

FOR SALE OR LEASE



JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

+/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 20,250 Total SF (2 Buildings on +/- 2.2 Acres)
- 29,000 + CPD (Spencer Hwy)
- Great Retail or Office/Warehouse Facility or Repurpose
- Frontage On Spencer Highway (200' per HCAD)
- No Zoning
- 2 Freestanding Buildings: 16,000 SF & 4,250 SF A/C'd space
- Near Center Street & Fairmont Parkway
- Near Houston Area Safety Council & San Jacinto College (Central Campus)
- 14-16' Clear Height in main WH

Price: \$3,100,000

Lease: \$16 PSF NNN



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL
Real Estate



REALTOR

PRESENTED BY:

BOBBY GRISHAM

JOEL HILL

PRINCIPAL

PRINCIPAL

BOBBY@GRISHAM-ASSOCIATES.COM

JOEL@JOELGHILL.COM

(281) 467-4100

(832) 444-3566

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LOCAL RETAILERS



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TRAFFIC COUNTS



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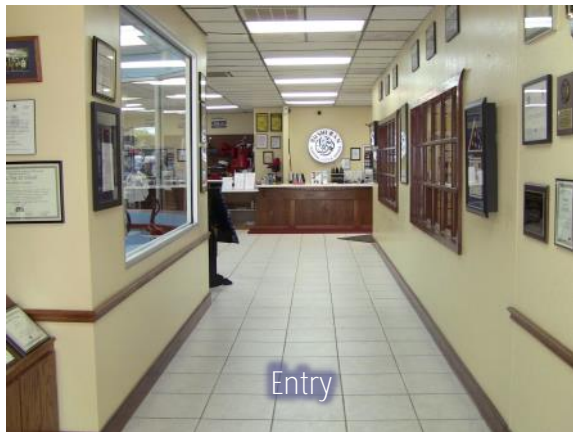


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PHOTOS



Front of Building



Entry



Lobby



Conference Room

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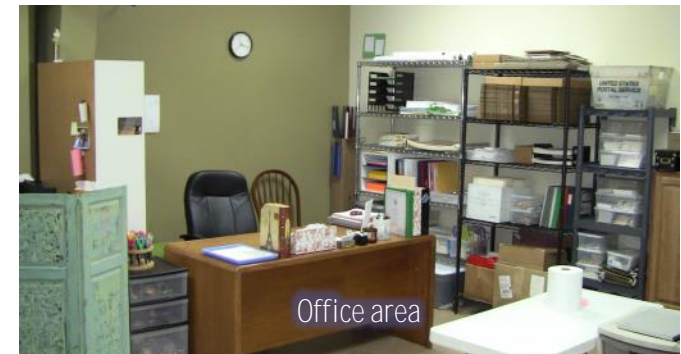


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PHOTOS



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PHOTOS



+/- 4,250 SF A/C'd Warehouse with oversized overhead door provides grade level loading



Interior Small Warehouse



Interior A/c'd Warehouse oversized overhead door



Extra Land



Extra Land



Side view Small Warehouse



DEMOGRAPHICS

DEMOGRAPHICS | DEER PARK, TEXAS 77536

POPULATION 34,394

AVERAGE HOUSEHOLD INCOME \$93,978

HOUSING UNITS 11,860

TOP 5 EMPLOYMENT COUNT BY INDUSTRY

MANUFACTURING 2,464

EDUCATION 2,128

HEALTH CARE AND SOCIAL ASSISTANCE 1,955

CONSTRUCTION 1,830

RETAIL TRADE 1,167

Demographic source: Realtor Property Resource

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SITE LAYOUT



Dimensions Per Harris County Appraisal District

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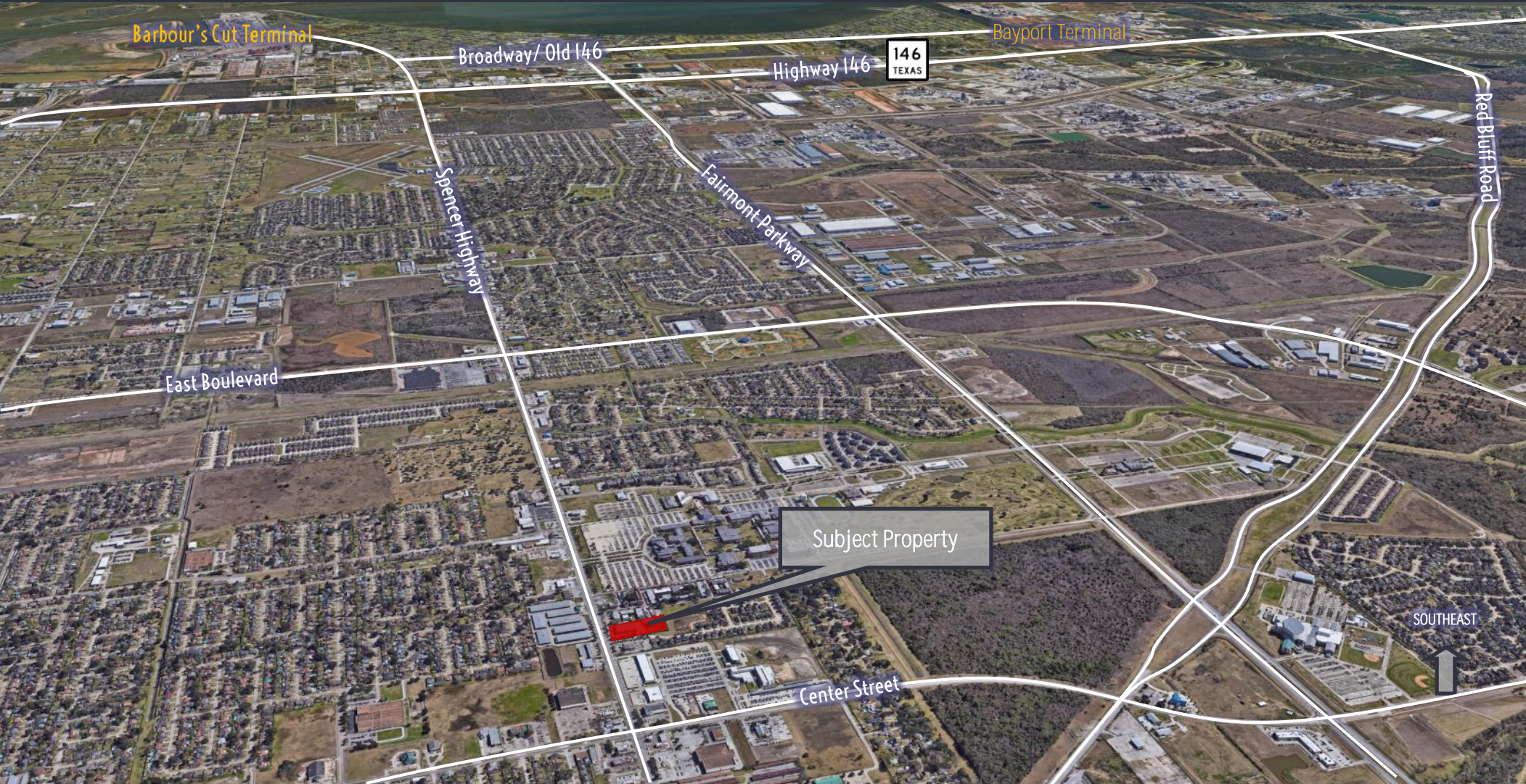


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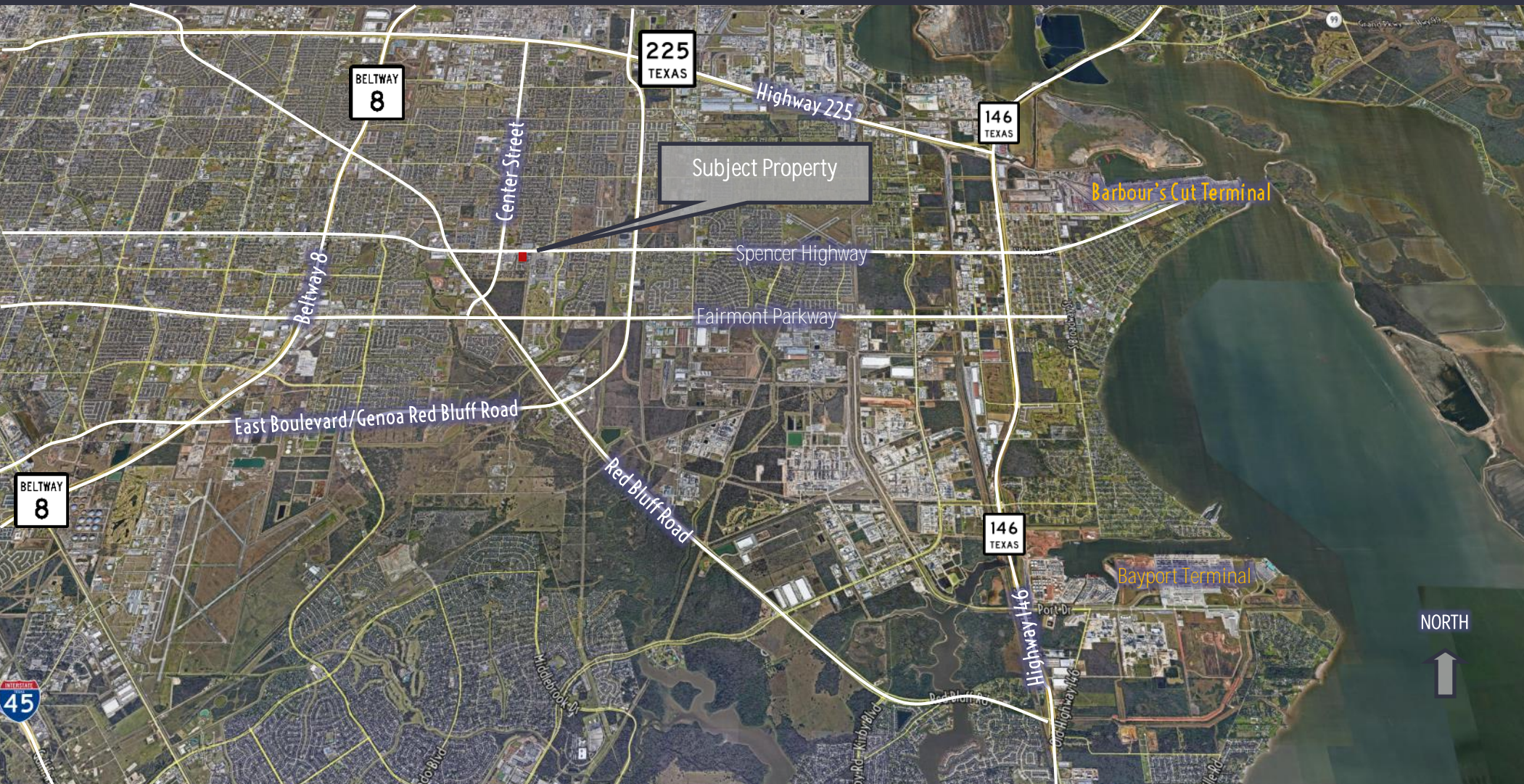
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