

Versatile Commercial Potential



OFFERING MEMORANDUM | 36,000 SQFT UNRESTRICTED LOT ON OCEE

3722 & 3806 Ocee Dr
Houston, TX 77063



Versatile Commercial Potential

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For information call :

Toktam Ettehadieh

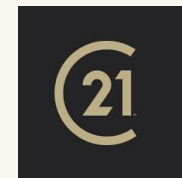
Toke Properties

Broker Associate

(713) 398-5009

Toke@tokeproperties.com

577559





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Century 21 Olympian	0569020	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Designated Broker of Firm	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toktam Ettehadieh	0577559	Toke@tokeproperties.com	(713)398-5009
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

VERSATILE COMMERCIAL POTENTIAL

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	3722 & 3806 Ocee Dr Houston TX 77063
COUNTY	Harris
MARKET	Houston
BUILDING SF	1,245 SF
LAND SF	33,000 SF
YEAR BUILT	1970
YEAR RENOVATED	2022
APN	0740590040025
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,450,000
PRICE PSF	\$1,164.66

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	25,987	235,749	562,269
2026 Median HH Income	\$43,715	\$53,094	\$63,400
2026 Average HH Income	\$62,357	\$89,086	\$118,531

Car Lot or Other Car Related Industry

- **Prime Location for Car Lot Industry:** This 36,000 sqft property on 3722 & 3806 Ocee Dr. is a turnkey location for car lot business. Previously utilized by an Ambulance Depot for ambulance construction and sales, the property features a small office space for business operations and a vast lot for parking and vehicle maintenance. Parking up to 150 cars. The absence of restrictions allows for a wide range of commercial activities or the development of new industrial facilities. With limitless possibilities, this property is a rare find in the market for car industry ventures.
- **Versatile Commercial Potential:** The flexibility of this property sets it apart, offering endless opportunities for commercial ventures beyond just car-related businesses. Whether you're looking to expand an existing enterprise or venture into new industries, this property provides the ideal canvas for your vision. Its adaptability and potential for customization make it a valuable asset for investors seeking a versatile and dynamic space to maximize ROI.
- **Unlimited Development Possibilities:** With no restrictions on usage, this property presents a blank slate for innovative development projects. From expanding existing structures to building new industrial facilities, the potential for growth and expansion is truly limitless. Investors with a keen eye for strategic development will appreciate the rare opportunity this property offers to shape and mold a space that perfectly aligns with their investment goals.
- **Rare Find in the Market:** Properties of this size and potential are a rare commodity in the real estate market, especially for those targeting the car industry. The ample space, strategic location, and unrestricted usage make this property a standout opportunity for investors seeking a lucrative return on investment. Its unique combination of size, location, and flexibility positions it as a highly desirable asset that is sure to attract passionate buyers looking to capitalize on the booming car industry market.

- Ideal Size and Scope: Balancing size and functionality, this property strikes the perfect chord for investors seeking a property that is neither too large nor too small. Its optimal size caters to the specific needs of car-related businesses while also offering room for growth and diversification. The property's ideal scope ensures that investors can leverage its full potential without being burdened by excess space or limitations, making it a strategic investment choice for those passionate about maximizing ROI in the car industry.

02

Location

Location Summary
Local Business Map
Traffic Counts

Close to all roads and amenities

- **Prime In-Fill Industrial Location:** Strategically positioned in West Houston just off Westheimer Rd and minutes from the Galleria, offering rare close-in convenience with core city access.

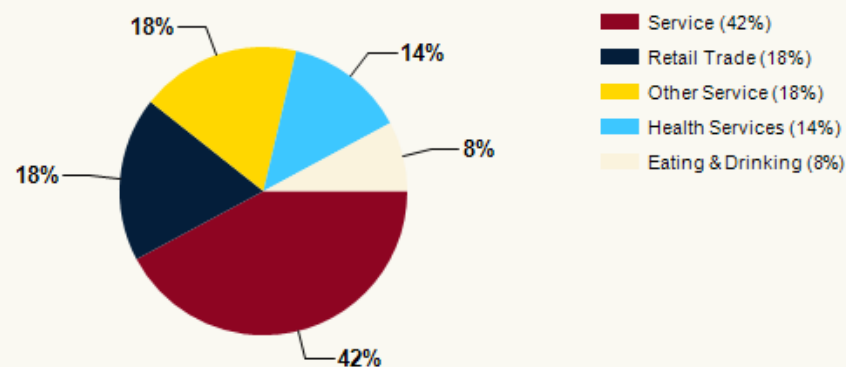
Rapid Freeway Connectivity: Located blocks from the Westpark Tollway and Beltway 8 (Sam Houston Tollway), enabling immediate east-west and north-south transport corridors for vehicle logistics, fleet hauling, and customer transit.

Turnkey Automotive Synergy: Situated within a dense automotive hub surrounded by active car dealerships, collision repair centers, and specialty shops—delivering built-in commercial synergy, steady drive-by visibility, and seamless cross-business subcontracting.

Optimized Logistics & Vehicle Staging: The site layout and arterial street access ensure efficient car transport, transport truck loading, and staging—a high-demand setup inside Houston's core.

Abundant Amenities: Steps from premier retail, dining, and daily services along Westheimer, serving staff and clients.

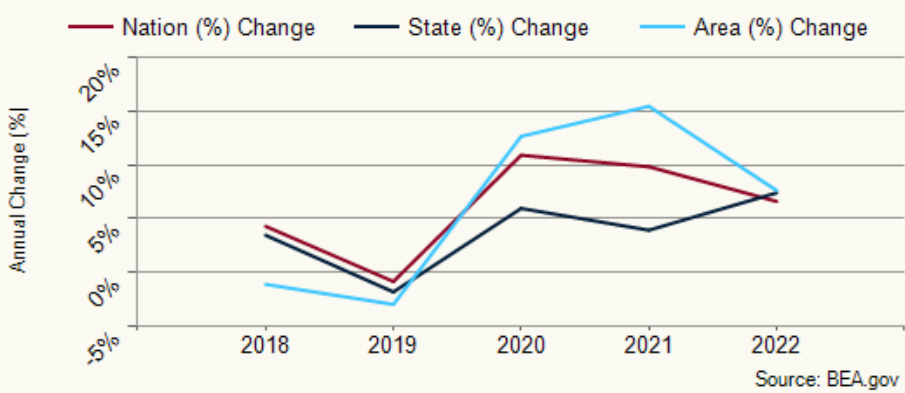
Major Industries by Employee Count

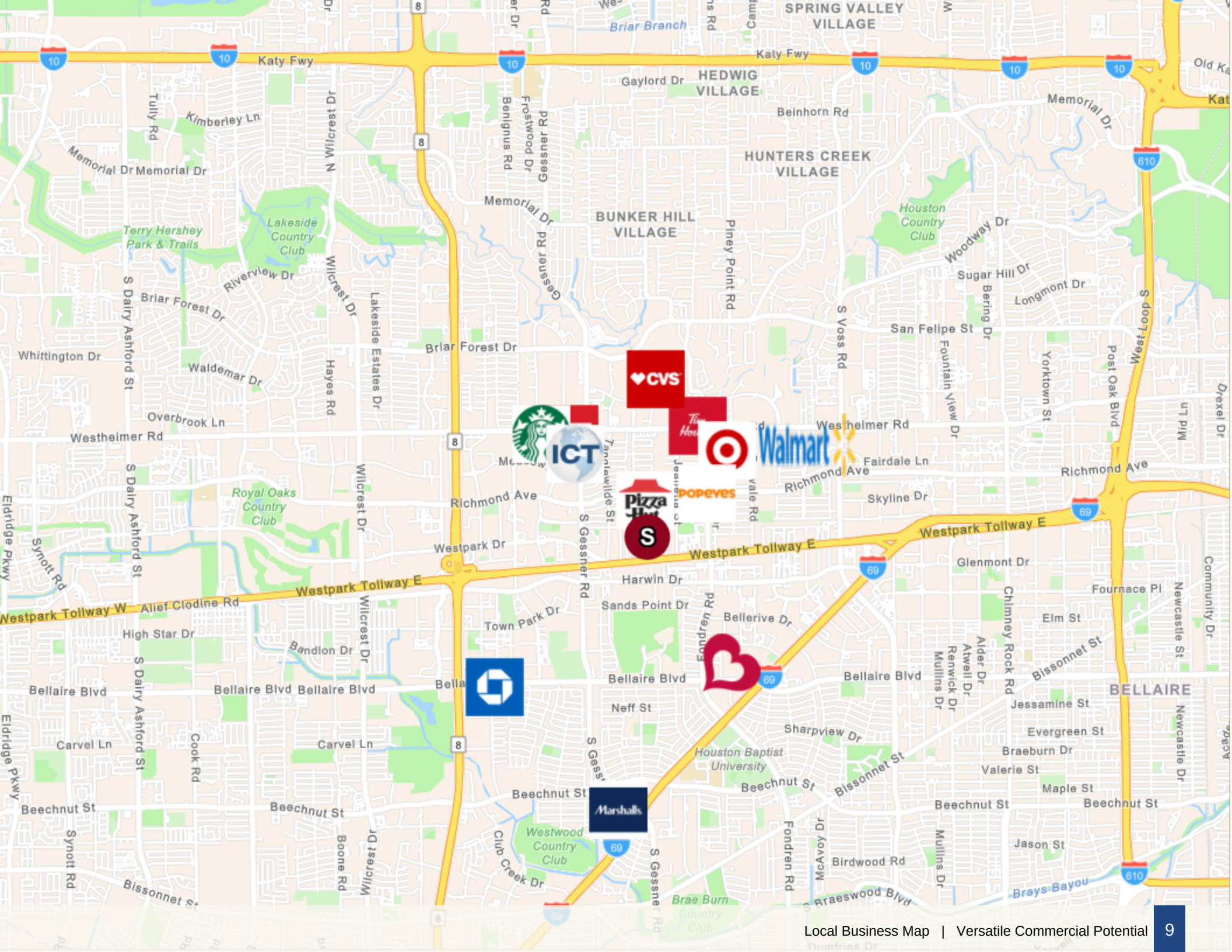


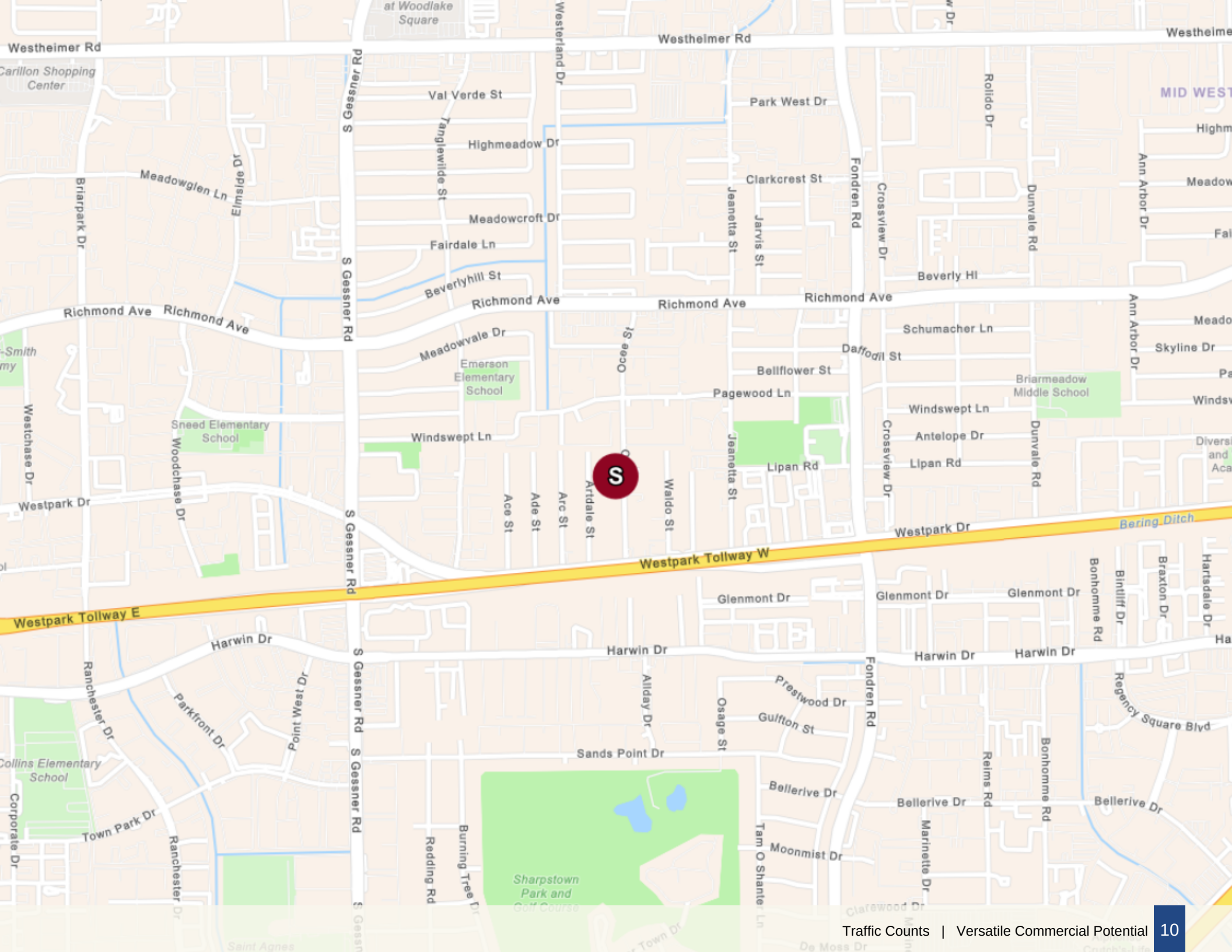
Largest Employers

Sysco Corporation	75,000
Memorial Hermann Health System	35,000+
Houston Methodist	32,000+
Walmart	30,000+
H-E-B	30,000
M.D. Anderson Cancer Center	21,000+
HCA Houston Healthcare	16,000+
Texas Children's Hospital	13,000+

Harris County GDP Trend









03

Property Description

Property Features

Property Images

VERSATILE COMMERCIAL POTENTIAL

GLOBAL

BUILDING SF	1,245
LAND SF	33,000
# OF PARCELS	2
YEAR BUILT	1970
YEAR RENOVATED	2022
ZONING TYPE	No restriction
LOCATION CLASS	B
BUILDING CLASS	C
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	162x225
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

COMMERCIAL VITALS

NUMBER OF UNITS	1
CURRENT OCCUPANCY	100.00%
HVAC	Electrical
FIRE SPRINKLERS	N/A

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Asphalt
ROOF	Shingle





Gated Entry



1200 Sq ft Office with Kitchen



Aerial View

[Clear search results](#)



Westheimer

Gessner



Jain Society of Houston

St. Raphael
Catholic Church

WestPark

Lot Location

CIR - CAPPED IRON ROD
"STS" - STAMPED SOUTH TEXAS SURVEYING

RUDOLPH DELGADO
0.279 ACRES
H.C.C.F. D744546

LOT 11
BLOCK 4

S 89°20'00" E

SOUTH 20'
OF LOT 11

LOT 11
LOT 10

0.558 AREAS
24,312 SQ. FT.

NORTH 88'
OF LOT 10

LOT 10

N 89°20'00" W

LOT 9

ESTATE OF MARTIN DELGADO
0.279 ACRES
C.F.NO. 20110286847

WOOD WALK

225.12'

25' B.L.

24.7'

9.0'

0.8'

33.6'

28.5'

42.5'

27.5'

225.12'

FNC ON CORNER

PP

GRAVEL

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

OPEN DRAINAGE

18" RCP

24" RCP

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0835L, DATE 06-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

NOTES:

1. BEARING BASIS IS THE WESTERLY R.O.W. LINE OF OCEE ROAD BEARING S 00°00'00" E
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN AS IDENTIFIED BY GF NO. FAH16002622 OF FIDELITY NATIONAL TITLE INSURANCE.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION, COPYRIGHT 2016. ALL RIGHTS RESERVED.

SURVEY OF

THE SOUTH 20 FEET OF LOT 11 AND THE ADJOINING NORTH 88 FEET OF LOT 10 IN BLOCK 4, OF JEANETTA GARDENS SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 25, PAGE 14 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

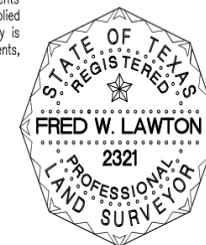
SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF FAH16002622 of FIDELITY NATIONAL TITLE INSURANCE

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 3722 OCEE STREET
HOUSTON, TEXAS 77063

JOB NO.: 990-16 SCALE: 1" = 30' DATE: 7-6-16 SHEET 1 OF 1



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Suite J-101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

COPYRIGHT 2016

FIRM NUMBER: 10045400

B.C.

3722 Ocee Dr -Survey

ADDRESS : 3806 OCEE STREET
HOUSTON, TEXAS 77063

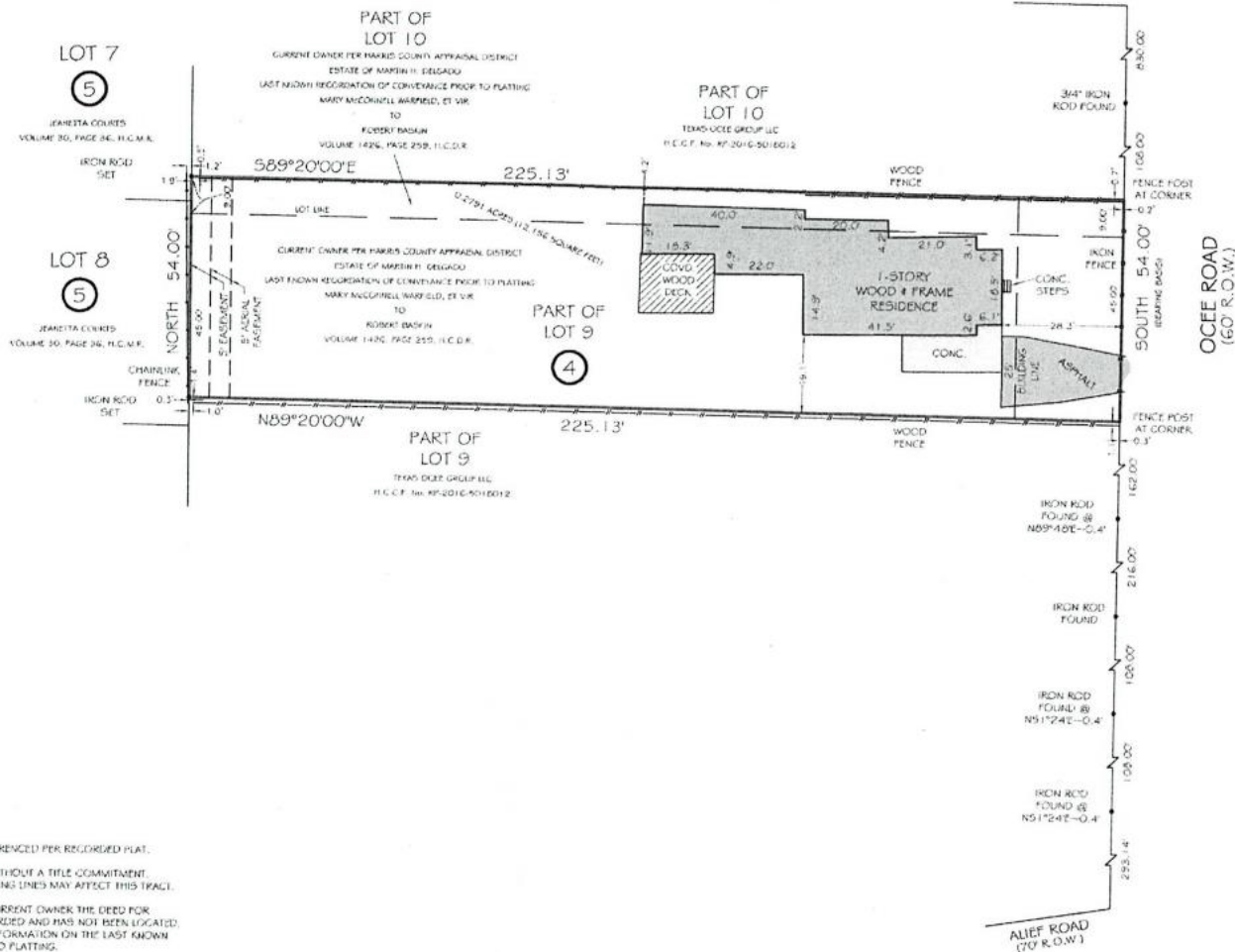
CLIENT : LONE STAR LEGAL AID

TITLE CO : N/A

GP NO : N/A

LENDER : N/A

A STANDARD LAND SURVEY OF
THE NORTH 45 FEET OF LOT 9 & THE ADJOINING
SOUTH 9 FEET OF LOT 10, BLOCK 4
JEANETTA GARDENS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 25, PAGE 14
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



LEGEND
C.M. - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
C.C.P. - COUNTY CLERK FILE

JOB NO: 171410
DATE: NOVEMBER 7, 2017



Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetexasurveys.com

NOTES

- 1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT.
- 2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
- 3) ACCORDING TO LAWYER FOR CURRENT OWNER THE DEED FOR SUBJECT TRACT WAS NEVER RECORDED AND HAS NOT BEEN LOCATED. AND SURVEYOR WAS PROVIDED INFORMATION ON THE LAST KNOWN RECORD OF CONVEYANCE PRIOR TO PLATTING.

FLOOD INFORMATION:
THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X PER F.E.M.A.
FLOOD INSURANCE RATE PANEL NO. 4920100335L, DATED JUNE 15, 2007.

I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND THAT IT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF THE SURVEY. THERE WERE NO
ENCROACHMENTS APPARENT ON THE
GROUND.



JOHN D. FISHER
R.P.L.S. NO. 6153

3806 Ocee Dr-Survey

04

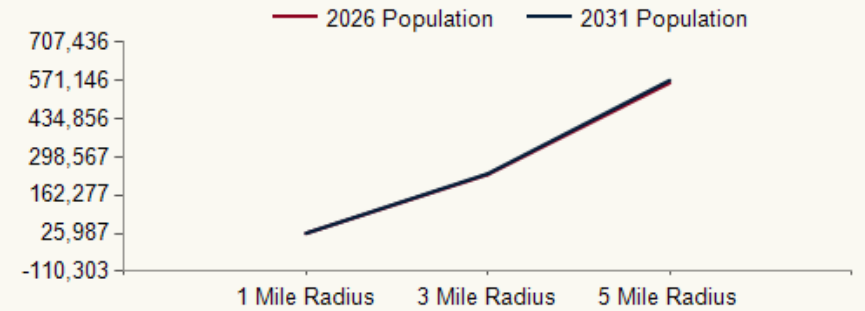
Demographics

General Demographics

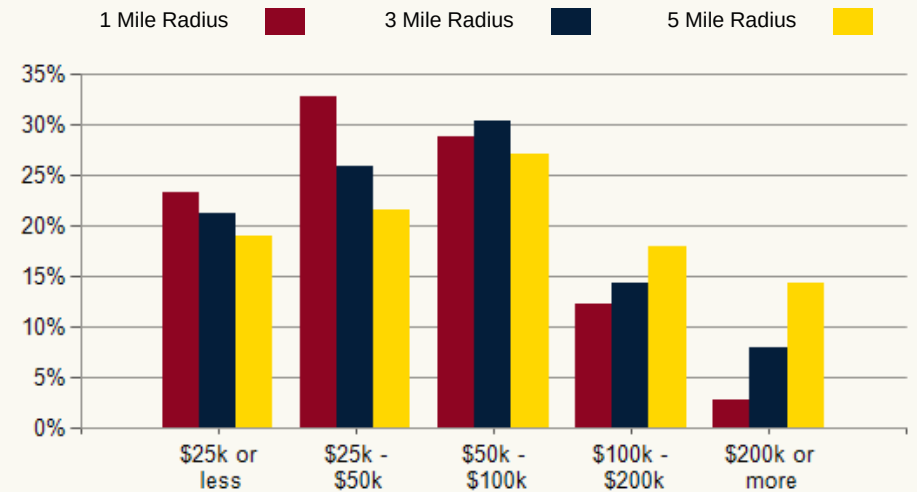
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,357	216,788	508,023
2010 Population	25,167	223,673	526,777
2026 Population	25,987	235,749	562,269
2031 Population	26,271	238,509	571,146
2026 African American	4,722	41,424	102,245
2026 American Indian	465	4,301	7,809
2026 Asian	2,386	27,498	67,718
2026 Hispanic	14,733	121,441	240,734
2026 Other Race	7,772	65,038	125,056
2026 White	5,792	58,242	173,495
2026 Multiracial	4,846	39,118	85,658
2026-2031: Population: Growth Rate	1.10%	1.15%	1.55%

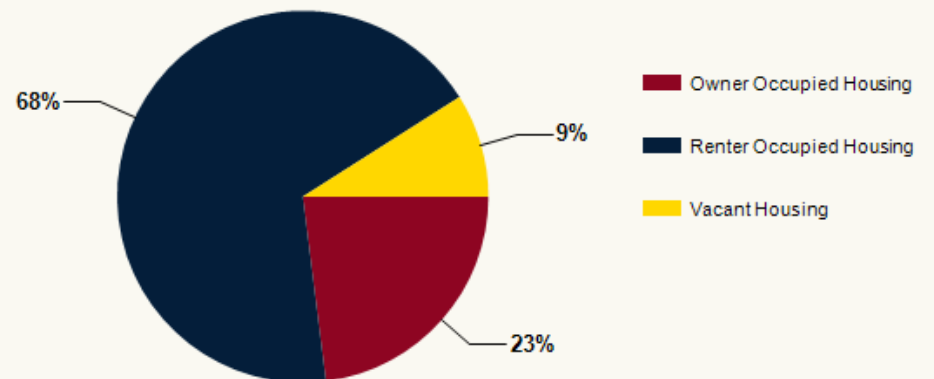
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,545	11,651	25,542
\$15,000-\$24,999	1,172	9,811	19,588
\$25,000-\$34,999	1,742	11,030	22,025
\$35,000-\$49,999	2,095	14,973	29,306
\$50,000-\$74,999	2,145	18,809	38,608
\$75,000-\$99,999	1,229	11,728	25,845
\$100,000-\$149,999	1,023	10,375	28,411
\$150,000-\$199,999	408	4,160	14,486
\$200,000 or greater	325	8,060	33,994
Median HH Income	\$43,715	\$53,094	\$63,400
Average HH Income	\$62,357	\$89,086	\$118,531



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

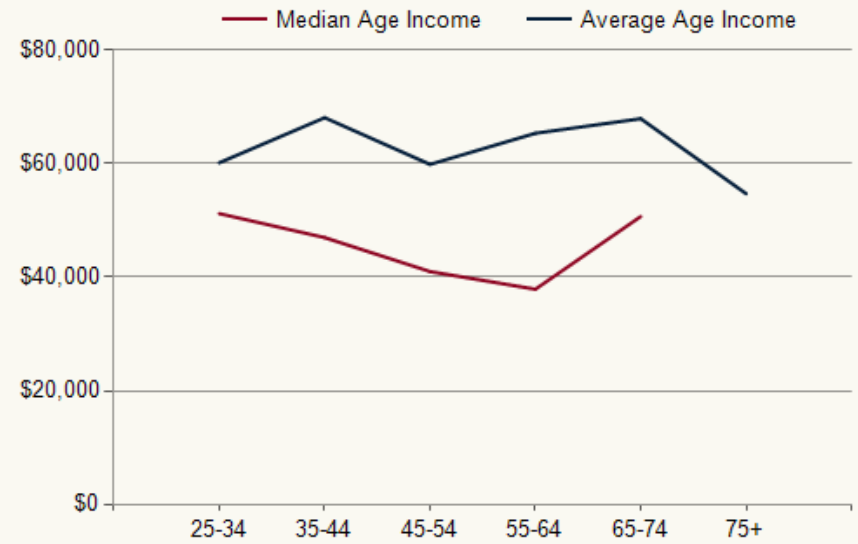
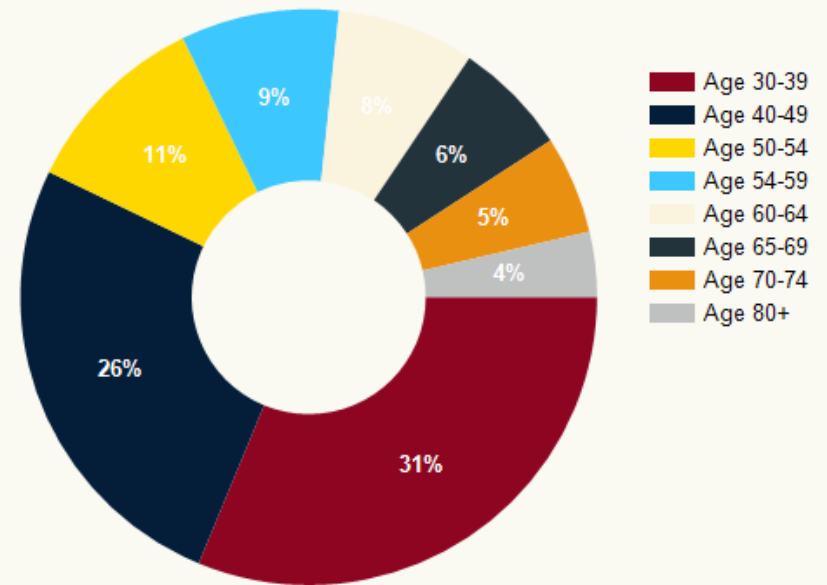


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,253	20,049	44,663
2026 Population Age 35-39	2,394	19,799	43,042
2026 Population Age 40-44	2,169	17,883	40,607
2026 Population Age 45-49	1,689	14,734	35,224
2026 Population Age 50-54	1,584	13,087	32,358
2026 Population Age 55-59	1,320	11,400	28,894
2026 Population Age 60-64	1,150	10,172	27,143
2026 Population Age 65-69	957	9,040	25,120
2026 Population Age 70-74	818	7,394	20,420
2026 Population Age 75-79	545	5,208	15,478
2026 Population Age 80-84	305	3,330	9,786
2026 Population Age 85+	195	3,231	8,928
2026 Population Age 18+	19,799	179,235	431,991
2026 Median Age	35	34	36
2031 Median Age	36	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,202	\$52,396	\$61,154
Average Household Income 25-34	\$60,161	\$76,342	\$97,505
Median Household Income 35-44	\$46,971	\$54,885	\$65,884
Average Household Income 35-44	\$68,103	\$93,971	\$126,595
Median Household Income 45-54	\$40,990	\$56,215	\$67,813
Average Household Income 45-54	\$59,873	\$92,986	\$127,996
Median Household Income 55-64	\$37,876	\$62,672	\$77,272
Average Household Income 55-64	\$65,356	\$104,802	\$135,738
Median Household Income 65-74	\$50,689	\$51,364	\$63,422
Average Household Income 65-74	\$67,926	\$104,164	\$141,129
Average Household Income 75+	\$54,710	\$89,935	\$113,241

Population By Age



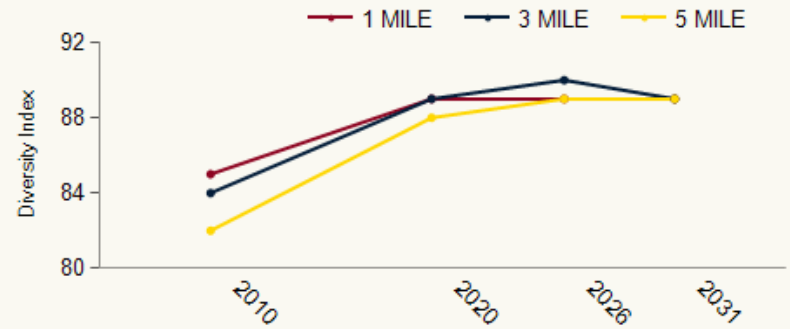
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	89	89
Diversity Index (current year)	89	90	89
Diversity Index (2020)	89	89	89
Diversity Index (2010)	85	84	82

POPULATION BY RACE



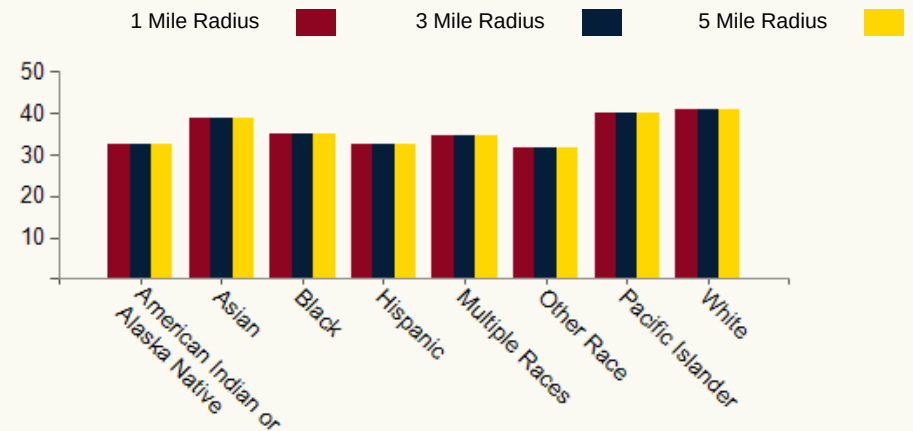
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	12%	12%	13%
American Indian	1%	1%	1%
Asian	6%	8%	8%
Hispanic	36%	34%	30%
Multiracial	12%	11%	11%
Other Race	19%	18%	16%
White	14%	16%	22%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	31	31
Median Asian Age	39	38	40
Median Black Age	35	33	33
Median Hispanic Age	32	31	31
Median Multiple Races Age	35	33	33
Median Other Race Age	31	31	31
Median Pacific Islander Age	40	35	34
Median White Age	41	41	44

2026 MEDIAN AGE BY RACE



Versatile Commercial Potential

For information call :

Toktam Ettehadieh
Toke Properties
Broker Associate
(713) 398-5009
Toke@tokeproperties.com
577559

Reza Shirazi
Toke Properties
Commercial Associate
(832)657-3310
reza@tokeproperties.com
Lic#0620533

