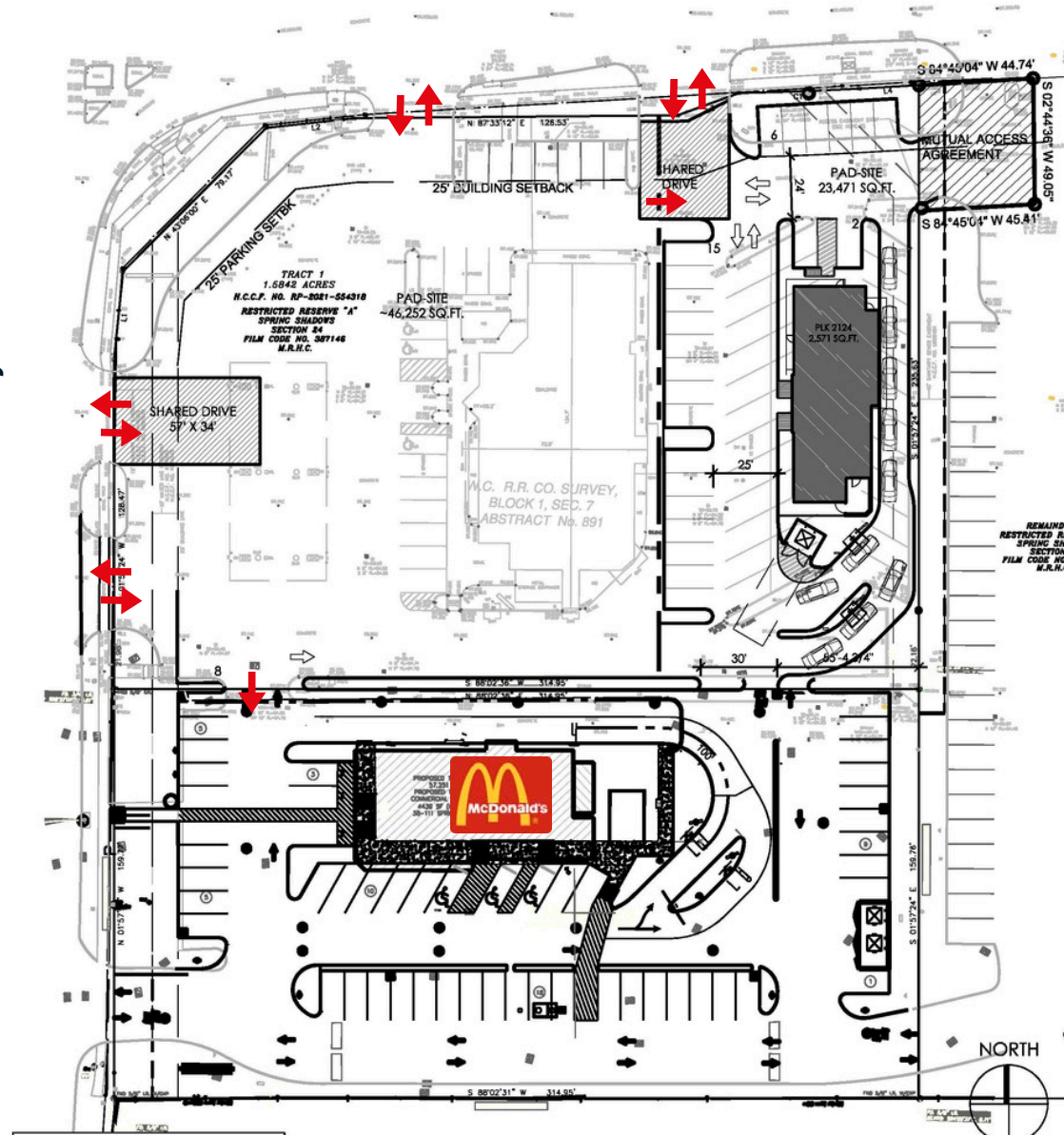
SURVEY

4390 W Sam Houston Pkwy N

FOR SALE

Clay Rd

W Sam Houston Pkwy N



INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Simmi Jaggi	380606	simmi.jaggi@jll.com	713-888-4098
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elizabeth Clampitt	507056	elizabeth.clampitt@jll.com	713-888-4075
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Click [here](#) to sign and submit the Confidentiality Agreement.





0.2 miles to Starbucks

1.9 miles to H-E-B & LA Fitness

3.7 miles to CityCentre

4.6 miles to Memorial City Mall & Memorial Hermann Memorial City Medical Center

18.0 miles to Downtown Houston

22.0 miles to George Bush Intercontinental Airport

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