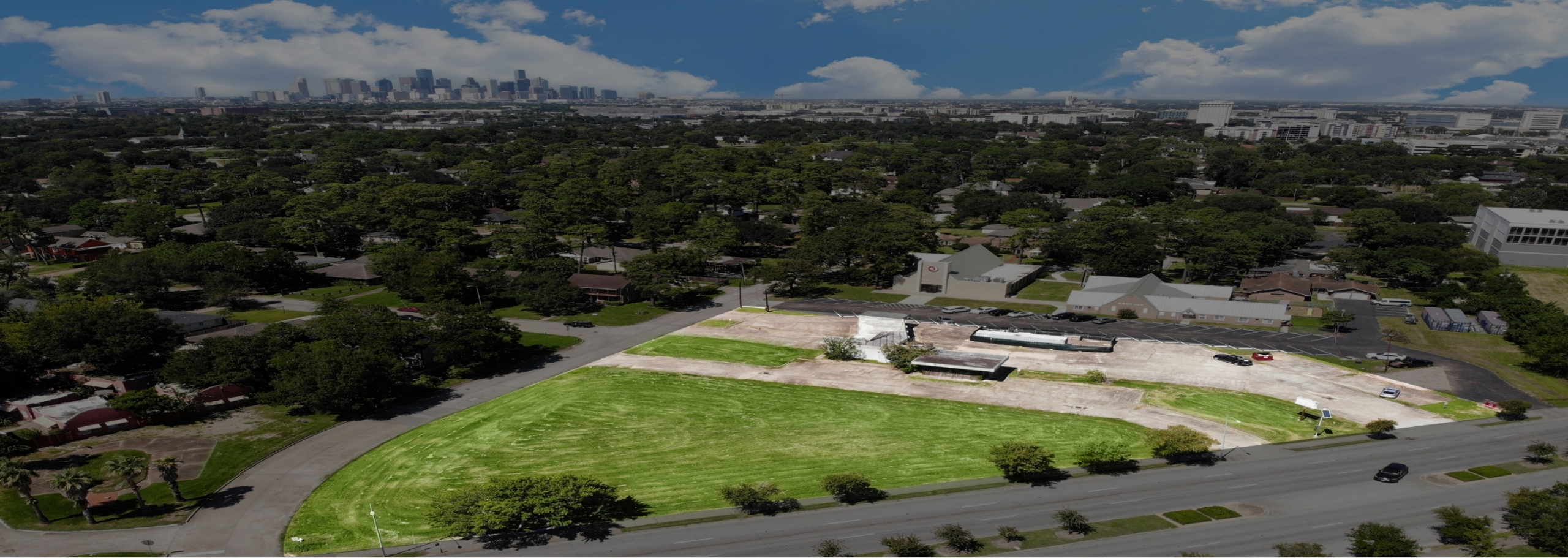


4435 OLD SPANISH TRAIL Houston, TX 77021 FOR SALE



Located at the Corner of Blythewood Street and Old Spanish Trail in the Southeast Quadrant of Harris County TX, 77021.

Lot Size: 1.63 Acres (70,872 SF)

One Buildings: 1,080 SF



**WOMACK DEVELOPMENT
& INVESTMENT REALTORS**
RESIDENTIAL & COMMERCIAL

713-523-7402

GERALD WOMACK/ LISTING BROKER

4435 OLD SPANISH TRAIL Houston, TX 77021 FOR SALE



4435 OLD SPANISH TRAIL Houston, TX 77021



Lot Size: 1.63 Acres (70,872 SF)

One Building: 1,080 SF

- GREAT OPPORTUNITY FOR A MIXED USE RETAIL DEVELOPMENT, OFFICE BUILDING, BANK OR ANOTHER COMMERCIAL DEVELOPMENT
- CLOSE PROXIMITY TO MAJOR TRAFFIC THOROUGHFARES INCLUDING SH 288, I-610 & I-45



Restrictions: Yes
Year Built: 1976

Property Type: Commercial
OPPORTUNITY ZONE: Yes



**WOMACK DEVELOPMENT
& INVESTMENT REALTORS**
RESIDENTIAL & COMMERCIAL

GERALD WOMACK - BROKER

womackdev@aol.com



713-523-7402

4435 OLD SPANISH TRAIL Houston, TX 77021

NEIGHBORHOOD DATA

2022 Population

2 mile:	75,291
5 mile:	434,236
10 mile:	1,382,371

2022 Households

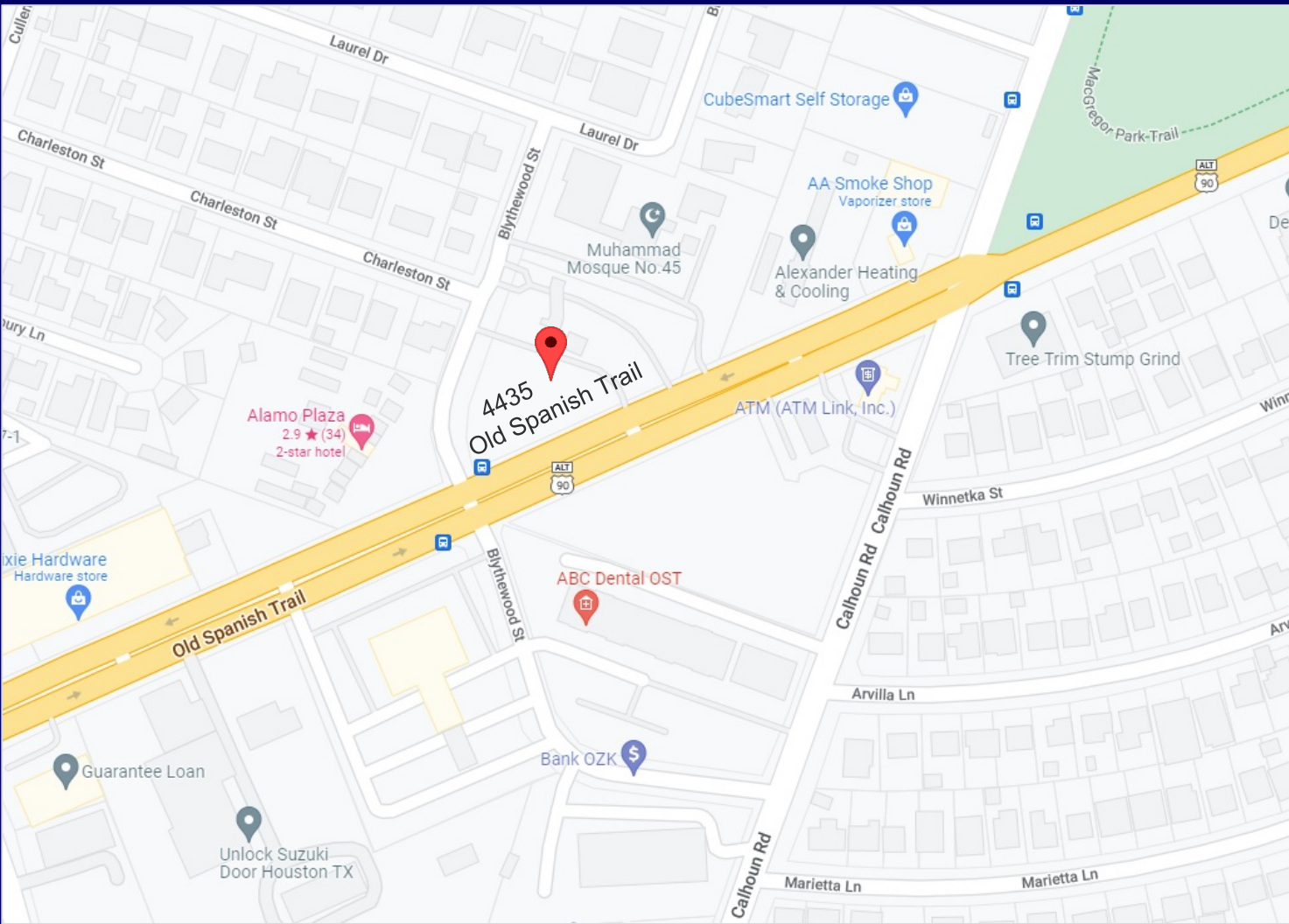
2 mile:	25,689
5 mile:	169,064
10 mile:	515,940

Avg Household Vehicles

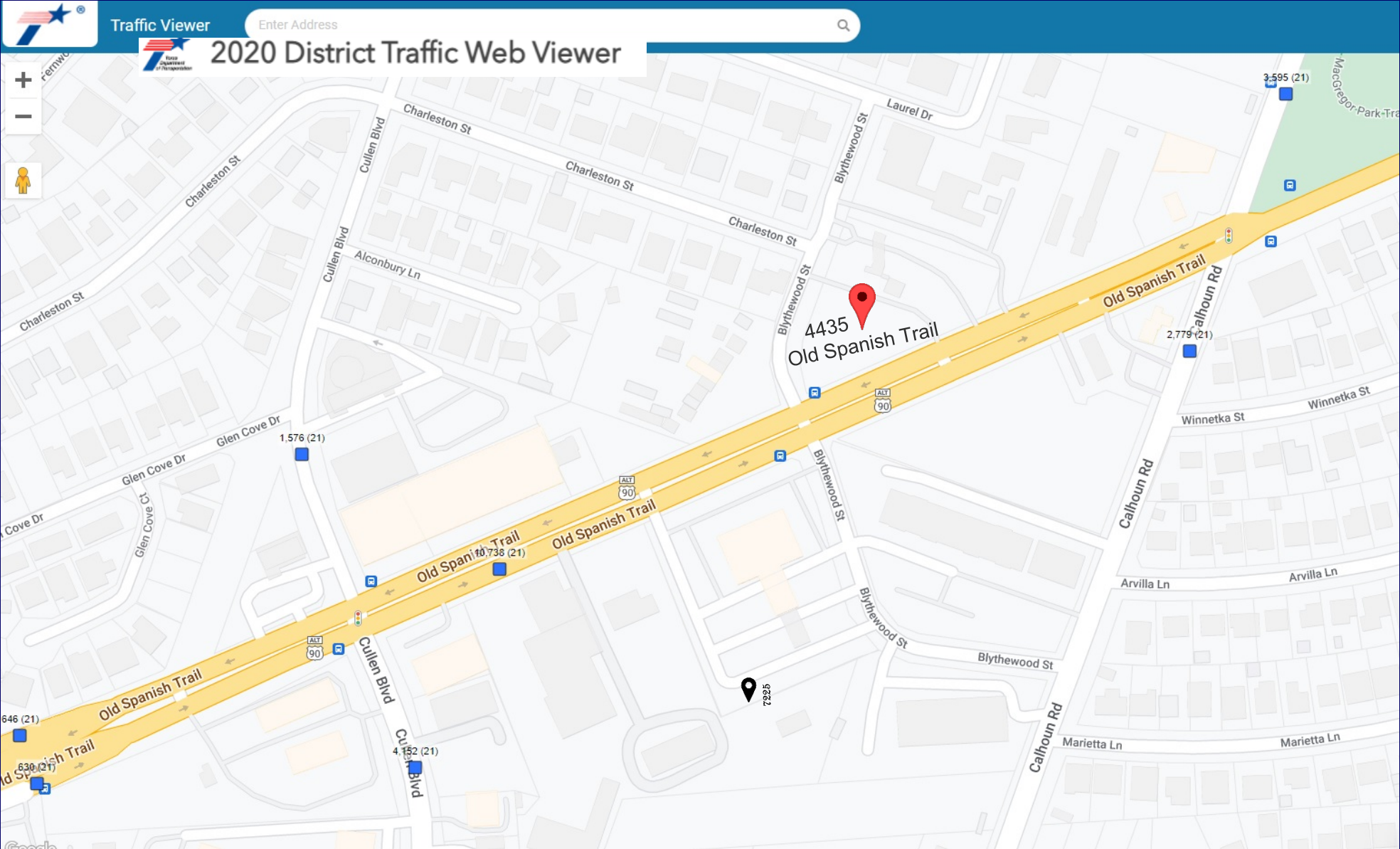
2 mile:	1
5 mile:	2
10 mile:	2

Total Specified
Consumer Spending

2 mile:	\$601.8M
5 mile:	\$4.6B
10 mile:	\$15.3B



4435 OLD SPANISH TRAIL Houston, TX 77021 TRAFFIC COUNT



4435 OLD SPANISH TRAIL Houston, TX 77021



- FORMER DRIVE-THRU BANK
- CLOSE TO THE UNIVERSITY OF HOUSTON'S TILMAN J. FERTITTA FAMILY COLLEGE OF MEDICINE
- HIGH TRAFFIC COUNT WITH SIGNIFICANT FRONTAGE ON OLD SPANISH TRAIL
- NEW CONTRUCTION BANK BEING BUILT ACROSS THE STREET
- ONE BLOCK FROM MACGREGOR PARK



All information has been derived from sources deemed reliable. Womack Development & Investment Realtors, Inc. makes no warranties or representations as to the accuracy of any information presented in this marketing material; additionally, information, data and statistics are **subject to change at any time**. The end user **assumes all responsibility to verify any information and perform their own due diligence.**

Exhibit A





Information About Brokerage Services

11-2-2015

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 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.

Womack Development &
Investment Realtors

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

0421473

License No.

womackdev@aol.com

Email

(713) 523-7402

Phone

Gerald W Womack

Designated Broker of Firm

199047

License No.

womackdev@aol.com

Email

(713) 523-7402

Phone

Gerald Womack

Licensed Supervisor of Sales Agent/
Associate

199047

License No.

womackdev@aol.com

Email

(713) 523-7402

Phone

Gerald Womack

Sales Agent/Associate's Name

199047

License No.

womackdev@aol.com

Email

(713) 523-7402

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov