



302 CENTER STREET | VERY WELL LOCATED BUILDING IN DEER PARK, TEXAS

MAP LOCATION



PROPERTY FEATURES

- +/- 1,100 SF Freestanding Building
 - Close to Deerwood Glen Business Park
 - 2 Private Offices & Bathrooms
 - Close to Deer Park City Hall & Battleground Golf Course
 - Kitchenette & Reception Area
 - Great incubator space for small firm
 - Surface Parking (8 Spaces)
 - Great Access to Hwy 225 and BW8
 - Location on Center Street in Deer Park, TX
- Rate: \$2,200/Month**



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL
Real Estate



REALTOR®

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

COLE@JOELGHILL.COM

(713) 540-5457



Front of Building



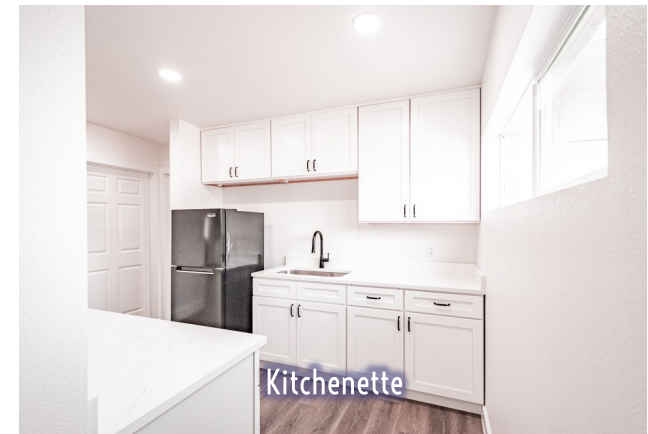
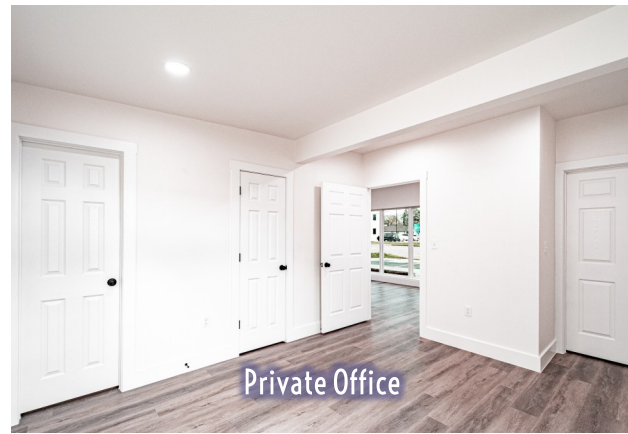
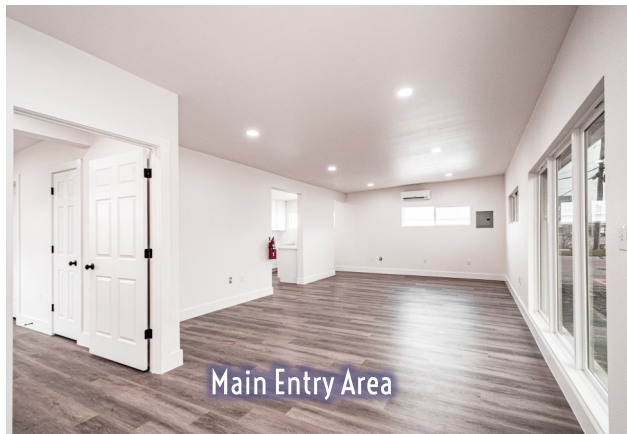
Front of Building



Potential Building Signage



Facing Southwest





302 CENTER STREET | VERY WELL LOCATED BUILDING IN DEER PARK, TEXAS

PROPERTY HIGHLIGHTS

Very Well Located Freestanding Office Building

302 Center Street is a very well located office building offering one of the best locations in the Southeast Market, strategically located on Center Street near Highway 225 within minutes distance to The Houston Ship Channel, Deer Park City Hall, Barbour's Cut and Bayport Terminals, Deer Park High School, Battleground Golf Course & Deerwood Glen Business Park.

Deer Park, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

302 Center Street is an excellent choice for those entrepreneurs desiring one of the best locations for office incubator space in all Southeast Houston MSA.



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POINTS OF INTEREST



SUBJECT PROPERTY

Park 225 Business Park

Deerwood Glen Business Park

THE BATTLEGROUND
AT DEER PARK

13th Street

Georgia Avenue

Center Street

Shell Federal
CREDIT UNION

Deer Park High School
(North Campus)



Shell Oil

225
TEXAS

Highway 225

BELTWAY
8

SOUTHWEST





302 CENTER STREET | VERY WELL LOCATED BUILDING IN DEER PARK, TEXAS



PROPERTY PROFILE

LOCATION 302 Center Street at 3rd Street near Highway 225

SPACE OPTIONS Office or General Retail

STORIES 1

PARKING Surface Parking Lot

FEATURES Kitchenette & Reception area with flexible use options

ECONOMICS & AMENITIES

BUILDING SIZE +/- 1,100 SF (per owner)

CONFIGURATION 2 Private Offices and Bathroom with Kitchenette and Reception

OCCUPANCY Move in Ready

PARKING SPACES 8

PROPOSED USE Office Or Retail Space

DEER PARK, TEXAS AREA DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 111 3RD ST, DEER PARK, TX 77536



CITY, STATE
DEER PARK, TX

POPULATION
100,035

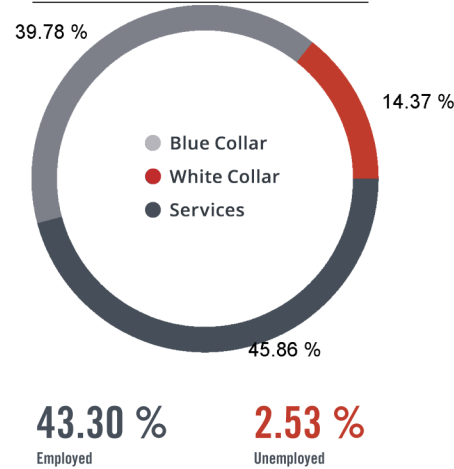
AVG. HHSIZE
3.19

MEDIAN HH INCOME
\$49,603

HOME OWNERSHIP

Renters: **11,641**
Owners: **20,400**

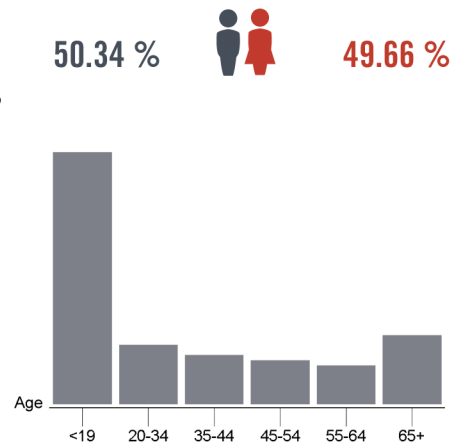
EMPLOYMENT



EDUCATION

High School Grad: **29.51 %**
Some College: **24.03 %**
Associates: **4.78 %**
Bachelors: **13.42 %**

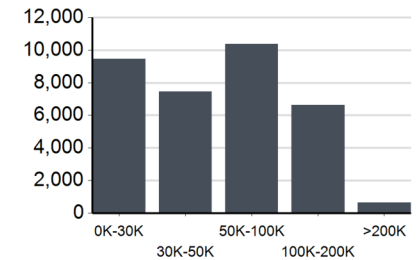
GENDER & AGE



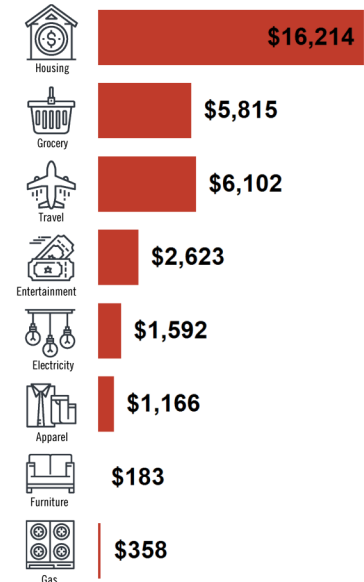
RACE & ETHNICITY

White: **65.65 %**
Asian: **0.43 %**
Native American: **0.19 %**
Pacific Islanders: **0.00 %**
African-American: **0.31 %**
Hispanic: **24.84 %**
Two or More Races: **8.58 %**

INCOME BY HOUSEHOLD



HH SPENDING



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DEER PARK, TEXAS

DEER★PARK

Birthplace of Texas®



Deer Park is the “Birthplace of Texas”, as it was the site where initial treaty documents securing Texas’ independence from Mexico were drafted following the Battle of San Jacinto in 1836.

Deer Park has since grown into a friendly community located only 25 minutes from downtown Houston.

- Named #10 in the U.S. by CNNMoney for most affordable places to live
- Named #10 in Texas by NerdWallet for “Best Places to Start a Business”
- Named “Best Affordable Suburb in Texas” by Bloomberg BusinessWeek
- Named “contender” by CNNMoney for “100 Best Places to Live”

Deer Park provides easy access to the Houston region, Clear Lake/Bay Area and the sand and surf of Galveston Island. It is well-known for its hospitality, recognized public school system, and noted police and fire departments. It is also home to The Battleground at Deer Park Golf Course, a wonderful community theatre, outdoor Olympic-sized pool, and over 150 acres of municipal parks.

Source: Deer Park Economic Development website

FOR LEASE

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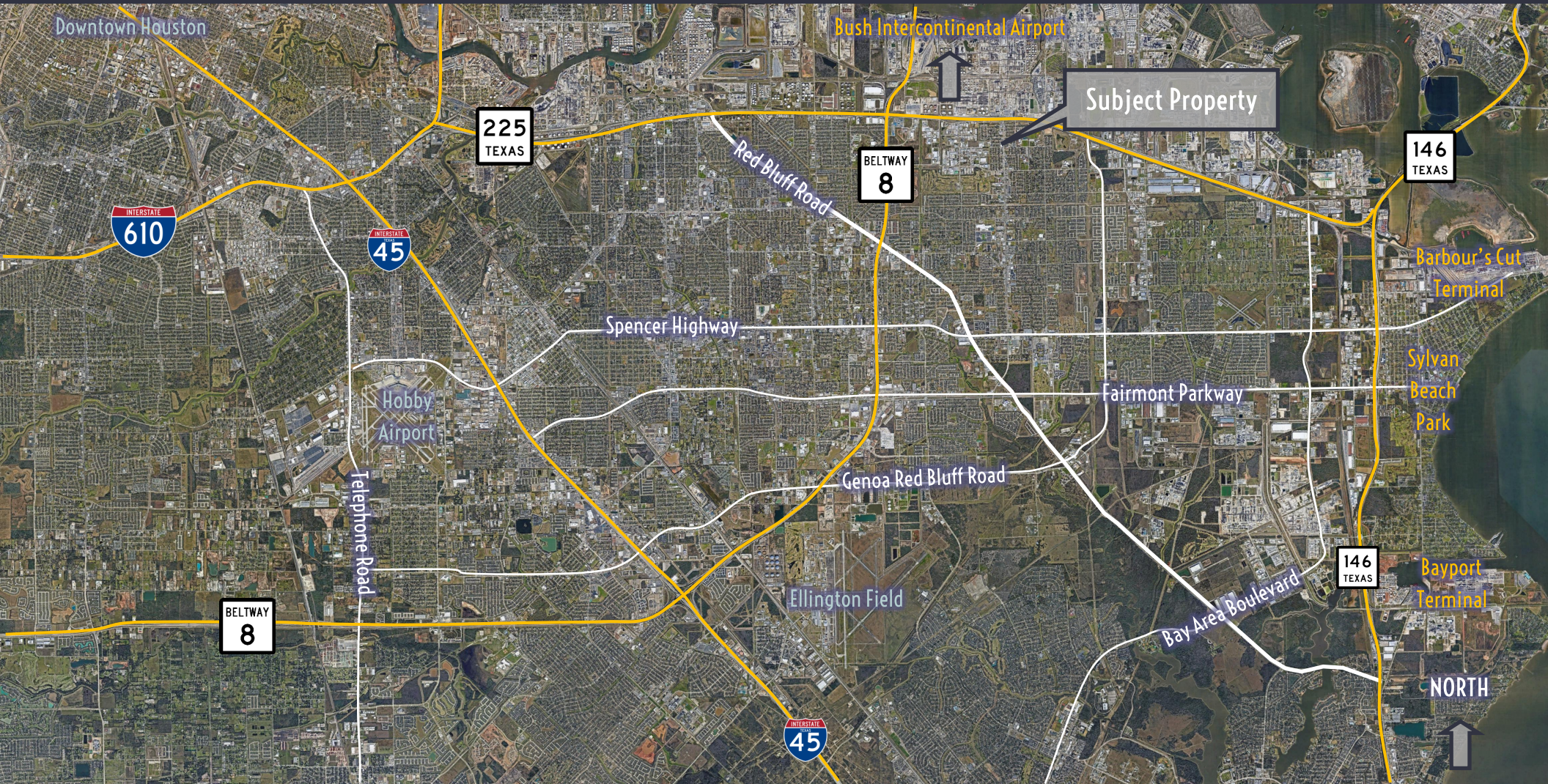
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302 CENTER STREET | VERY WELL LOCATED BUILDING IN DEER PARK, TEXAS



Employee-friendly commuting and easily accessible to Beltway 8, Highway 146 & Highway 225

Approximately 25-35-minutes to the Houston CBD

20-minute commute to Hobby Airport and 30-minutes to George Bush Intercontinental Airport

Great Location on Center Street close to Deer Park City Hall, Deer Park High School, Deewood Glen Business Park, Battleground Golf Course, Park 225 and more



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
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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

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