

RETAIL  
FOR SALE

# SELF STORAGE ON 4.78 ACRES AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD HOUSTON, TX 77040



## OFFERING SUMMARY

Sale Price:	\$3,800,000.00
Available SF:	19,800 SF
Lot Size:	4.78 Acres
Market:	Northwest Houston
Submarket:	Jersey Village Area

## PROPERTY HIGHLIGHTS

- Excellent Location with Great Visibility & +/- 400 Feet of Frontage on Windfern Road
- In High Density Residential & Commercial Populated Area with Easy Access to US-290, Beltway 8 & Retail
- Tract is less than 1.5 Miles from Beltway 8 & only Feet from US-290
- Climate Controlled
- 102,000 SF of Stabilized Gravel & 14,750 Paved Asphalt Driveway
- Average Traffic of over 245,000 Vehicles Per Day on US-290 & over 146,000 Vehicles Per

FOR MORE INFORMATION, PLEASE CONTACT:

**JOEL C. ENGLISH**  
PRESIDENT/PRINCIPAL  
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JOEL@TEXASCRES.COM

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## 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:
  - 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 acting as 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:

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**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.

<b>Texas CRES, LLC</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>9004590</b> License No.	<b>joel@texascre.com</b> Email	<b>(713) 473-7200</b> Phone
<b>Joel C. English</b> Designated Broker of Firm	<b>465800</b> License No.	<b>joel@texascre.com</b> Email	<b>(713) 473-7200</b> Phone
<b>Joel C. English</b> Licensed Supervisor of Sales Agent/ Associate	<b>465800</b> License No.	<b>joel@texascre.com</b> Email	<b>(713) 473-7200</b> Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission  
 Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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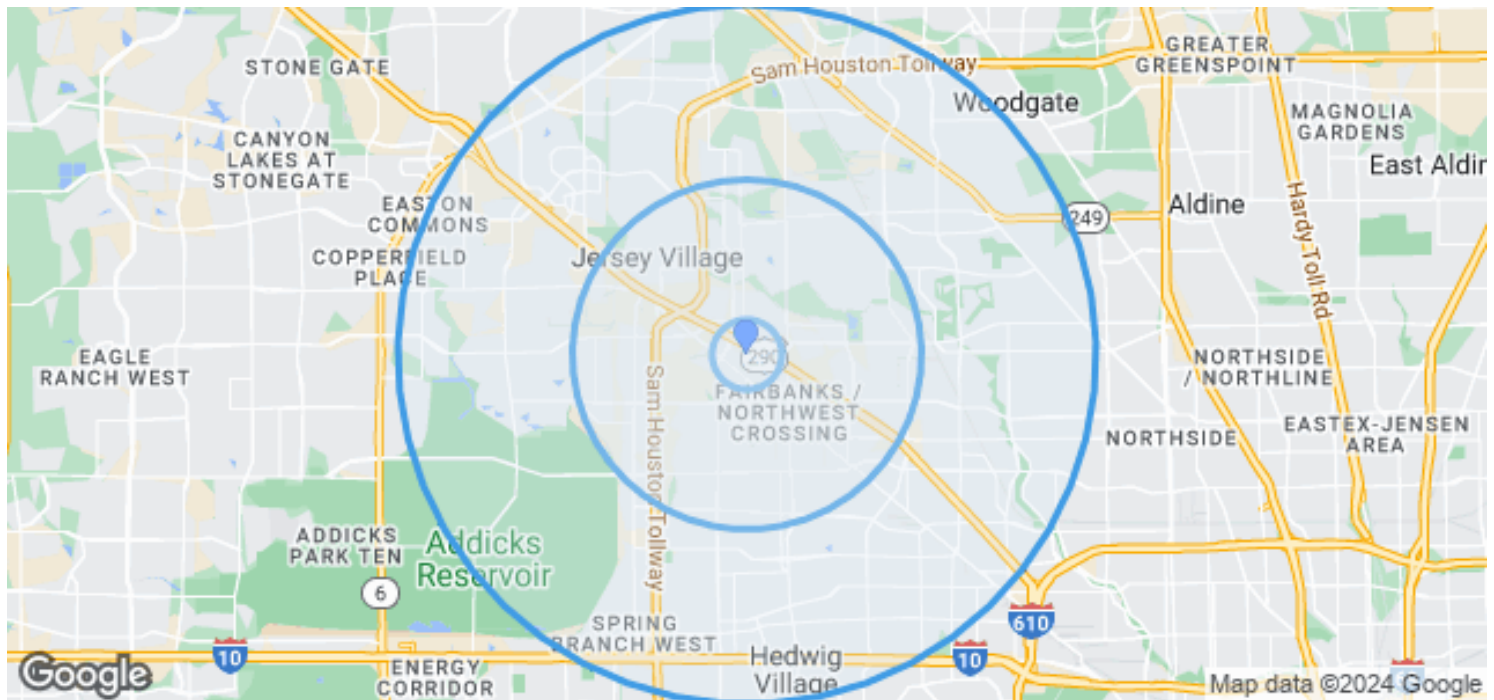
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
Total Population	5,227	323,723	1,364,577
Median age	30.4	33.4	34.0
Median age (Male)	29.6	32.4	33.2
Median age (Female)	31.2	34.4	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
Total households	1,692	110,094	508,666
# of persons per HH	2.98	2.93	2.67
Average HH income	\$72,690	\$87,673	\$108,428
Average house value	\$70,957	\$128,621	\$157,110

\*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

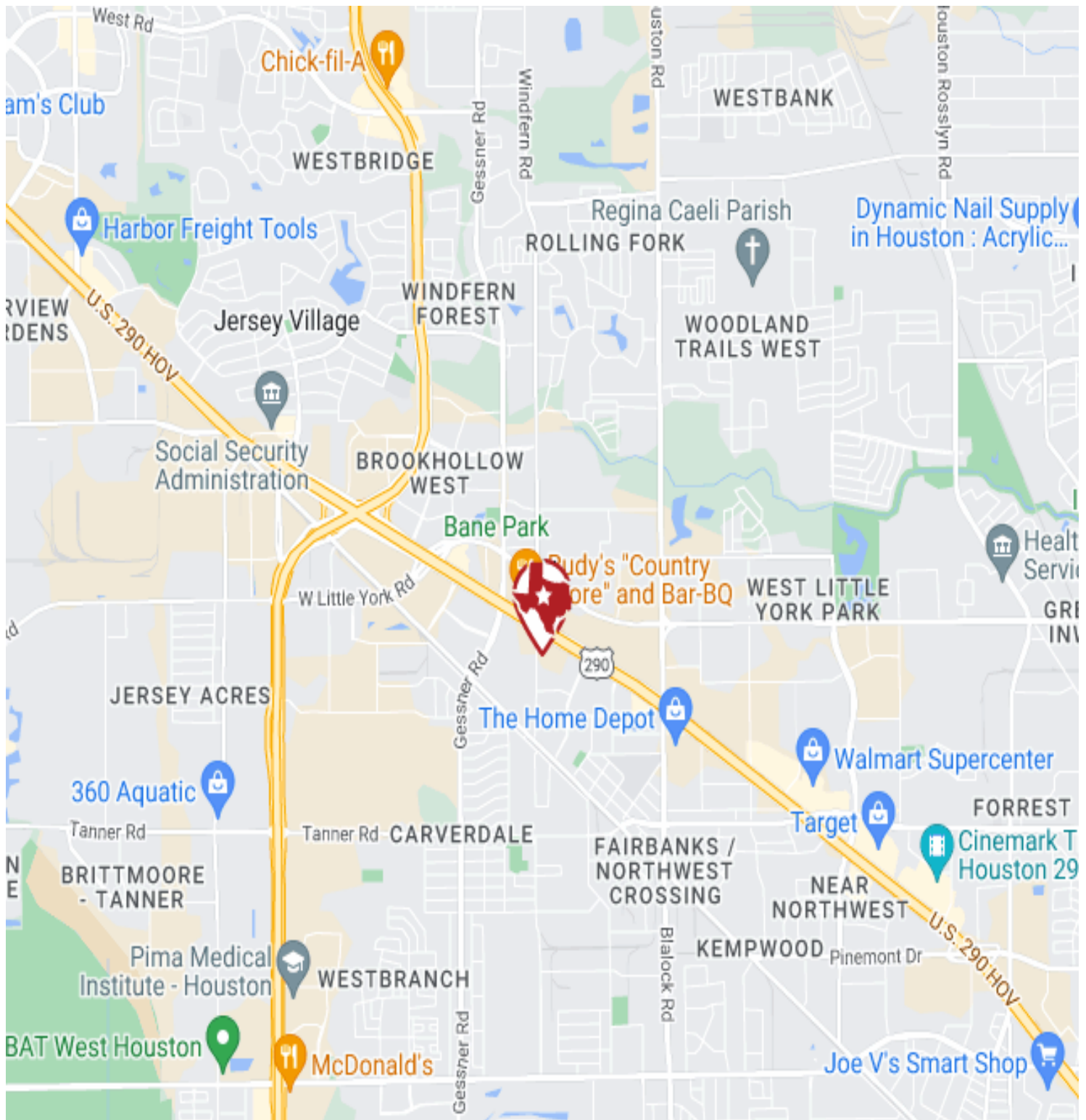
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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