

ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE



DONNIE CHANG, CCIM
6830 Wilcrest Drive
Houston, TX 77072
(713) 939 - 8181 X 118
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BUILDING | FOR SALE

IN OPPORTUNITY ZONE!

PRICE REDUCED!! ASKING PRICE NOW \$2,000,000

9945 BISSONNET STREET, HOUSTON, TX 77036

**Via a commercial driveway at signalized light at Woodfair Drive.
Pedestrian access is also provided via a sidewalk along Bissonnet Street**

WWW.ABCAHOUSTON.COM
8168 WESTPARK DRIVE, HOUSTON TX, 77072

9945 BISSONNET STREET

HOUSTON, TX 77036

- **IMPROVEMENTS:** One story +/- 27,500 SF office building presently occupied by the Social Security Administration. All concrete drives and parking areas. Fully wrought iron fenced property with limited access gate for employees to rear parking lot.
- **LAYOUT:** Concrete foundation with pre-engineered steel structure walls with brick veneer finish. Pitched metal roof. See Attached floor plan.
- **HCAD #:** 1231990010002
- **KEY MAP:** 529V **FACET:** 4953B
- **SIZE:** +/- 27,500 SF building on 2.298 AC or +/- 100,144 SF
- **TAX RATE:** 2.73%
- **PARKING:** 33 open, surface space for visitors and public plus 2 handicapped in the front; and 71 secured surface spaces for employees plus 4 handicapped accessed through electronic gate.
- **UTILITIES:** Water and sewer - City of Houston. Electricity and telephone services.
- **COMMENTS:** PRESENTLY LEASED TO SOCIAL SECURITY OFFICE FOR \$480,000/YR, LEASE EXPIRES 11/16/2020. THERE WILL BE 27,500 SF AVAILABLE TO OCCUPY OR LEASE.
- **ASKING PRICE:** \$10.00 PER SF, NNN, AND BUILDING FOR SALE ~~\$2,250,000~~ \$2,000,000
- **CALL DONNIE FOR DETAILS**



9945 BISSONNET STREET

HOUSTON, TX 77036



- **YEAR BUILT:** 2003
- **STRUCTURE:** Steel and masonry
- **FOUNDATION:** Poured concrete slab
- **STORIES:** 1
- **INTERIOR WALLS:** Drywall
- **ACCESS:** Via a commercial driveway at signalized light at Woodfair Drive. Pedestrian access is also provided via a sidewalk along Bissonnet Street.
- **RESTROOMS:** Employee male restroom: 4 toilets, 2 sinks. Employee female restroom: 3 toilets, 2 sinks. Single male public restroom. Single female public restroom.
- **HVAC:** Wireless web-based thermostats controlling above ceiling air handling units with exterior ground mounted condensing units.
- **LIGHTING:** Exterior and interior LED fixtures. Mix of 2x2 and 2x4 fixtures throughout.
- **ELECTRICAL:** 800 amp, 120/208 volt, 3-phase, 4-wire incoming electric service panel.
- **FIRE/LIFE SAFETY:** Fire extinguishers throughout. Smoke detectors in HVAC ducts.
- **ZONING:** Occupancy Classification: B (Business) Construction Type: Type IIB

9945 BISSONNET STREET

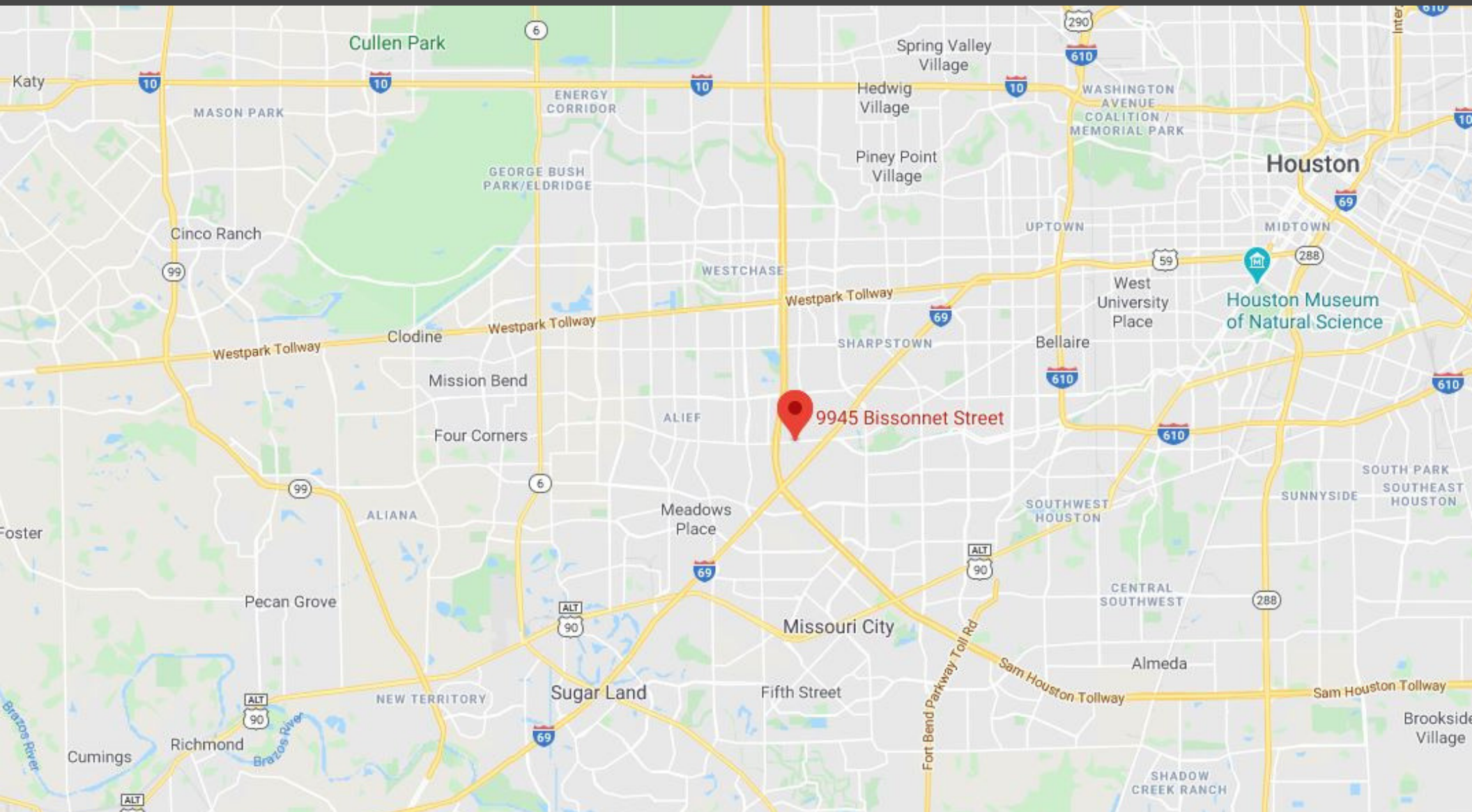
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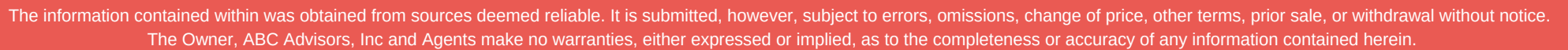


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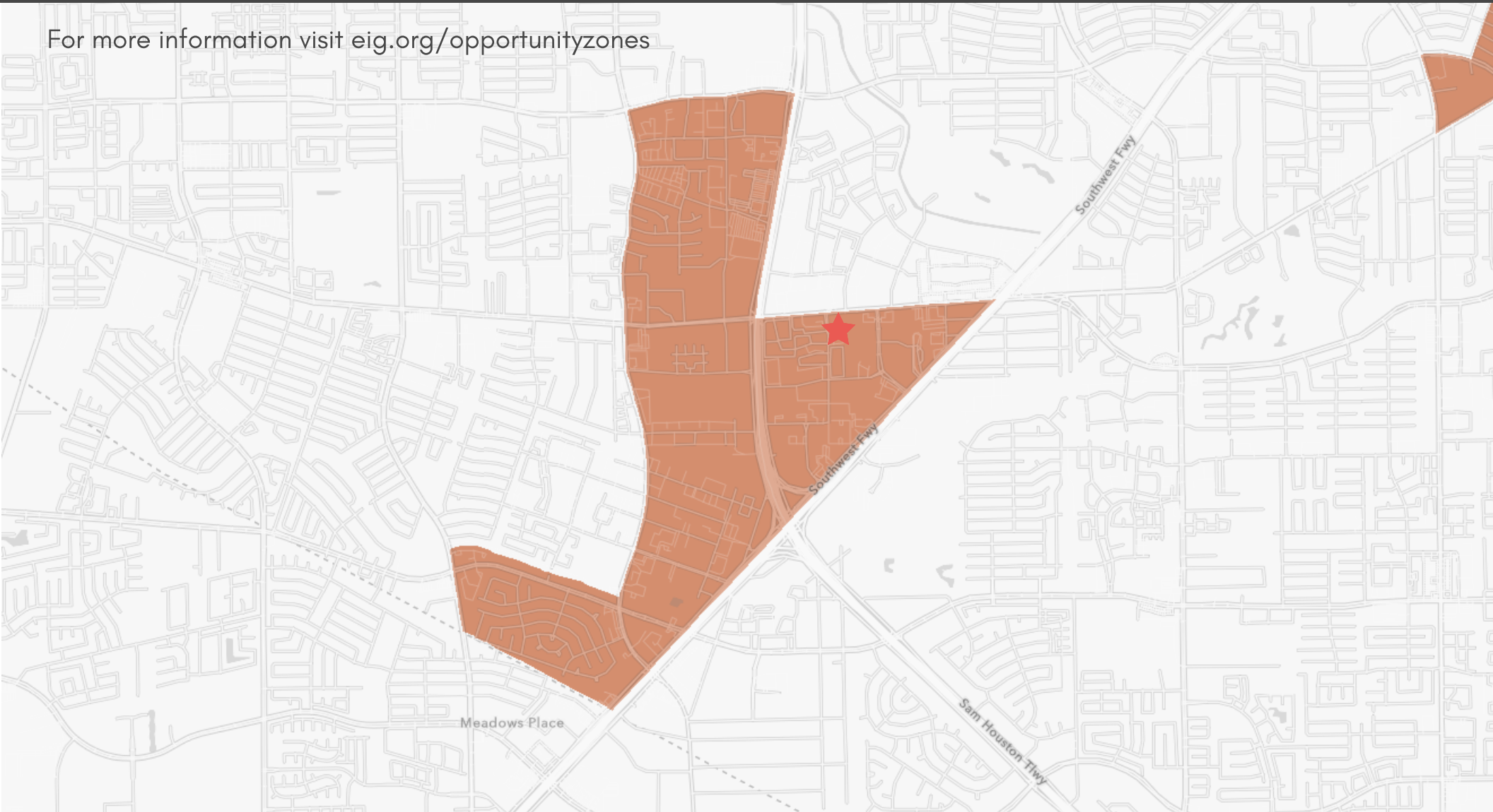
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For more information visit eig.org/opportunityzones



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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang	205572	changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date