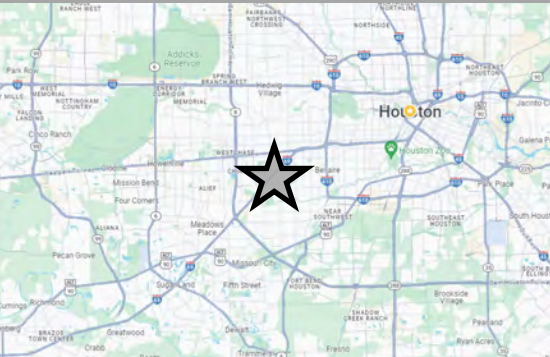


# OFFERING MEMORANDUM

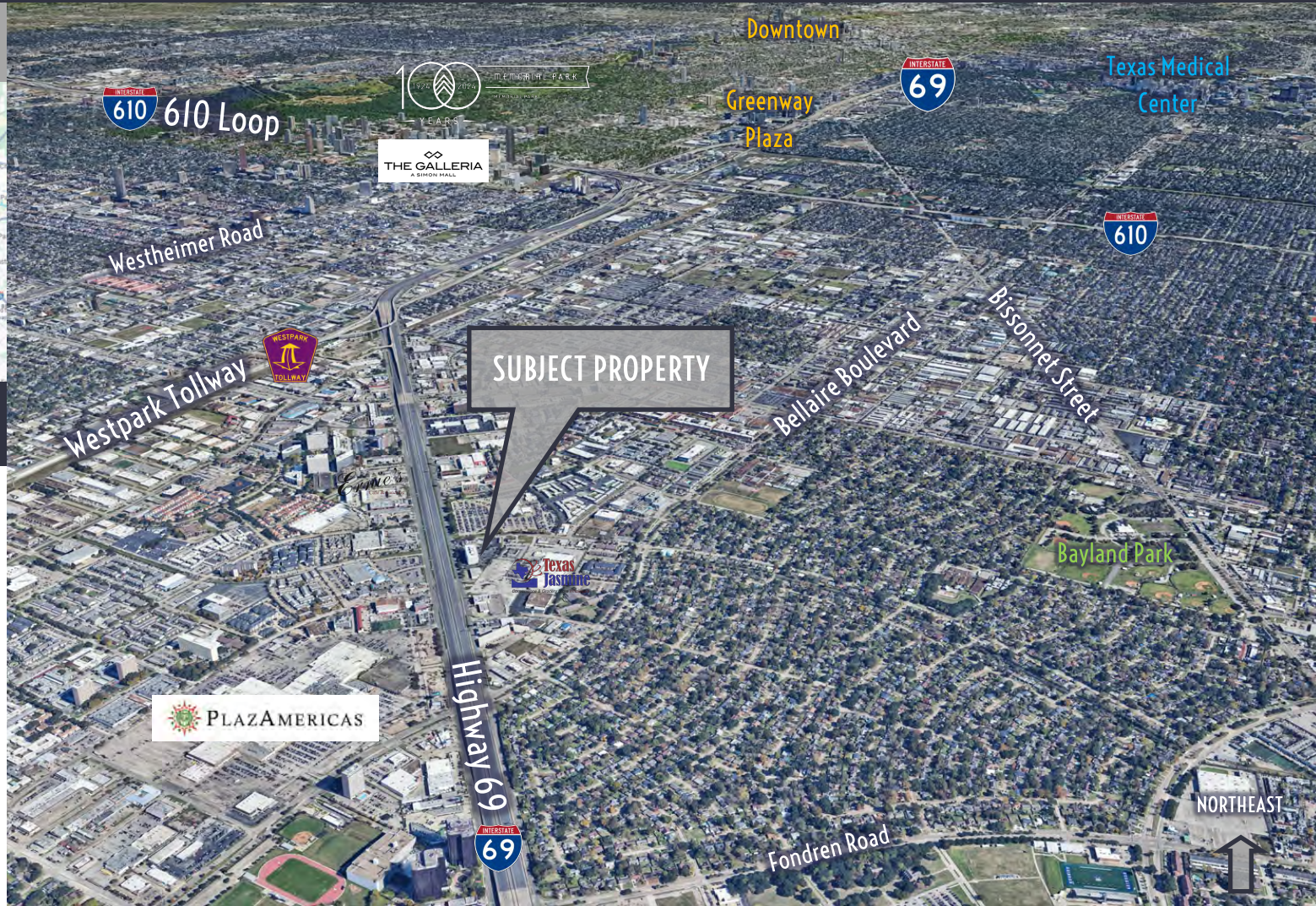
## 7011 SOUTHWEST FREEWAY | HIGH-QUALITY BUILDING IN HOUSTON, TEXAS

### MAP LOCATION



### PROPERTY FEATURES

- +/- 112,592 Net Rentable Area
- 220 Surface Parking Spaces
- High-Quality Building
- Close to the Galleria
- Recently Renovated
- Fully Fenced
- +/- 2.79 Acre Site
- Great Access to Hwy 59/69 and close to BW8
- Existing Rental Income
- **Asking Price: Call Broker**



### JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

[www.joelghill.com](http://www.joelghill.com)

### JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

### COMMERCIAL Real Estate



REALTOR

PRESENTED BY:

JOEL HILL

BROKER

[JOEL@JOELGHILL.COM](mailto:JOEL@JOELGHILL.COM)

(832) 444-3566

# OFFERING MEMORANDUM



## PHOTOS



Front of Building

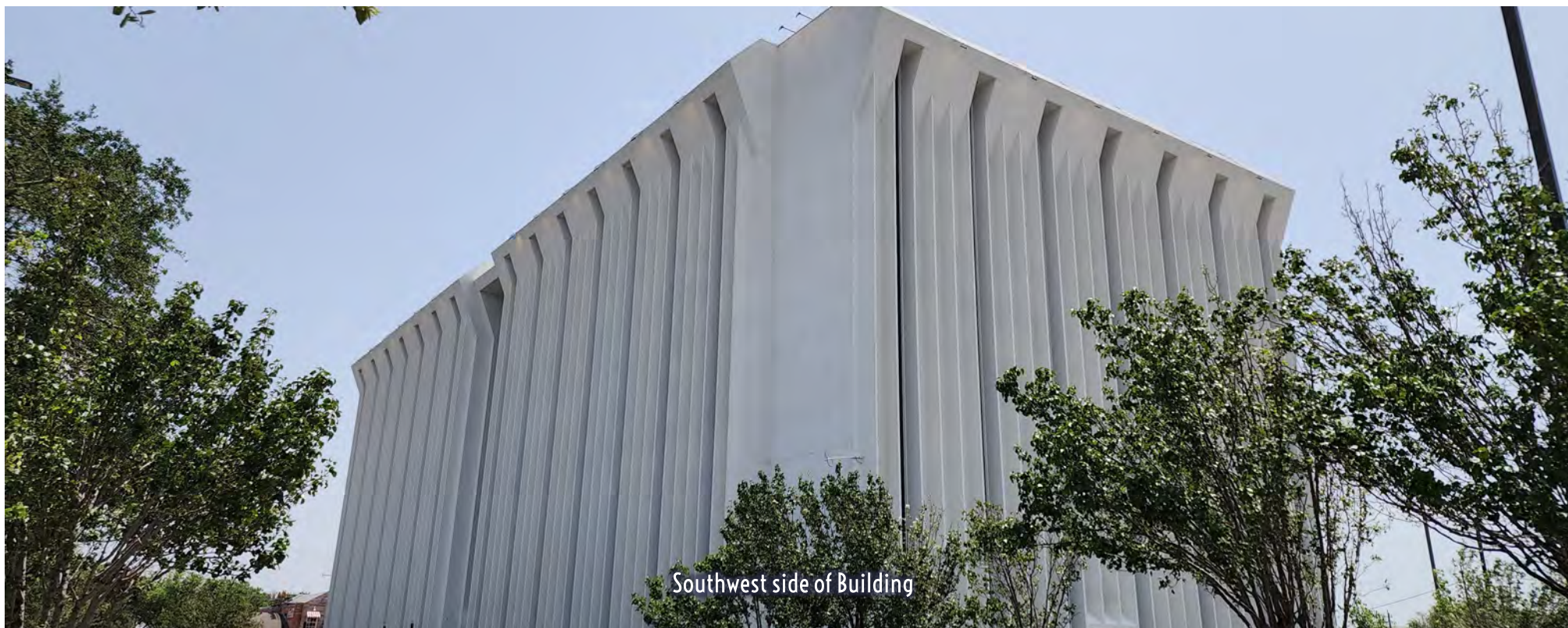


Rear of Building with additional surface parking

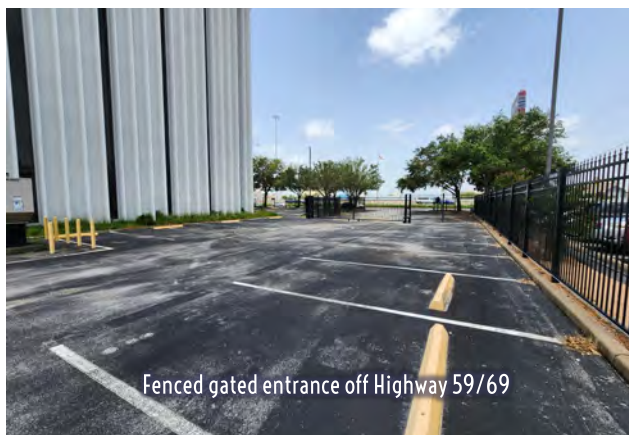
# OFFERING MEMORANDUM



## PHOTOS



Southwest side of Building



Fenced gated entrance off Highway 59/69



Main Reception/Entry



Front Entry off Hwy 69

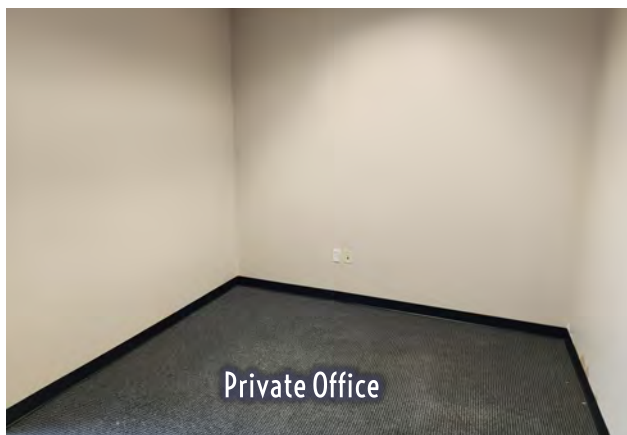
# OFFERING MEMORANDUM



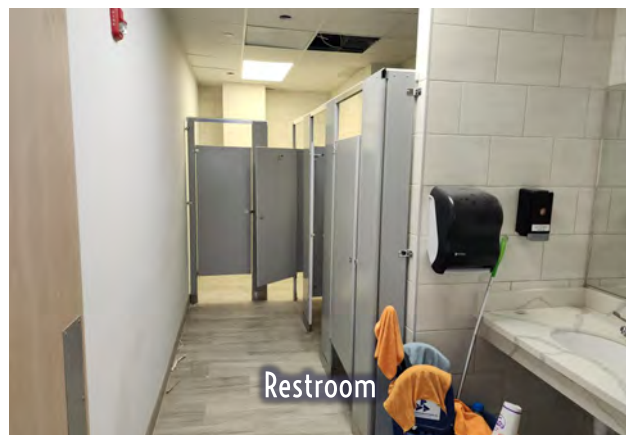
## PHOTOS



Rear of Building & Surface Lot



Private Office



Restroom



Elevators

# OFFERING MEMORANDUM



## PHOTOS



Roof view looking East toward Galleria and Texas Medical Center



General Office Buildout



General Office Buildout



General Office Buildout

# OFFERING MEMORANDUM



## PHOTOS



Whitebox 4th Floor



Whitebox 4th Floor



Whitebox



Mechanical

# OFFERING MEMORANDUM



## PHOTOS



Clinical Space 2nd Floor Elevator entry



2nd Floor



2nd Floor Space



2nd Floor Hallway



# OFFERING MEMORANDUM



## PHOTOS



Office Space 3rd Floor Conference Room Space



3rd Floor Bullpen space



3rd Floor Bullpen space



3rd Floor space

# OFFERING MEMORANDUM



## PHOTOS



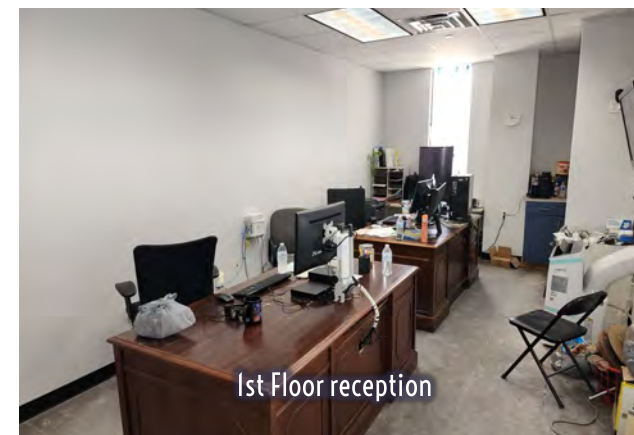
1st Floor Demoad Space



1st Floor Demoad Space



1st Floor Rear Entry



1st Floor reception

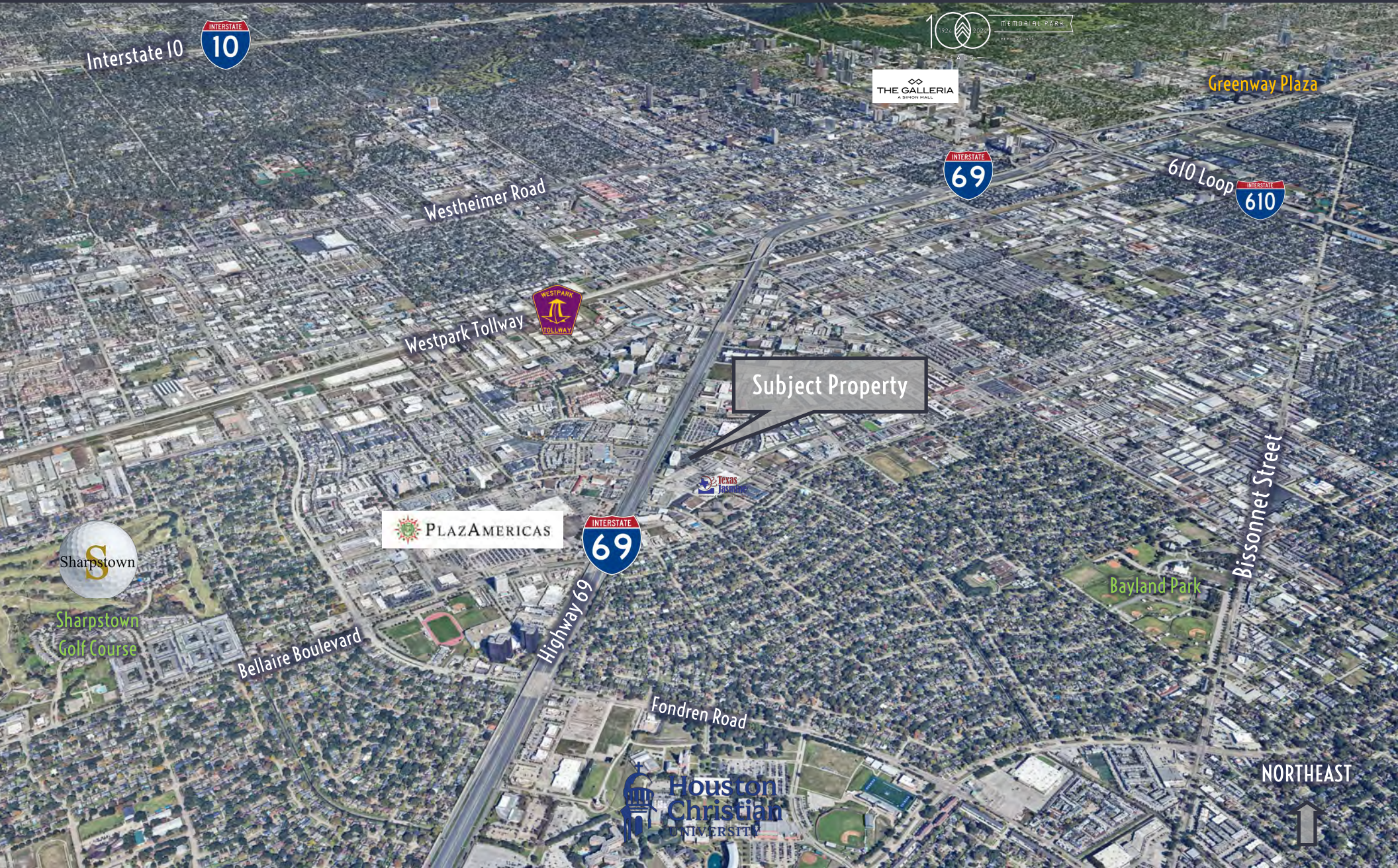
# OFFERING MEMORANDUM

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME. EXPERTISE FOR YOUR PEACE OF MIND™

## 7011 SOUTHWEST FREEWAY | HIGH-QUALITY BUILDING IN HOUSTON, TEXAS



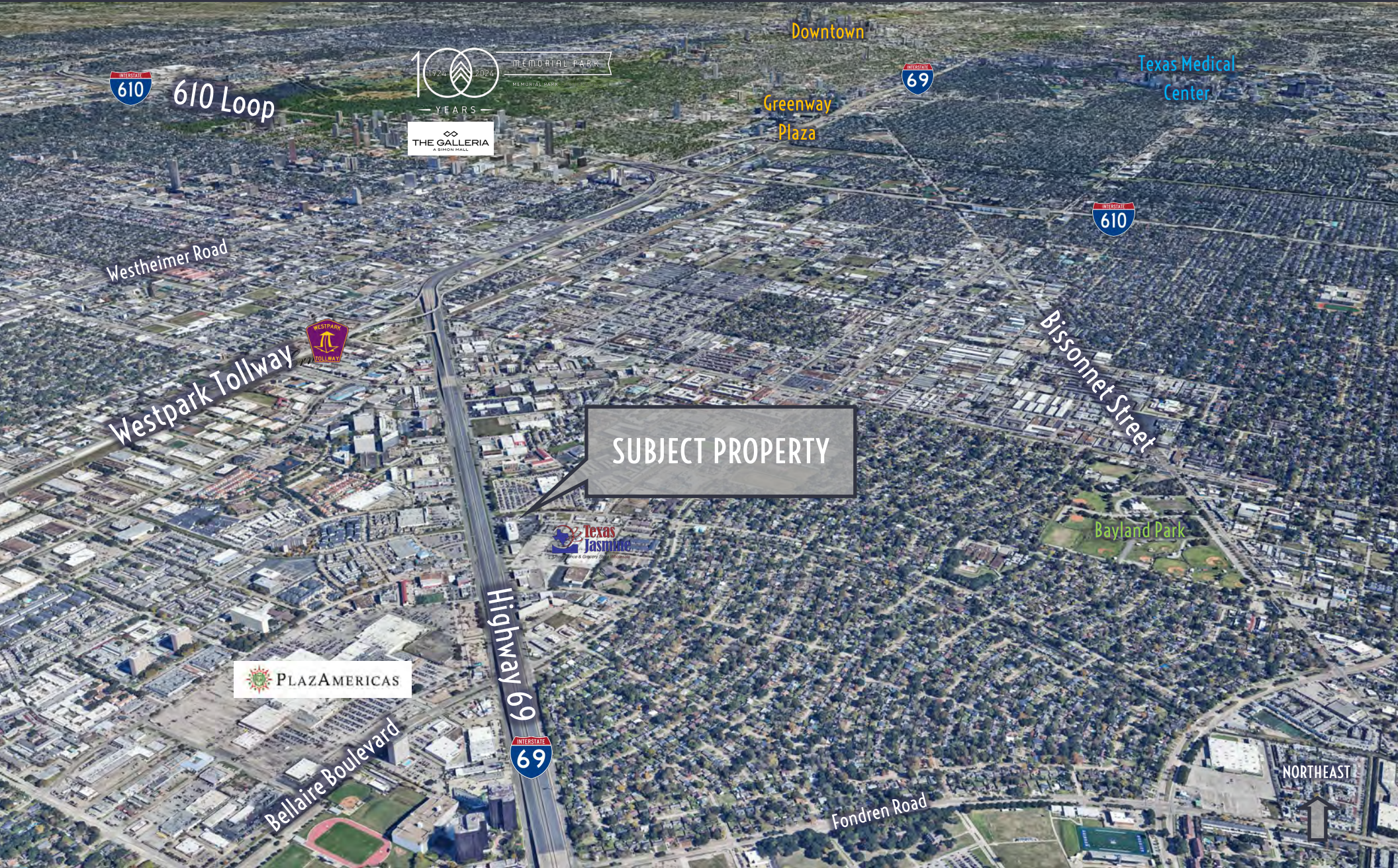
Subject Property

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

# OFFERING MEMORANDUM



## POINTS OF INTEREST



SUBJECT PROPERTY

NORTHEAST

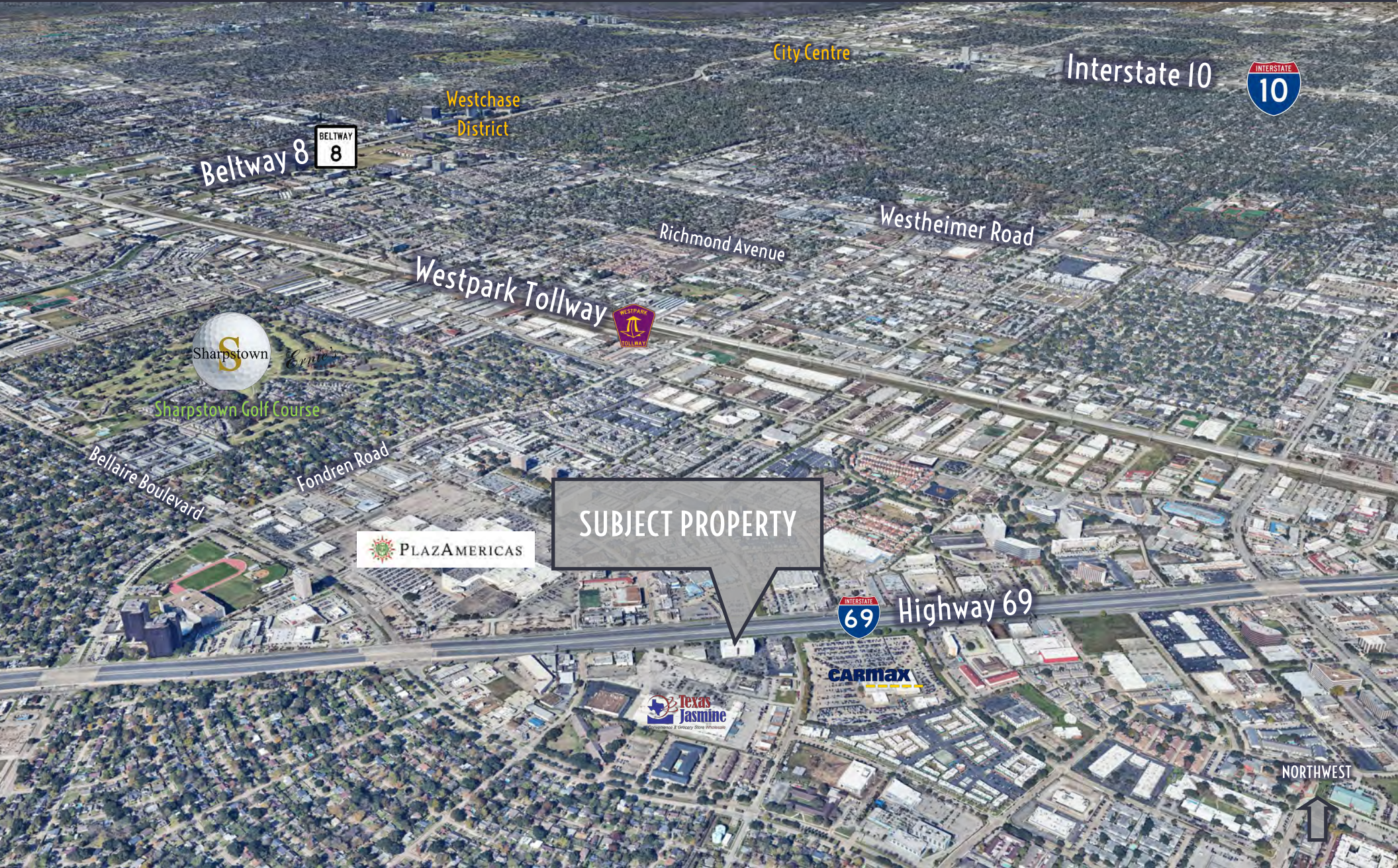


DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

# OFFERING MEMORANDUM



## POINTS OF INTEREST



SUBJECT PROPERTY

PLAZAMERICAS



Highway 69

CARMAX

Texas Jasmine

NORTHWEST



# OFFERING MEMORANDUM

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

## 7011 SOUTHWEST FREEWAY | HIGH-QUALITY BUILDING IN HOUSTON, TEXAS

### PROPERTY HIGHLIGHTS

#### An Excellent choice

The 7011 Southwest Freeway property is a 6-story office building offering 112,592 SF Net Rentable Area, strategically located on Highway 69/59 close to Beltway 8, perfectly situated between Beltway 8 and the 610 Loop within minutes distance to numerous amenities including, The Galleria Mall and many more restaurants and retail.

The building was recently renovated with an updated facade, fence, plumbing and HVAC systems .

Houston, Texas is one of the best places for jobs in the United States with places like The Texas Medical Center, Port of Houston & Houston Ship Channel and also one of the largest Petrochemical complexes in the world.

7011 Southwest Freeway is more than a workplace, it is an excellent choice for those entrepreneurs or investors desiring a fantastic location that can be repurposed for a multitude of options.



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

[www.joelghill.com](http://www.joelghill.com)

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL  
Real Estate



REALTOR

PRESENTED BY:

JOEL HILL

BROKER

[JOEL@JOELGHILL.COM](mailto:JOEL@JOELGHILL.COM)

(832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

# OFFERING MEMORANDUM

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME. EXPERTISE FOR YOUR PEACE OF MIND™

## 7011 SOUTHWEST FREEWAY | HIGH-QUALITY BUILDING IN HOUSTON, TEXAS



### PROPERTY PROFILE

LOCATION	Highway 69/59 between 610 Loop and Beltway 8
NET RENTABLE AREA (NRA)	112,592 SF
GROSS BUILDING AREA (GBA)	115,056 SF
STORIES	6
YEAR BUILT	1972 (Updated 2018 & 2023)
ELEVATORS/TYPE	2 - Passenger
TELECOM	AT&T FIBER
ENTRY ACCESS	Fully Fenced Site
SURFACE PARKING	220 Spaces
FEATURES AND AMENITIES	Rectangular Geometry offering efficient , flexible planning and interior design.

### ECONOMICS & AVAILABILITIES

FLOOR PLATE SIZE	+/- 18,765 SF
SLAB TO SLAB	11'
EXISTING RENTAL INCOME	\$46,371.36 per year
OCCUPANCY	Move in Ready Spaces Available
FACILITY USE	Multiple possible uses
PERCENT LEASED	Vacant
CAPITAL IMPROVEMENTS	\$800,000+

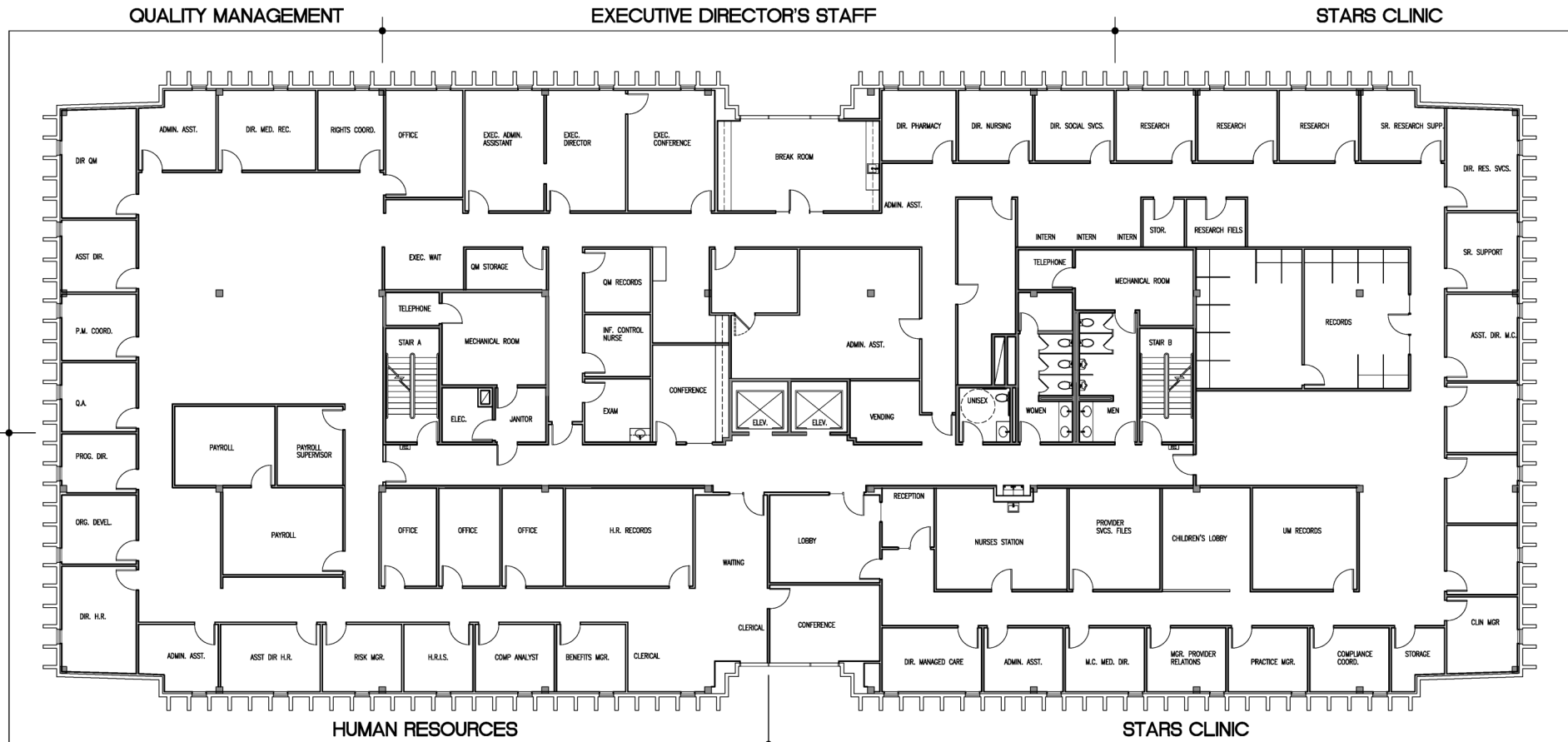
DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.





# OFFERING MEMORANDUM

## SPACE PLAN FLOOR 5



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™



REALTOR

PRESENTED BY:

JOEL HILL

BROKER

JOEL@JOELGHILL.COM

(832) 444-3566

# OFFERING MEMORANDUM



## SURVEY

GF NO. ATCH-01COM-ATCH22116306MS ALAMO TITLE  
 ADDRESS: 7011 SOUTHWEST FREEWAY  
 HOUSTON, TEXAS 77074  
 BORROWER: NAVROZMEDIANETWORK, INC.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT. COMMUNITY PANEL NO. 48201C 0835 L. MAP REVISION: 06/18/2007. ZONE X.

BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

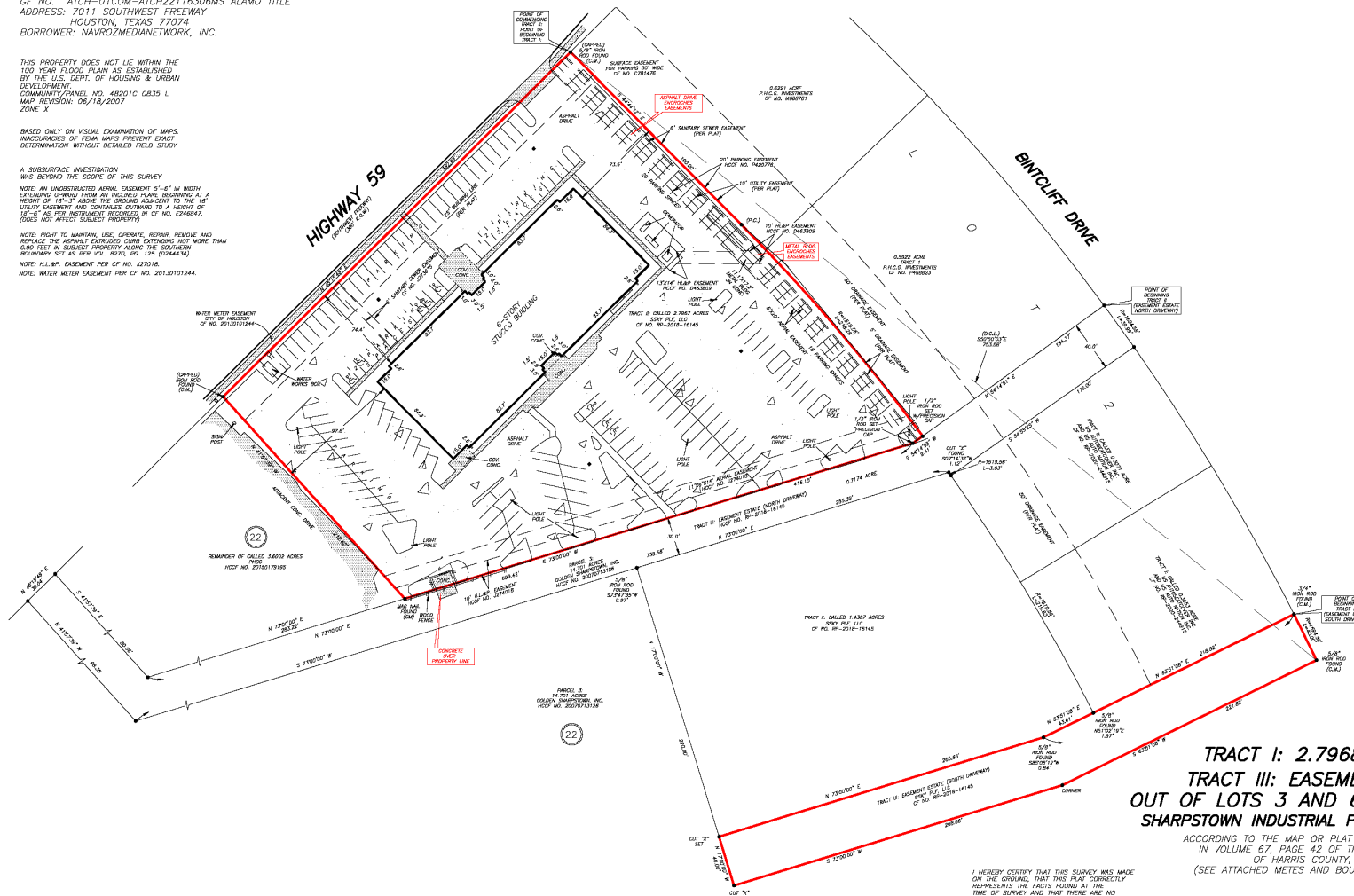
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

NOTE: AN UNRESTRICTED AERIAL EASEMENT 2'-6" IN WIDTH EXTENDING UPWARD FROM AN INCLINED PLANE BEGINNING AT A HEIGHT OF 16'-0" ABOVE THE GROUND ADJACENT TO THE 16' UTILITY EASEMENT AND CONTINUOUS OUTWARD TO A HEIGHT OF 15'-0" AS PER INSTRUMENT RECORDS IN OF NO. 0246841. (DOES NOT AFFECT SUBJECT PROPERTY)

NOTE: RIGHT TO MAINTAIN, USE, OPERATE, REPAIR, REMOVE AND REPLACE THE AERIAL CABLES CABLES EXTENDING NOT MORE THAN 6.00 FEET IN SUBJECT PROPERTY ALONG THE SOUTHERN BOUNDARY SET AS PER A.C.L. 1676 PLS. 128 (044444).

NOTE: H.L.B.P. EASEMENT PER OF NO. 227018.

NOTE: WATER METER EASEMENT PER OF NO. 20130101244.



**TRACT I: 2.7968 ACRES**  
**TRACT III: EASEMENT ESTATE**  
**OUT OF LOTS 3 AND 6, BLOCK 22**  
**SHARPTOWN INDUSTRIAL PARK, SECTION 8**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO

**JOEL G HILL COMMERCIAL**  
 550 Post Oak Boulevard, Suite 570  
 Houston, Texas 77027  
 www.joelghill.com

**JOEL G HILL COMMERCIAL**  
  
 LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL  
 Real Estate  
  
 REALTOR

PRESENTED BY: **JOEL HILL**  
 BROKER  
 JOEL@JOELGHILL.COM  
 (832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

# OFFERING MEMORANDUM

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME. EXPERTISE FOR YOUR PEACE OF MIND™

## HOUSTON, TEXAS



Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. Our economy is strong, our cultures are many, and our quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.5 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

In addition to our diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to our access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.



## INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



### 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:

- 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 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.

Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
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](http://www.trec.texas.gov)

IABS 1-0