MULTI-FAMILY & LAND FOR SALE

7507 & 7511 Long Point Rd, Houston, TX 77055



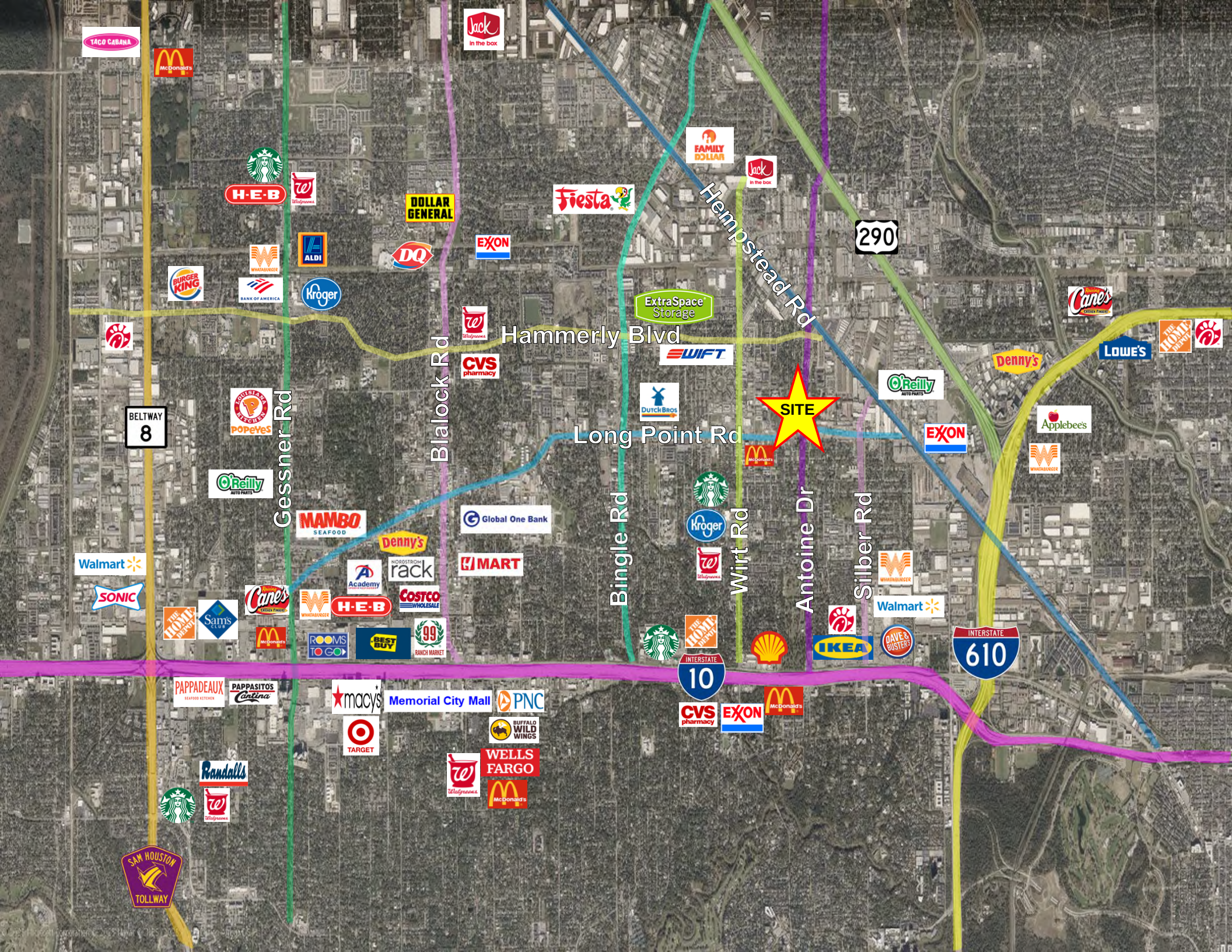
- **Price: $3,500,000**
- **Building: +/- 18,246 SF**
- **Vacant Lot Size: +/- 0.817 AC**
- **Total Lot Size: +/- 1.65 AC**
- Outstanding Spring Branch submarket location offering maximum visibility and high traffic exposure on Long Point Road
- 24 – unit multi-family,12 two-bedroom, 12 one-bedroom
- Strong tenant retention with multiple long-term occupants (4 + years)
- Consistent rental history with stable income performance
- Currently 92% Occupied
- Approx. Miles: 1.8 (SH-290), 5.8 (Loop 610), 2 (I-10), 10.4 (I-45)



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Commercial REALTOR®

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Hammerly Blvd
Long Point Rd
Gessner Rd
Blalock Rd
Bingle Rd
Wirt Rd
Antoine Dr
Silber Rd
Hempstead Rd
SITE
290
BELTWAY 8
INTERSTATE 10
INTERSTATE 610
SAM HOUSTON TOLLWAY
Memorial City Mall







Multi-Family
7507 Long Point Rd








Land
7511 Long Point Rd
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PROPERTY INFORMATION

7507 & 7511 Long Point Rd, Houston, TX 77055

DEMOGRAPHICS

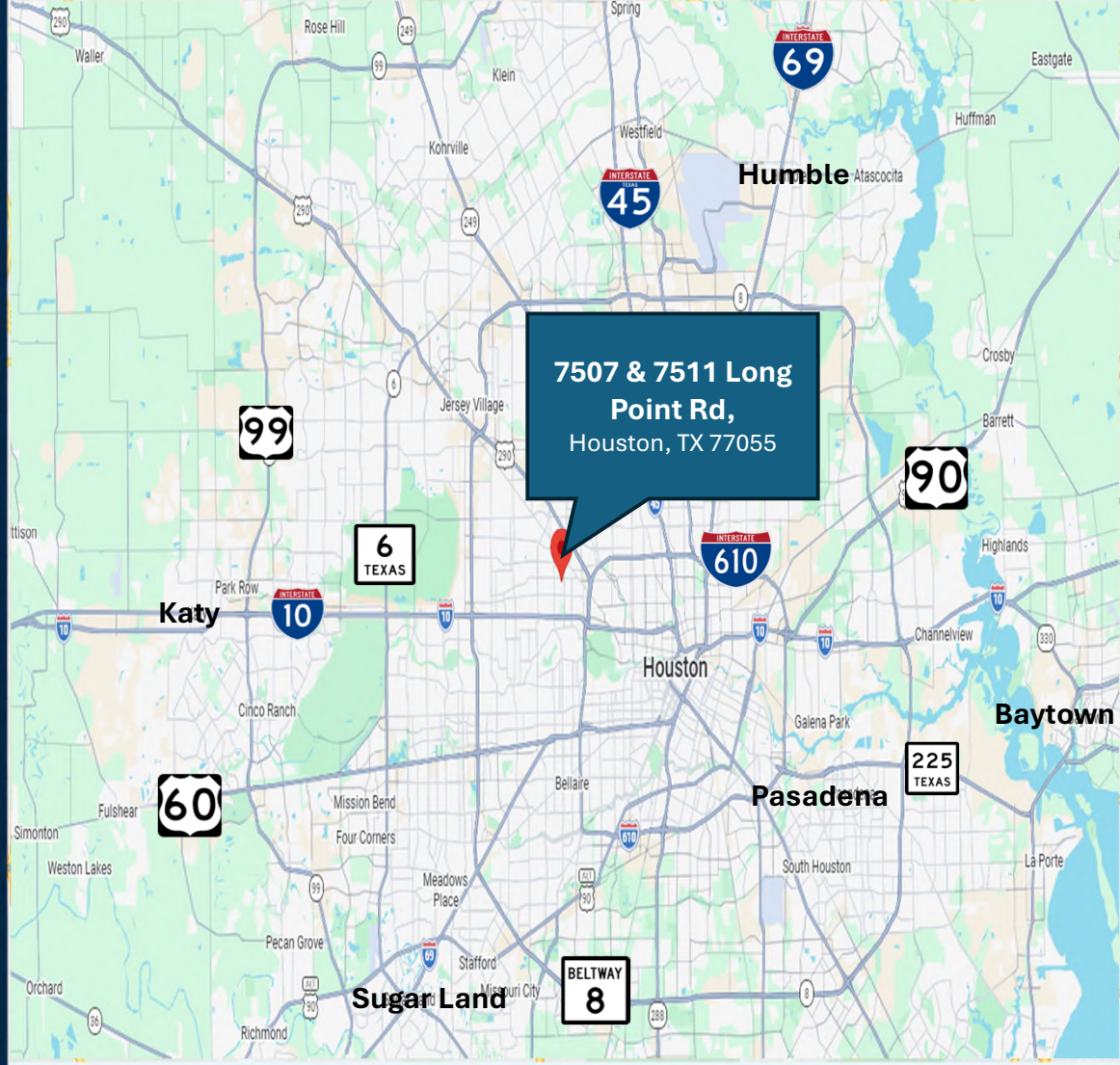
(2025 Estimates)

	0–1 MILE	1–3 MILES	3–5 MILES
Population	17,564	113,395	276,389
Households	6,922	46,757	127,190
Median Household Income	$65,708	$81,065	$92,333
Average Household Income	$123,360	$146,939	$158,710
Median Age	36.2	36.7	36.8
Population Growth (2025–2030)	0.86%	0.99%	0.85%
Household Growth (2025–2030)	1.36%	1.43%	1.26%

TRAFFIC EXPOSURE

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Wirt Rd @ Long Point Rd	0.41 mi	20,635
Wirt Rd @ Longridge Dr	0.63 mi	18,727
Wirt Rd @ Westview Dr	0.75 mi	25,199
Hempstead Rd @ Fairway Pk Dr	0.64 mi	11,471
Antoine Dr @ Todd St	0.63 mi	24,610



FLOOD ZONE

Flood Zone Determination:

OUT

X500 or B Zone

PROPERTY LOCATION

7507 & 7511 Long Point Rd,
Houston, TX 77055

ESTABLISHED HOUSTON LOCATION / STRONG DEMOGRAPHICS / HIGH TRAFFIC COUNTS / DIVERSE & GROWING TRADE AREA

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____