

## AT DAVIS COMMERCIAL, WE MAKE DEALS HAPPEN.

Since 2001, our expertise in the sale, leasing, and development of commercial properties has made us the premier boutique commercial real estate firm in Houston.

Our “Davis Commercial Real Estate Constitution” is:

- Take time to really listen and understand your needs;
- Work lightning fast to get you a deal that will pay off not only now, but in the future;
- Provide outstanding customer service and always have your best interest at heart;
- Act more like a consultant than broker – help you with anything and everything you might need.

If you know what you want, we’ll find it and if you aren’t quite sure what you need, we have the experience to guide you.

Our clients range from individual property owners to Fortune 500 companies such as ExxonMobil and Walgreens. Small businesses and large businesses get the exact same high level of customer service and responsiveness. We are local real estate brokers that you can trust for a **fast response, integrity, and results.**

### EXPERTISE

- Sales
- Acquisitions
- Leasing
- Tenant Representation
- Site Selection
- Contract Review/Negotiation

**\$44.5M+**

VALUE OF SALES  
TRANSACTIONS IN 2022

*Properties sold an average of 52.6%  
Higher than HCAD Value*

**55**

DEALS CLOSED IN 2022

**3.5M+**

SQUARE FEET  
SOLD/LEASED IN 2022

**\$63M+**

CURRENT VALUE  
OF PORTFOLIO

**4**

AGENTS

**51**

YEARS OF CRE EXPERIENCE

## CLIENTS WE HAVE HELPED



Melissa

Ashley

Mark

Lisa

Cotton

616 Hawthorne Street, Houston, TX 77006 | 713.528.9776 | davis-commercial.com

Our goal is to make sure your property receives the maximum exposure possible. We help determine the most competitive price for your property and get it seen in the market quickly. We create synergies with other listings in our portfolio, giving your property a competitive edge in the marketplace. All marketing expenses are covered and you only pay us if a deal closes. Listing agreements are month-to-month and can be canceled with 30 days notice and no hard feelings!

### SIGNAGE



Professional sign company installs eye-catching signage on the property to get maximum attention.

### PHOTOS/VIDEO



Expert photographer and videographer captures interior, exterior, & aerial photos/video of the property.

### MARKETING FLYER



Comprehensive flyer is developed including: photos/aerials, selling points, trade area maps, demographics, floor plans, surveys, rent rolls & more.

### LISTING WEBSITES



Property is marketed on our website, as well as all major commercial listing sites such as: LoopNet/CoStar (Premium), Crexi, Commgate, & HAR (if applicable).

### EMAIL MARKETING



Flyer & video is email blasted to our curated list of 5,000+ email subscribers, consisting of brokers/agents, users, developers & investors.

### SOCIAL MEDIA



Social media is crafted for posts on LinkedIn, Facebook, Twitter, Instagram, & YouTube to promote the property.

### COMMUNICATION



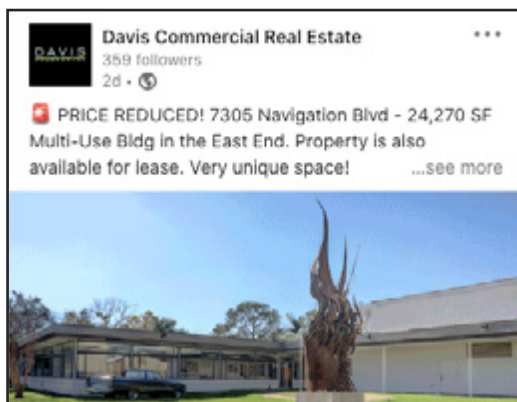
Top notch customer service – all calls returned the same day when possible.

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### SIGNAGE



### SOCIAL MEDIA POST



### EMAIL BLAST

FOR SALE

land

9,750 SF Corner Lot on S. Shepherd  
2041 Norfolk St., Houston, TX 77098

- 9,750 SF Corner Lot (78' x 125')
- SEC of S. Shepherd and Norfolk St
- Excellent Exposure - 22,834 VPD
- Drive Cut onto S. Shepherd Dr.
- No Restrictions
- Immediate Access to Highway 59
- \$1,499,000**

View Property  
Website

Download  
Property Flyer

Cotton Munson

Direct: 832.804.8041  
Main: 713.528.9776  
cotton@davis-commercial.com

f t in v

Share this listing on  
your social media

f Share

t Tweet

in Share

We want to get your property on the market as quickly and accurately as possible. However, to do that, we need some help from you! Please see below a list of questions/items to discuss about your property. Once we have all the details, we take it from there while you sit back and relax!

### PROPERTY DETAILS

- Size of the building? Size of the lot?
- Do you have a survey?
- Do you have building plans (site plan, floor plans)?
- Do you have a certificate of occupancy?
- How long have you owned the property?
  - Age of the roof?
  - Age of HVAC equipment?
  - Age of plumbing?
  - Age of electric?
- Any deferred maintenance on the property?
- Any major repairs performed?
- Are there any use restrictions?
- Is the property located in the flood plain?
  - Has the property ever flooded?
- Are there any limitations for showings? (i.e. staff not informed of sale or specific times/days)
  - Can we install a sign at the property?
- Is your goal to maximize the profit of the sale or to sell the property quickly?
- **IS THERE ANYTHING ELSE THAT I SHOULD HAVE ASKED YOU THAT WOULD BE HELPFUL FOR ME TO KNOW?**

We want to get your available space on the market as quickly and accurately as possible. However, to do that, we need some help from you! Please see below a list of questions/items to discuss with you about your property. Once we have all the details, we take it from there while you sit back and relax!

## PROPERTY DETAILS

- Size of the space? Size of the lot?
  - Would you subdivide?
- How many parking spaces onsite?
- Do you have plans (site plan, floor plans)?
- How long have you owned the property?
  - Any deferred maintenance on the property?
  - Any recent major repairs?
- Are there any use restrictions? Parking restrictions?
- Are there any limitations for showings? (i.e. specific times/days)
  - Can we install a sign at the property?
- Do you have a preferred tenant type?
- How much T.I. would you offer given a market lease?
- How long of a lease would you sign?
- Would you allow renewal options?
- **IS THERE ANYTHING ELSE THAT I SHOULD HAVE ASKED YOU THAT WOULD BE HELPFUL FOR ME TO KNOW?**

We love helping our clients find the perfect property at the best price, whether leasing or buying. Our goal is to build a strong relationship with you (we don't require a signed representation agreement). All we need is a handshake and a promise to work with us exclusively, and if at any point you are not happy with our results, we can part as friends.



### FIGURING OUT WHAT'S RIGHT FOR YOU

We pride ourselves on gaining an in-depth knowledge of your unique requirements to find your ideal property.

1



### SURVEYING THE MARKET

We conduct thorough research using the latest tools in commercial real estate to find all eligible sites in the market that meet your requirements. A comprehensive site analysis report is delivered for your review.

2



### PROPERTY TOURS

We arrange property tours with landlords/agents/owners for onsite evaluation. We'll also arrange for contractors/third party services to inspect the property and render opinions. We'll help you narrow down the choices to find the best one for you!

3



### CONTRACT NEGOTIATIONS

We negotiate on your behalf to get you the best possible deal in the market place. From submitting the first letter of intent until the final contract is signed, your best interests are always our number one priority.

4



### CUSTOMER CARE

We fashion ourselves more as consultants instead of brokers. Consequently, we want to help you with anything you might need during the process.

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We want to find you a property that meets all of your requirements as quickly as possible. However, to do that, we need some help from you! Please see below a list of questions to discuss with you about your business and/or personal needs. Once we have all the details, we take it from there while you sit back and relax!

### BUYER DETAILS

- What type of business do you have?
- If part of a corporation, who is the decision maker for purchases?
  - Who is the main point-of-contact for property searches?
- What type of financing do you plan to get?
- How soon are you looking to purchase a property?
- Do you have financing secured (i.e. a pre-qualification letter)?

### PROPERTY DETAILS

- What type of property are you looking to purchase? (Office, Retail, Industrial, Flex)
- What is the ideal sized building? (Ex. 5,000 SF)
- What would be a comfortable size range to consider? (Ex. 3,000-8,000 SF)
- How much land do you need?
- How many parking spaces do you need?
- Describe your ideal layout for the building.
- Are you willing to buy a building in need of renovation?
  - If so, to what scale? (i.e. just minor- adding a room or two, paint, flooring, etc. or massive - converting a warehouse to office, etc.)
- Any other specific requirements for the property? (HVAC, sprinklers, docks, roll-up doors, special plumbing, etc.)
- What would be a comfortable price range to consider?

### LOCATION DETAILS

- If you could drop a pin on an intersection near your ideal location, what are the cross-streets?
- What are the general location boundaries of the area you would consider? (Please provide streets or specific markets for Northern, Southern, Eastern and Western boundaries)
- Do you need to be located on a main thoroughfare?
- Is visibility important?
- Are there any businesses you would not want (or would like) to be located near?
  - If so, please list the types of businesses and how far of a distance would be needed.
- **IS THERE ANYTHING ELSE THAT I SHOULD HAVE ASKED YOU THAT WOULD BE HELPFUL FOR ME TO KNOW?**

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### TENANT DETAILS

- What type of business do you have?
- Do you have any open locations or is this a new business?
  - If this is a new business, do you have a business plan?
- If part of a corporation, who is the decision maker for leases?
  - Do you have corporate guidelines that need to be followed?
- How soon are you looking to lease a property?
- How long of a lease are you looking to sign?
- Do you have financing secured (i.e. a pre-qualification letter) and can you share financials with potential Landlords?

### PROPERTY DETAILS

- What type of property are you looking to lease?
  - How many locations?
- What is the ideal sized building? (Ex. 5,000 SF)
- What would be a comfortable size range to consider? (Ex. 3,000-8,000 SF)
- How much land do you need?
- How many parking spaces do you need?
- Describe your ideal layout for the building.
- Any other specific requirements for the property? (HVAC, sprinklers, docks, roll-up doors, special plumbing, etc.)
- What would be a comfortable price range to consider?

### LOCATION DETAILS

- If you could drop a pin on an intersection near your ideal location, what are the cross-streets?
- What are the general location boundaries of the area you would consider? (Please provide streets or specific markets for Northern, Southern, Eastern and Western boundaries)
- Do you need to be located on a main thoroughfare?
- Is visibility important?
- Is signage important? What kind (monument, pylon, etc.)?
- Are there any businesses you would not want (or would like) to be located near?
  - If so, please list the types of businesses and how far of a distance would be needed.
- **IS THERE ANYTHING ELSE THAT I SHOULD HAVE ASKED YOU THAT WOULD BE HELPFUL FOR ME TO KNOW?**