

FOR SALE

[VIEW ONLINE](#)

7613

Katy Freeway
HOUSTON | TX

Urban core retail
center 100%
leased to service
oriented tenants

Rare Investment Offering
Affluent Houston zip code 77024

Located on one of Houston's most
well-traveled freeways



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Houston, TX 77027
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Offered Exclusively by: **Vaughan Ford**
Senior Vice President
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AREA DEMOGRAPHICS | 3 MILE RADIUS

 **Estimated Population (2018)**
124,900

 **Projected Population (2023)**
131,600

 **Average Household Income (2018)**
\$149,100

 **Projected Average Household Income (2023)**
\$171,700

 **Unemployment Rate (2018)**
2.0%

 **Housing Unit Vacancy (2018)**
5.0%

 **Median Home Value 77024**
\$1.8M (Forbes 2017)

EXECUTIVE SUMMARY

Property Address	7613 Katy Freeway, Houston, TX 77024
Building Size	15,437 SF
Land Size	0.93 ac
Location	The Property is located on the south side of Interstate 10 (Katy Freeway) one block east of Silber Road
Sales Price	Contact Broker
Terms	3rd party financing available
Year Built/Renovated	1978/2017
Improvements (2016/2017)	Redevelopment included new facade, new roof, all new mechanical, completely new build outs, improved parking lot, and newly constructed pylon signage
Occupancy	The property is 100% leased; includes billboard on ground lease
CAM Charges	\$8.68/SF (2018 budget)
Traffic Counts	338,000 VPD in front of subject property along Katy Freeway
Major Tenants in Immediate Area	Edwards Marq'E Stadium 23 & Imax Theatre, IKEA, Walmart SuperCenter and LA Fitness

DOWNLOAD CONFIDENTIALITY AGREEMENT

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IF YOU ARE
A **BROKER**

CLICK HERE



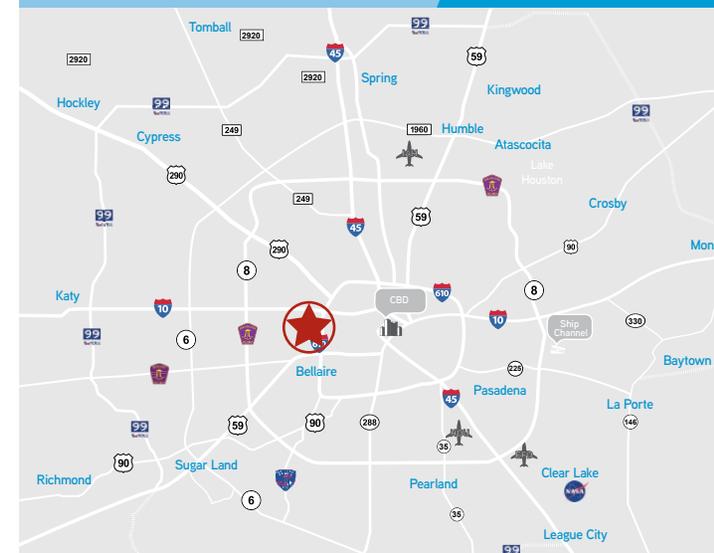
IF YOU ARE
A **PRINCIPAL**

INVESTMENT HIGHLIGHTS

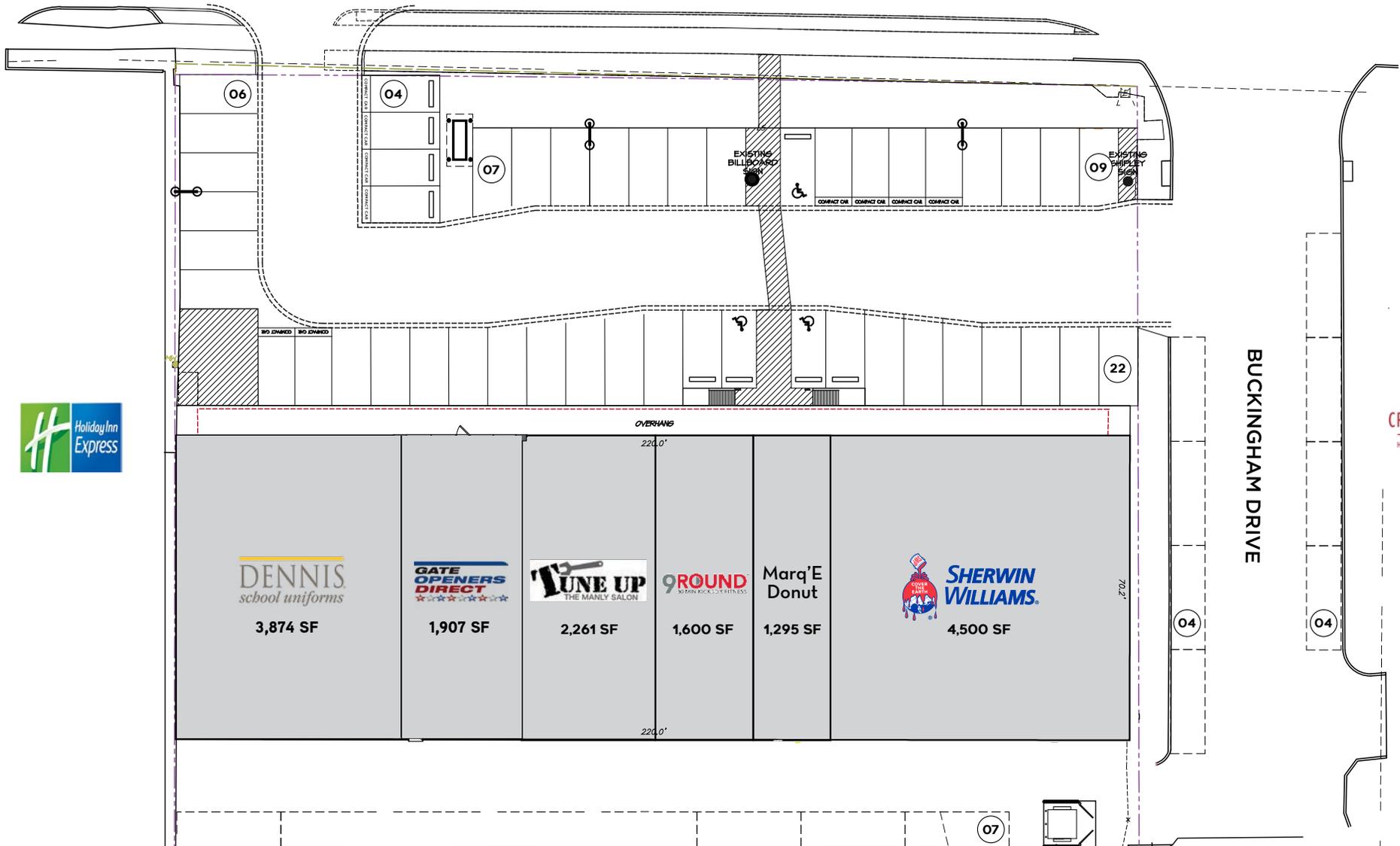
- Anchored by Sherwin-Williams (29% of GLA)
- 100% leased
- Adjacent to affluent Memorial residential area
- 338,000 traffic count on Katy Freeway
- Across freeway - Marq'E Entertainment Center
- Access to Loop 610 via frontage roads
- Located 2 miles north of Galleria
- 450,000+ population within a 5 mile radius
- Below market rentals - future upside

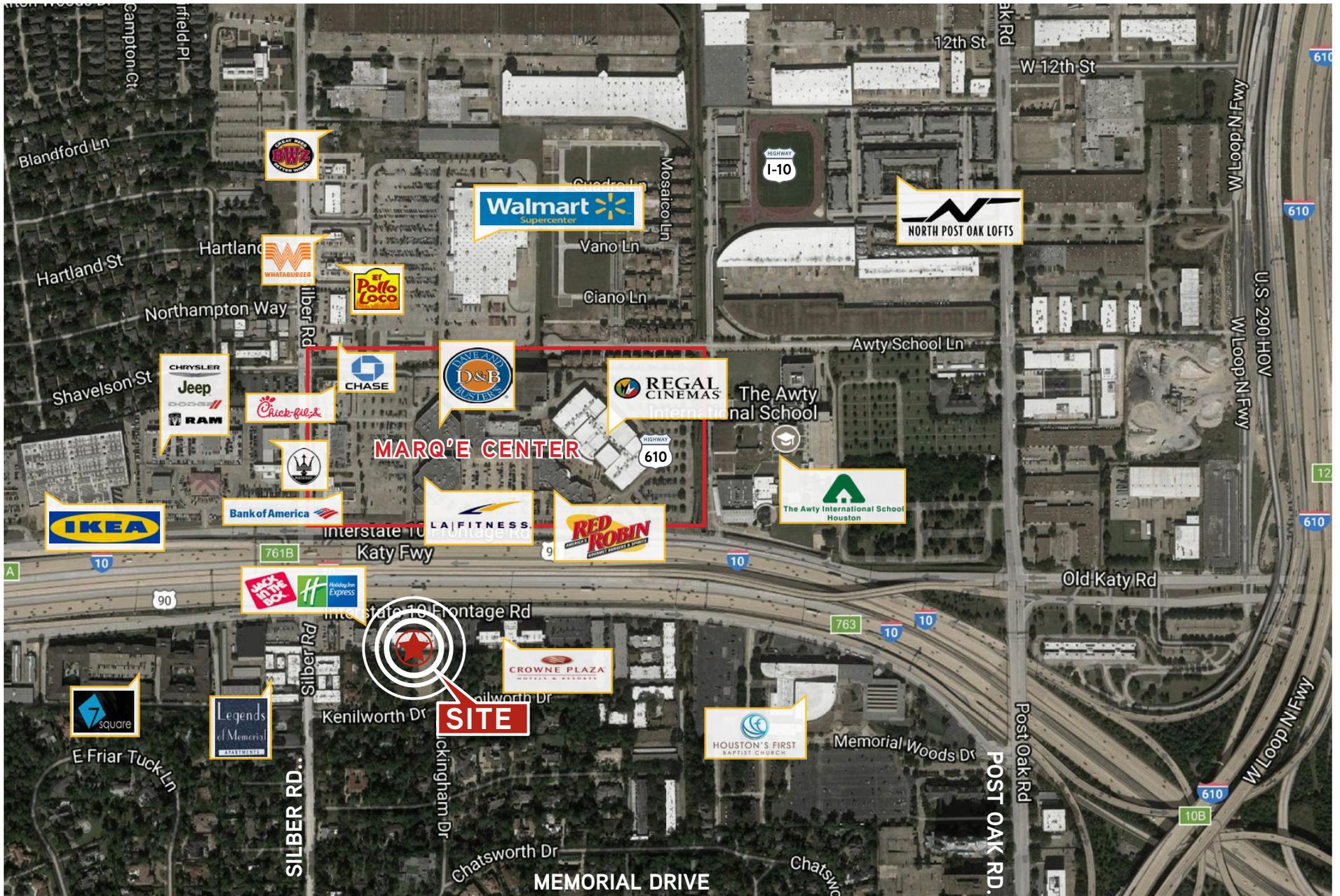
CALL VAUGHAN FORD
FOR MORE DETAILS.

713-830-2117



INTERSTATE 10 FRONTAGE ROAD





ABOUT 77024

This property is located in 77024, ranked the most expensive neighborhood in Houston according to Investopedia. 77024 is home to The Villages, which include Piney Point Village, Hedwig Village, Bunker Hill Village and Hunters Creek Village.

77024 is made up of 88% white collar workers and more than 50% of the homes are valued above \$1 million. Households in this area spend about \$4.5B in consumer expenditures, or \$8,000 per month/household.

77024 boasts impressive private and public schools. Memorial High School has been ranked by U.S. News numerous years. Spring Branch and Memorial both have public lower and middle schools. Prestigious private schools in this zip code include The Kinkaid School, Duchesne Academy of the Sacred Heart, St. Francis Episcopal School and St. Cecilia's.

Country clubs include Houston Raquet Club and Houstonian Club & Spa and the Bayou Club, Houston's most prestigious and oldest club. Houston

\$1.8M MEDIAN HOME COST -FORBES 2017

 **+35,000**
RESIDENTS

#1 MOST EXPENSIVE NEIGHBORHOOD IN HOUSTON -INVESTOPEDIA

no. **8** **200,000**
WEALTHIEST ZIP CODE OF THE SOUTH **AVERAGE HOUSEHOLD INCOME**

MOST EXPENSIVE HOME ON THE MARKET AS OF MAY 2018 IN 77024 IS PRICED AT **\$30 MILLION**





7613 KATY FREEWAY CENTER PHOTOS



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Date



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