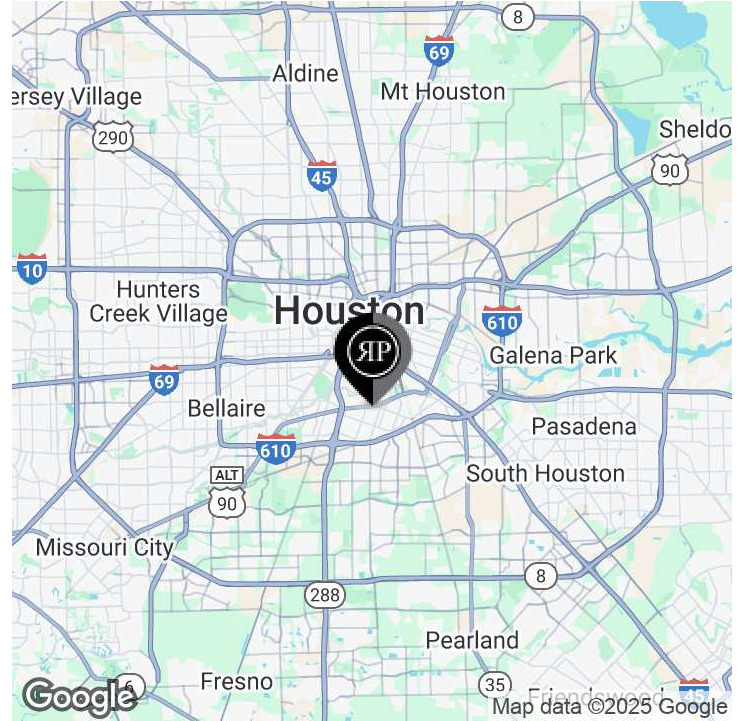


*For Lease***FOR SALE & FOR LEASE**

4112 OLD SPANISH TRL, HOUSTON, TX 77021

**REGIONAL**
PROPERTIES**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	6,400 SF
Available SF:	6,400 SF
Year Built:	1960
Market:	Inner Loop East End
Submarket:	Houston

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity with this property located at 4112 Old Spanish Trail in Houston, TX. This versatile space offers a prime location for businesses seeking a high-traffic area within the dynamic Inner Loop East End market. Built in 1960, the property exudes character while offering modern potential. With its strategic positioning and established presence, this space presents a remarkable opportunity for retail or street retail ventures looking to thrive in a sought-after location.

PROPERTY HIGHLIGHTS

- 6,400 SF building | Single or Multiple Use
- Prime location in Inner Loop East End | CORNER LOT
- High-traffic area for retail potential | EXTENDED PARKING LOT
- Established presence in dynamic market

ANTHONY LAGRED

P: 210.216.8925

anthony@regionalproperties.com

VICTORIA AGUIRRE

P: 210.837.8036

victoria@regionalproperties.com

REGIONAL PROPERTIES

520 Post Oak Blvd., Suite 500

Houston, TX 77027

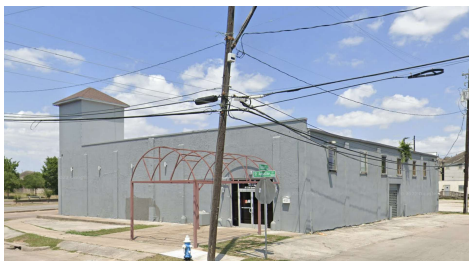
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in anyway, Warranted By Commercial Regional Properties of Texas, LLC or by any agent, independent associate, subsidiary or employee of Commercial Regional Properties of Texas, LLC. This information is subject to change without notice.

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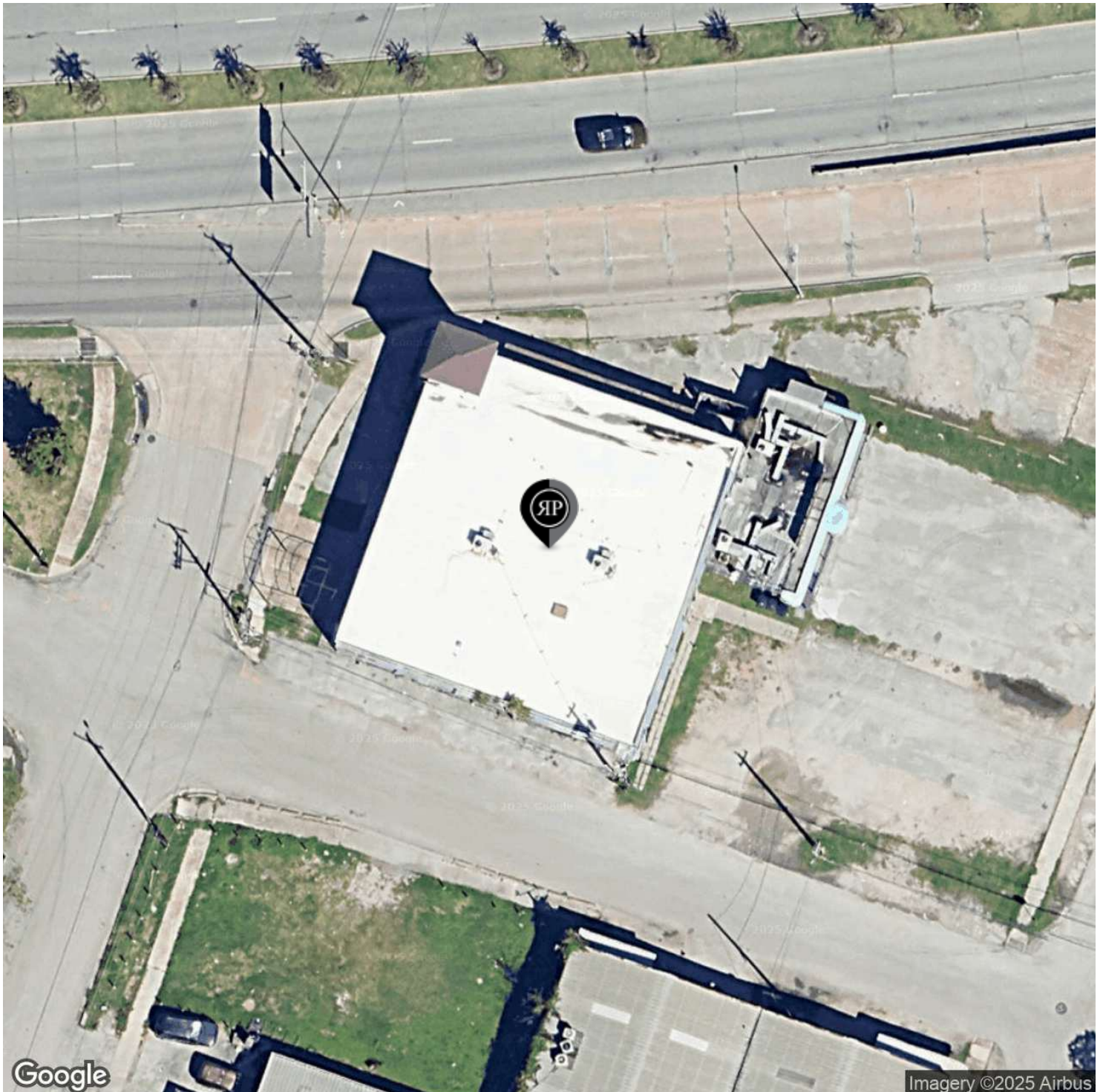
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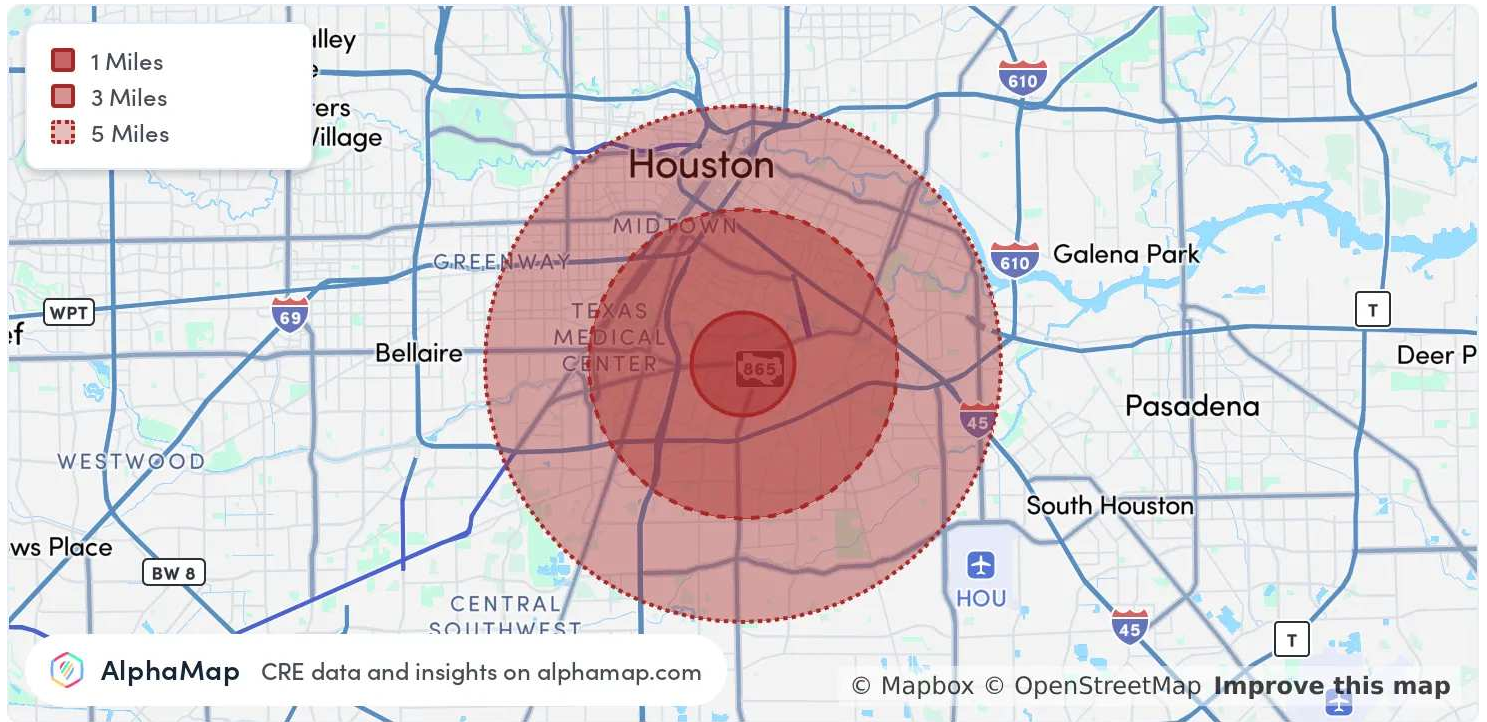
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**REGIONAL**
PROPERTIES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,100	153,413	428,201
Average Age	40	37	38
Average Age (Male)	38	36	37
Average Age (Female)	41	37	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,614	60,753	181,093
Persons per HH	2.4	2.5	2.4
Average HH Income	\$73,530	\$77,307	\$94,186
Average House Value	\$373,478	\$330,692	\$425,461
Per Capita Income	\$30,637	\$30,922	\$39,244

*Map and demographics data derived from AlphaMap***ANTHONY LAGRED**

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

 Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

 Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

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**ANTHONY LAGRED**

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