

# 5115 McKnight Rd

Commercial Land | South Submarket



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# 5115 McKnight Rd.

Commercial Property | South Submarket

Location	5115 McKnight Rd Pearland, TX 77584
Land Size:	3.46 Acres
Building 1:	Kennels, Built 1970 ~1764 SF with additional canopy roof/slab
Building 2:	Kennels, Built 2005/2008/2009 ~2200 SF with additional ~2200 SF+ of canopy roof/slab
Building 3:	Kennels, Built 2018 ~2500 SF with additional ~3800 SF of canopy roof/slab
Building 4:	Workshop, Built 2017 ~2700 SF with 2 large garage openings
Building 5:	Residential 1647 SF with open porch, carport, and detached 504 SF of additional living area
Frontage	311 FT on McKnight Rd
Possession	Immediate
Price	\$1,200,000



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3.47-acre property built as a former animal daycare. Residential home on commercial property. 3 kennel buildings with interior/exterior access in each kennel and multiple doggy runs. Interior kennel spaces are equipped with AC hook-ups. Additionally, there are two smaller buildings on for private boarding stay with a separate private doggy run. Open metal framed warehouse built on site and ready to be completed as desired. 2 septic tanks and multiple generators on property. Drainage infrastructure is needed prior to occupancy release. Permit filled and available to assume for detention pond build out with pump.

## Highlights

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- +/- 3.47 acres
- Close proximity to Magnolia Pkwy/Manvel Rd
- Multi-use property
- Former animal daycare
- 100+ separate boarding spaces
- Interior kennels equipped with AC
- Multiple fenced doggy runs
- Residential home on commercial lot
- Potential to build onsite veterinarian office
- 2 septic tanks



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Demographics	2 miles	5 miles	10 miles
2022 Population	26,043	140,211	607,280
2022 Households	8,886	48,149	199,852
Median Age	35.6	36	35.1
Avg Household Income	\$122,124	\$118,470	\$94,334
Median Home Value	\$251,936	\$256,091	\$195,780
Daytime Area Businesses	955	4,937	17,082

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## Warehouse Improvement

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- Built in 2017
- 2700 SF
- Large windows
- 2 large garage style openings
- Ready to build to suit
- Potential built out for residential space, office building, additional kennels



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## Kennel Improvement

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- Built in 2018
- 2500 SF interior kennel space
- Interior kennel equipped with AC
- 1860 SF canopy roof/slab on one side
- 2000 SF canopy roof/slab on other side
- Surrounded by gated outdoor doggy runs



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## Kennel Improvement

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- 2200 SF interior kennel space, built in 2005
- Interior kennel equipped with AC
- 1120 SF canopy/slab on east and west sides of bulding, built in 2009
- Surrounded by gated outdoor doggy runs
- Space on the north and side side of kennel for office space, laundry, or grooming area



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Residential Improvement

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- Built in 1976
- 1647 SF
- Additional 504 SF above driveway
- Garage converted to additional room
- Large laundry room
- Open floorplan



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# 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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Buyer/Tenant/Seller/Landlord Initials

Date