

OFFICE FOR SALE & LEASE

OFFICE COMPLEX: 5,040 SF BLDG/22,477 SF LOT, ZONED GC

110 NORTH BROADWAY STREET, LA PORTE, TX 77571



KW COMMERCIAL | HOUSTON
1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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110 NORTH BROADWAY STREET



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

110 NORTH BROADWAY STREET



OFFERING SUMMARY

PRICE:	\$799,000
BUILDING SF:	5,040
PRICE / SF:	\$158.53
OCCUPANCY:	86%
LEASE RATE:	16.00/SF/YR
LEASE TERM:	Negotiable
AVAILABLE SF:	720 SF
YEAR BUILT:	1980 YB
LOT SIZE:	22,477 SF
PARKING:	34 Pkg Spaces

PROPERTY OVERVIEW

5,040 SF Building/22,477 SF Lot, Zoned GC. Office/Retail Complex; For Sale & For Lease. Good overall condition, move-in-ready. Corner lot single-story free-standing Office/Retail Complex can be either one combined space or three separate units. Current occupants are on Mo-to-Mo Leases that can be extended or terminated. There are 34 individual parking spaces and a side yard that can accommodate trailers if needed. Located in the heart of La Porte, TX, this property is well-suited for a wide variety of professional uses including Office & Retail. Close to Highway(s) 146 & 225, Houston Shipping Channel, Port of Houston +.

PROPERTY HIGHLIGHTS

- Corner lot single-story free-standing Office/Retail Complex Zoned GC. 5,040 SF Building/22,477 SF Lot (0.516 Acres).
- Located in the heart of La Porte, TX, this free-standing building is well-suited for a wide variety of professional uses.
- Corner lot single-story free-standing Office/Retail Complex can be either one combined space or three separate units.
- There are thirty-four individual parking spaces, with an additional side yard space that can accommodate trailers if needed.
- Close to Highway 146 & 225, Port of Houston, Houston Shipping Channel, Bay Forest Golf Course, and in the heart of downtown La Porte.

LOCATION & HIGHLIGHTS

110 NORTH BROADWAY STREET



LOCATION INFORMATION

Building Name: Wayne Wicks & Associates Office Complex
Street Address: 5,040 SF Building/22,477 SF Lot, Zoned GC
110 North Broadway Street
City, State, Zip: La Porte, TX 77571
County: Harris
Market: Southeast
Sub-market: Port of Houston
Cross Streets: E Main Street
Signal Intersection: Main St. & Broadway



LOCATION OVERVIEW

Located in the heart of La Porte, TX, this property is well-suited for a wide variety of professional uses including Office, Retail, and Other. Close to Highway(s) 146 & 225, Houston Shipping Channel, Port of Houston, and the Barbours Cut Terminal. Near Bay Forest Golf Course, in the heart of downtown La Porte with many food options within walking distance. La Porte has undergone a revitalization in recent years with many new construction Commercial & Residential Real Estate projects



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PROPERTY PHOTOS

110 NORTH BROADWAY STREET



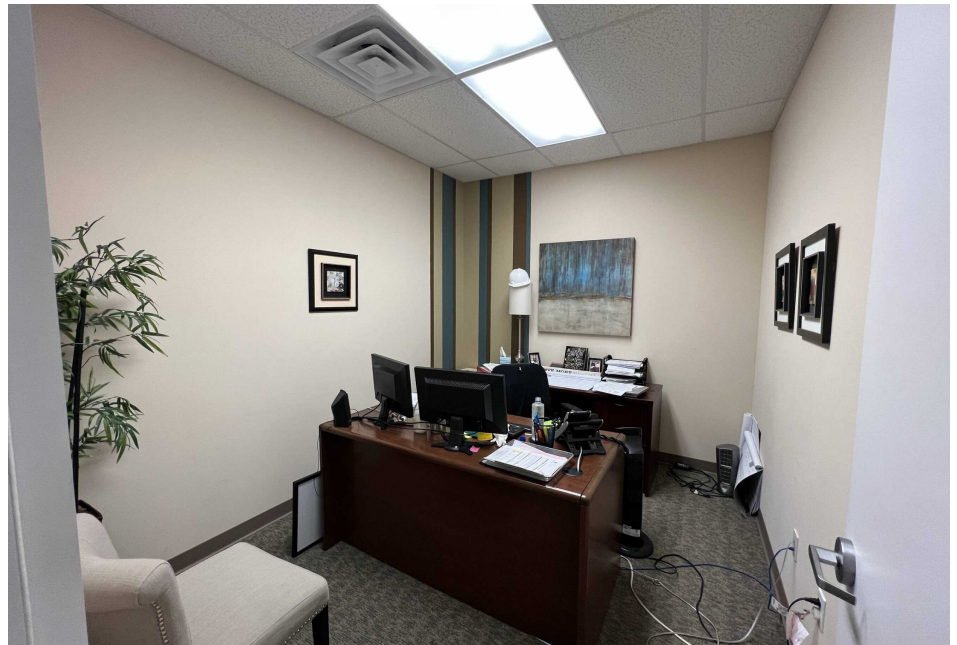
PROPERTY PHOTOS

110 NORTH BROADWAY STREET



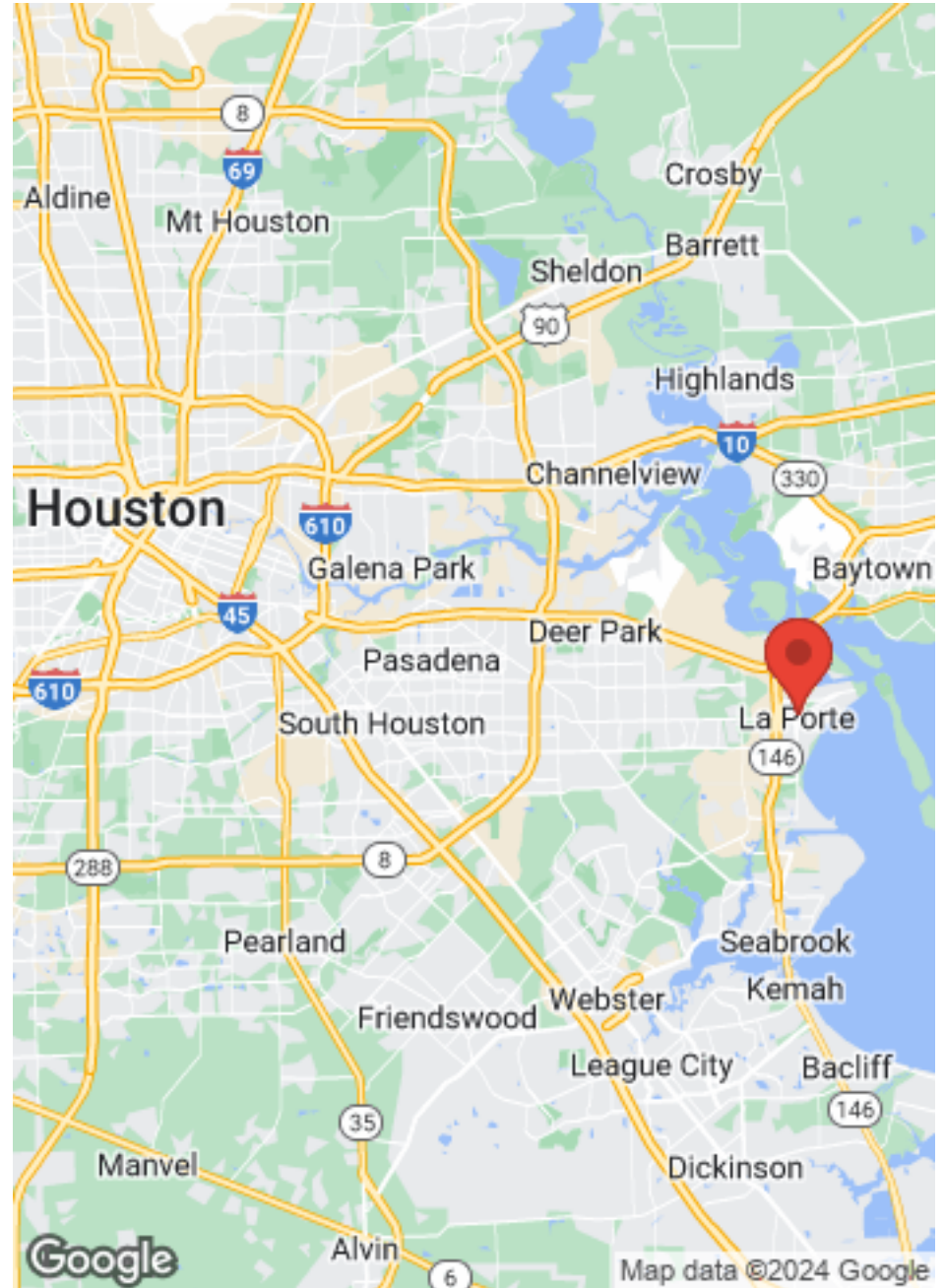
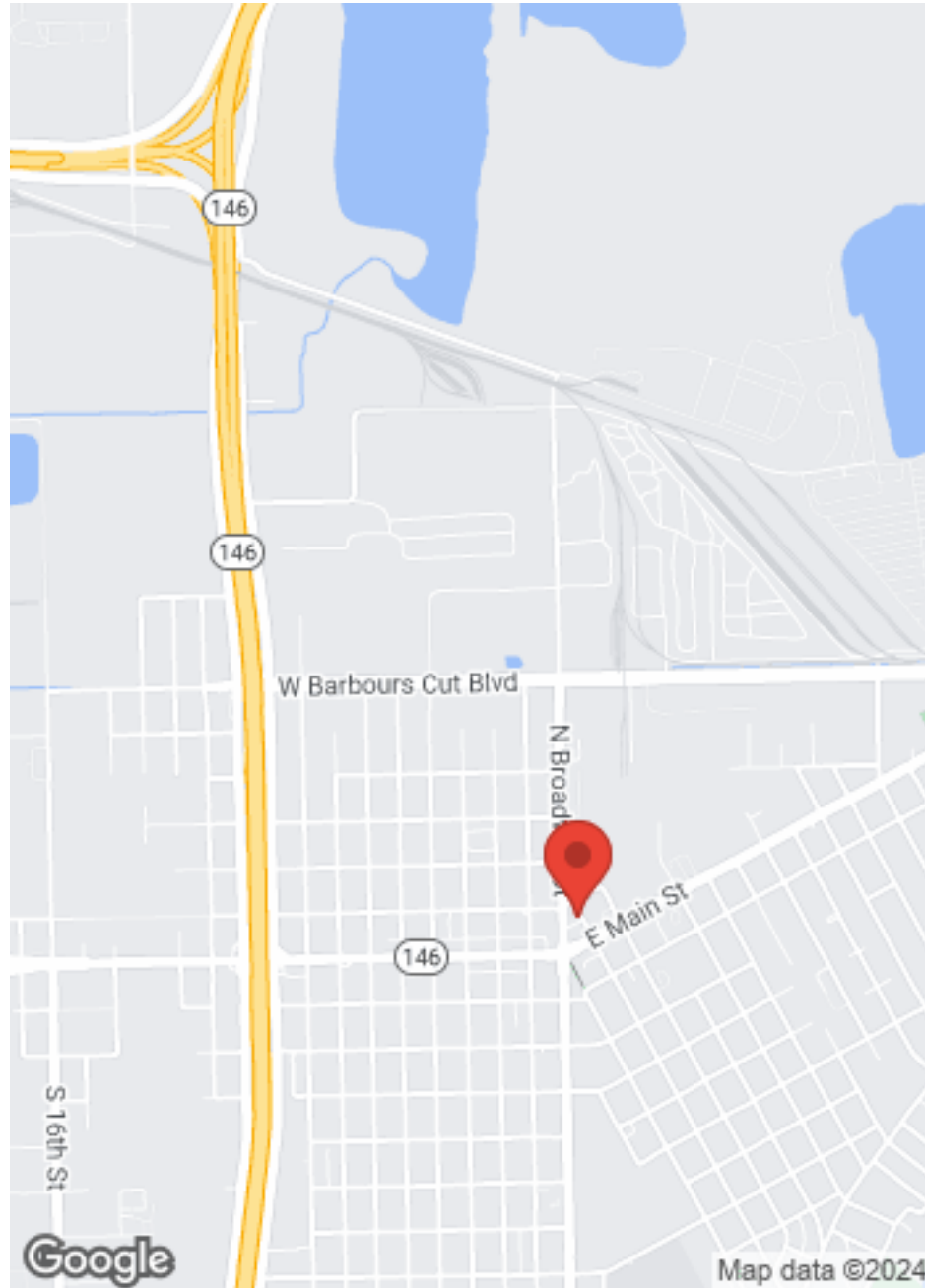
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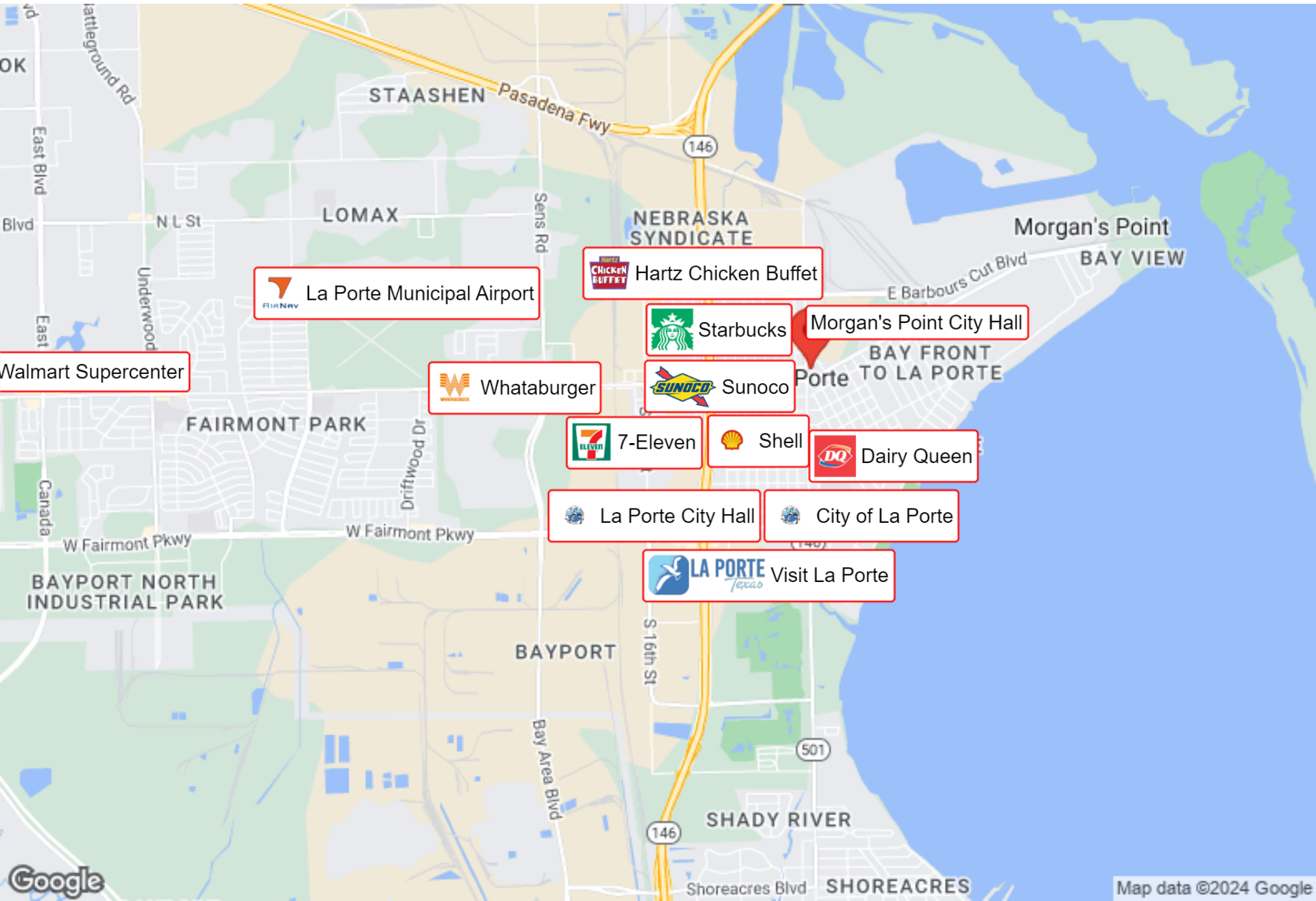
LOCATION MAPS


110 NORTH BROADWAY STREET




BUSINESS MAP

110 NORTH BROADWAY STREET



 La Porte Municipal Airport

 Hartz Chicken Buffet


 Starbucks

Morgan's Point City Hall


Walmart Supercenter

 Whataburger

 Sunoco

 7-Eleven

 Shell

 Dairy Queen

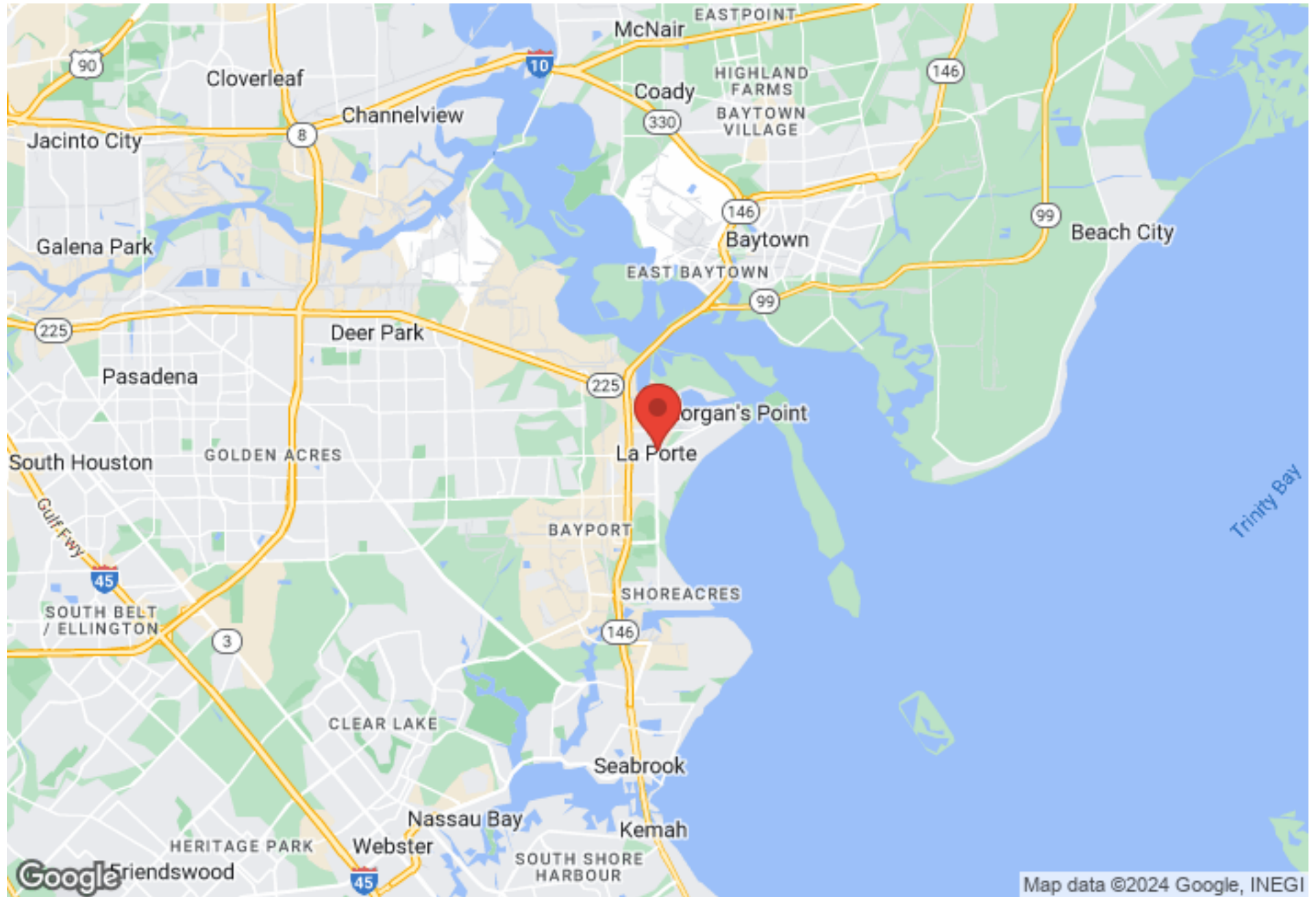
 La Porte City Hall

 City of La Porte

 LA PORTE Texas Visit La Porte

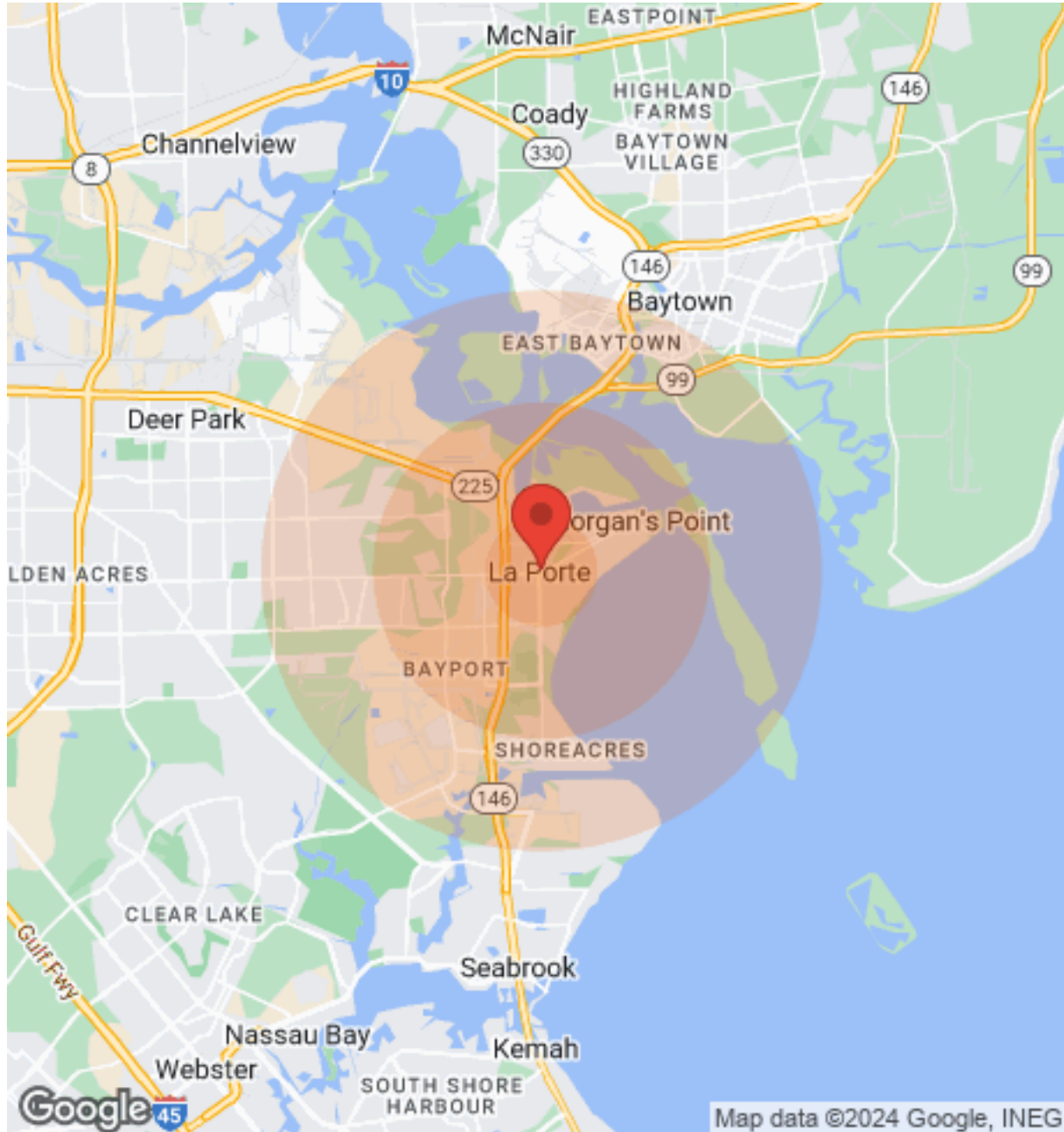
REGIONAL MAP

110 NORTH BROADWAY STREET



DEMOGRAPHICS

110 NORTH BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,731	7,747	22,479
Female	1,681	7,537	22,302
Total Population	3,412	15,284	44,781

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	900	3,632	10,745
Ages 15-24	567	2,281	6,633
Ages 25-54	1,198	6,009	17,449
Ages 55-64	348	1,779	5,211
Ages 65+	399	1,583	4,743

Race	1 Mile	3 Miles	5 Miles
White	2,485	12,466	35,818
Black	443	750	2,602
Am In/AK Nat	7	28	93
Hawaiian	N/A	N/A	9
Hispanic	1,270	5,061	16,517
Multi-Racial	950	3,968	12,154

Income	1 Mile	3 Miles	5 Miles
Median	\$39,674	\$52,241	\$64,016
< \$15,000	166	303	1,125
\$15,000-\$24,999	130	243	1,278
\$25,000-\$34,999	224	525	1,029
\$35,000-\$49,999	177	835	2,379
\$50,000-\$74,999	238	855	3,096
\$75,000-\$99,999	135	985	2,487
\$100,000-\$149,999	99	1,167	2,977
\$150,000-\$199,999	32	253	829
> \$200,000	9	57	178

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,749	6,284	18,340
Occupied	1,493	5,793	16,659
Owner Occupied	908	4,743	12,777
Renter Occupied	585	1,050	3,882
Vacant	256	491	1,681

Map data ©2024 Google, INEGI

ATTACHMENT 1

110 NORTH BROADWAY STREET

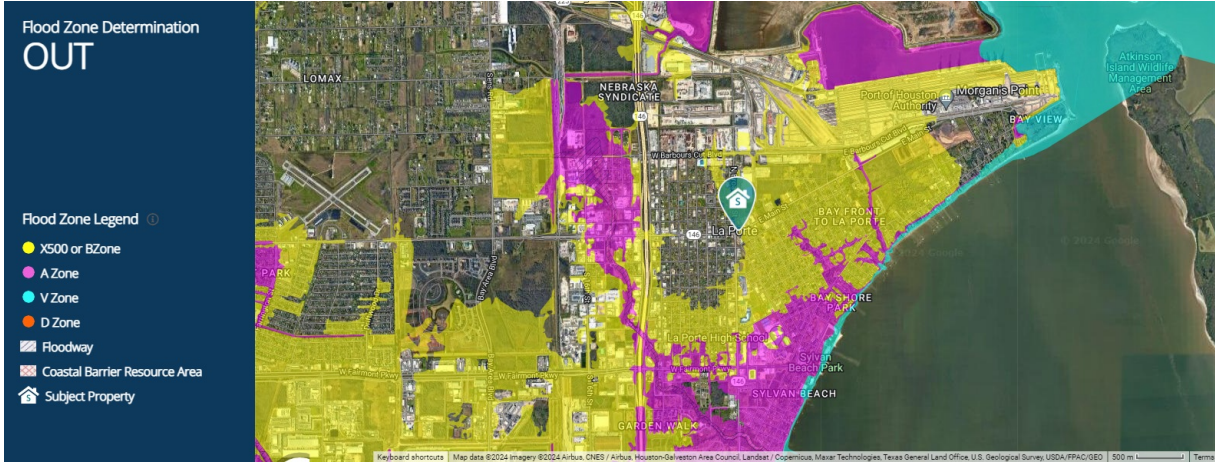


REALIST

APN 023-256-081-0001 | CLIP 2763063740

📍 110 N Broadway St #C, La Porte, TX 77571-3457, Harris County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	1760 ft
Community Number - Map Panel & Suffix	485487-0945M
Flood Zone Code	X
Panel Date	January, 6, 2017
County	Harris
Original Panel Firm Date	December, 31, 1974
FIPS Code	48201
Coastal Barrier Resource Area (CBRA)	Out
Community Name	La Porte, City Of
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

ATTACHMENT 2

110 NORTH BROADWAY STREET



National Flood Hazard Layer FIRMette



95°1'27"W 29°40'15"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°0'50"W 29°39'44"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/18/2024 at 6:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Keller Williams Realty Memorial</u>	<u>9000862</u>	<u>klrw10@kw.com</u>	<u>(713)461-9393</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael Bossart</u>	<u>588215</u>	<u>michaelb@kw.com</u>	<u>(713)461-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mitch Rainey</u>	<u>601107</u>	<u>Compliance@KWMemorial.com</u>	<u>(713)470-2176</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tim Larson</u>	<u>0695022</u>	<u>tlarson@kw.com</u>	<u>(281)508-0800</u>
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

IABS 1-0 Date