

FOR SALE **1426 GULF BANK RD** **HOUSTON, TX, 77037**



***UNDEVELOPED PARCEL — PLANS & PERMITS PRE-APPROVED**

Ben Sample
Senior Associate
Ben.sample@jll.com
+1 (713) 385-2737

±25,600 SF
Development Site

PROPERTY HIGHLIGHTS

1426 W Gulf Bank Rd

FOR SALE



LOCATION

Intersection of W Gulf Bank Rd and Veterans Memorial near I-45



AVAILABLE

Up to ±25,600 SF of land available



PROPERTY INFO

- Prime development site
- Plans and permits approved by the City
- (6,000 sf Building)
- 230 ft. of frontage on W Gulf Bank Rd
- No Zoning Restrictions



PRICE

“Market”



DEMOGRAPHICS & MAJOR RETAILERS

1426 W Gulf Bank Rd

FOR SALE



TRAFFIC COUNTS

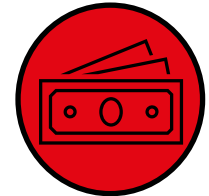
- Gulf Bank, West of site – 10,825 VPD
- Gulf Bank, East of site – 15,760 VPD
- I-45, East of site – 245,035 VPD



334K
CURRENT
POPULATION
WITHIN
5 MILES



122K
HOUSEHOLDS
WITHIN
5 MILES



\$77K
AVERAGE
HOUSEHOLD
INCOME
WITHIN
5 MILES

MAJOR AREA RETAILERS



DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
Total Population	14,206	120,986	334,515
Median Age	36.1	33.3	33.6
Average Household Income	\$70,483	\$67,450	\$76,908
Median Home Value	\$187,798	\$208,953	\$238,808

SITE AERIAL

1426 W Gulf Bank Rd

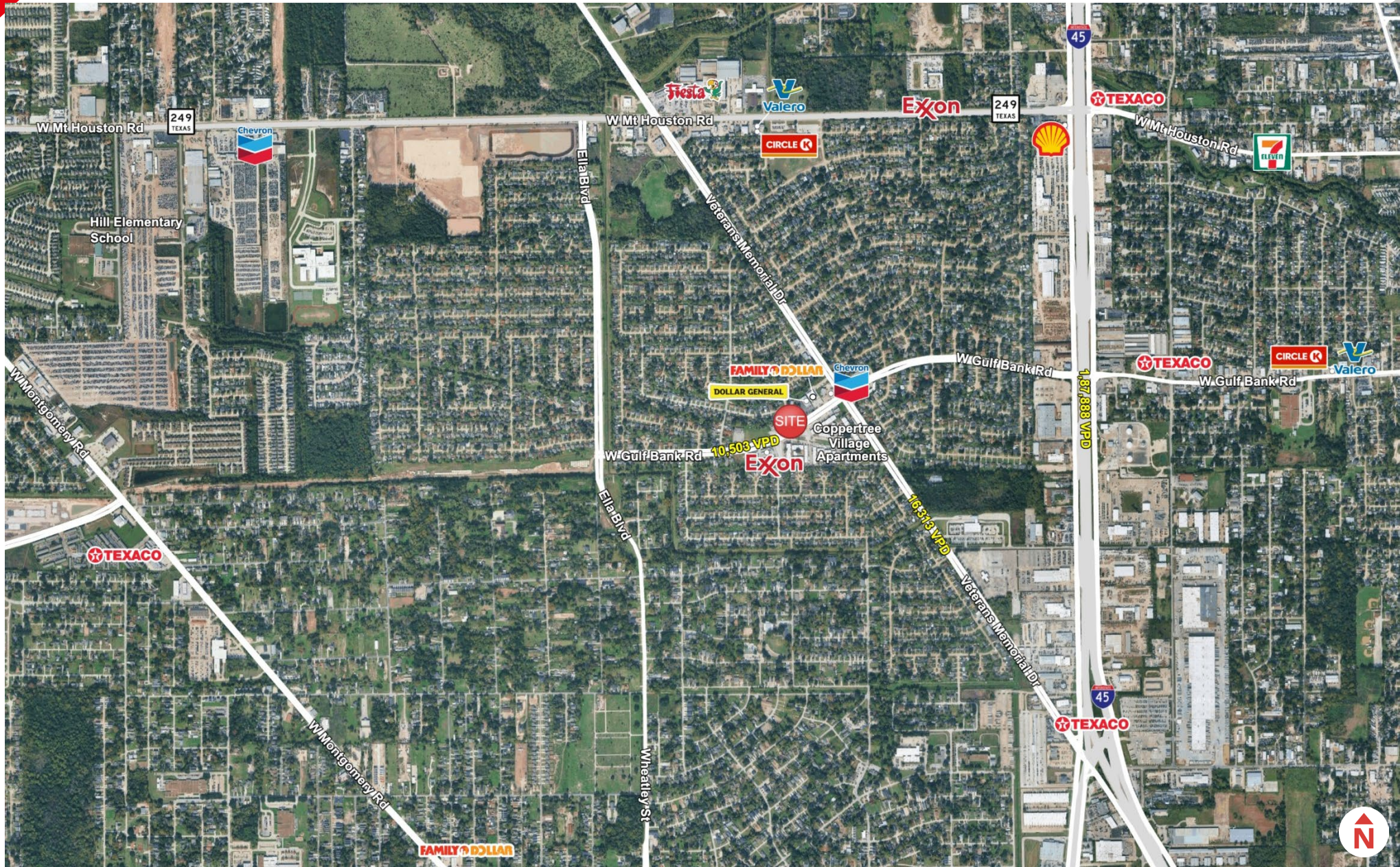
FOR SALE



TRADE AREA OVERVIEW

1426 W Gulf Bank Rd

FOR SALE



SURVEY

1426 W Gulf Bank Rd

FOR SALE

ADDRESS : 1426 WEST GULFBANK RD
HOUSTON TEXAS 77088

OWNER : TRUNG DUY DAO

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A TOPOGRAPHIC AND STANDARD LAND SURVEY
A TRACT OF LAND CONTAINING 0.5879 ACRE, MORE OR LESS, BEING OUT OF AND PART OF RESERVE "C", UNRESTRICTED, IN WILLO RUN, SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 158, PAGE 94 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SCALE:
1"=30'

LEGEND:

⊕ = 1/4" IRON ROD FOUND
○ = IRON ROD SET
⊗ = POWER POLE
CA = COVERT AREA
SE = SPOT ELEVATION

JOB NO: 2021 08 025
DATE: AUGUST 25 2021

NOTES:

1. BEARING BASES FROM THE PLAT
2. THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
3. NOTHING IN THIS SURVEY INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD INFORMATION

THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C10690 N DATED: 01-06-2017.

Line Table		
Line #	Length	Direction
L1	89.58'	N70° 31' 14"E
L2	32.71'	S55° 58' 00"W
L3	125.00'	S34° 02' 00"E
L4	34.84'	N35° 43' 21"E
L5	92.09'	N58° 25' 01"E
L6	128.36'	N28° 25' 04"W
L7	89.58'	N68° 12' 44"E
L8	92.09'	N56° 06' 31"E
L9	34.84'	N33° 24' 51"E
L10	125.00'	S36° 20' 30"E
L11	32.71'	S53° 39' 30"W
L12	128.36'	N30° 43' 34"W

Curve Table			
Curve #	Length	Radius	Delta
C1	191.68'	2050.00'	005.3574



I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 25TH DAY OF AUGUST, 2021. THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.

J. Carta

JAVIER CARTA A.M.A.S.C.E. No. 10568822
2903 INDWARRA CT KATY TX 77494
Phone #: 346 218 9770

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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	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	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
Benjamin Sample	707293	ben.sample@jll.com	713-385-2737
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Ben Sample

Senior Associate

ben.sample@jll.com

+1 (713)-385-2737

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



jll.com