



**WOMACK DEVELOPMENT
& INVESTMENT REALTORS**
RESIDENTIAL & COMMERCIAL

FOR SALE

6728 PARIS & 6738 PARIS

HOUSTON TX 77021

.46 ACRES \$499,000



TWO ADJACENT LOTS46 AC 20,000 SF \$24.95/SF

Two Buildings (shells)

- In a residential area with lots of ongoing and current new construction
- 6728 & 6738 Paris are two adjacent properties ... four lots per HCAD
- Ideal for a developer looking to build four to six single or multi- family homes

CONTACT:



Listing Agent: **Linda L. Ragland**
Womack Development
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10/11/24, 12:39 PM

Properties | 6728-6738 Paris St

6728-6738 Paris St



Land - South Submarket
Houston, TX 77021

0.46 AC Lot	20,000 SF Lot	\$499K Sale Price	\$1.1M Price/AC
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Sale

For Sale \$499,000 (\$1,086,822/AC - \$24.95/SF)
Sale Type Investment or Owner ... Status Active

Sale Highlights

- In a residential area with lots of ongoing new construction
- These two adjacent land tracks are four lots and are ideal for a developer looking to build four homes

Land

Type	Commercial Land		
Location	Suburban		
Land AC - Gross	0.46 AC	Land SF - Gross	20,000 SF
Topography	Level		
On Sites	Finished lot		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Proposed Use	MultiFamily, Single Family Development		
Frontage	198' on Paris Street		
Opportunity Zone	Yes		
Walk Score®	Somewhat Walkable (60)		
Transit Score®	Some Transit (43)		

Public Transportation

Commuter Rail	Drive	Distance
Houston (Sunset Limited - Amtrak)	13 min	7.7 mi
Airport	Drive	Distance
William P Hobby	20 min	8.7 mi
George Bush Intcntl/Houston	35 min	25.0 mi

Property Contacts

Sale Broker Womack Development & Investment

Demographics

	1 mile	3 miles
Population	18,490	148,614
Households	6,598	56,544
Median Age	35.80	33.40
Median HH Income	\$28,859	\$42,097
Daytime Employees	3,938	90,002
Population Growth '24 - '29	▲ 3.51%	▲ 3.92%
Household Growth '24 - '29	▲ 3.36%	▲ 4.22%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Yellowstone Blvd	Cullen Blvd NW	6,001	2022	0.13 mi
Cullen Blvd	Ward St S	13,990	2022	0.13 mi
Calhoun Rd	Yellowstone Blvd S	1,953	2022	0.14 mi
Cullen Blvd	Yellowstone Blvd S	10,121	2022	0.18 mi
Yellowstone Blvd	Madrid St E	5,283	2022	0.20 mi
Cullen Blvd	Branch S	13,963	2022	0.27 mi
Cullen Boulevard	Branch S	13,432	2020	0.28 mi
Calhoun Rd	Perry St S	1,826	2022	0.47 mi
Holmes Rd	Cullen Blvd W	5,299	2022	0.48 mi
Cullen Blvd	Dreyfus St N	13,541	2022	0.48 mi

Made with TrafficMetrix® Products

Parcels 0572790140015, 0572790140017

Location

2nd Address	6728 Paris St
Zip	77021
Submarket	South
Submarket Cluster	South
Location Type	Suburban
Market	Houston
County	Harris
State	Texas
CBSA	Houston-The Woodlands-Sugar Land, TX
DMA	Houston, TX
Country	United States



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Images



Primary Photo



Building Photo



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date