

# FOR SALE OR LEASE

JOEL G HILL COMMERCIAL



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

+/- 1.85 ACRES ON CENTER STREET IN DEER PARK, TEXAS (SOUTHEAST HOUSTON MSA)

## MAP LOCATION



## PROPERTY FEATURES

- +/- 1.85 Acres (Per Survey)
- Great Dimensions for Development
- Corner Lot on Main Street of Deer Park (Great Demographics)
- Owner will Build to Suit
- Great for Main Street Retail, Self Storage or Office Facility
- Near Houston Area Safety Council & San Jacinto College (Central Campus)
- Frontage On Center Street (269' per Survey) near Spencer Highway
- Possible Owner Finance
- Zoned General Commercial

Reduced Price: ~~\$950,000~~

**\$895,000**



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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

COMMERCIAL  
Real Estate



REALTOR

PRESENTED BY:

JOEL HILL

PRINCIPAL

JOEL@JOELGHILL.COM

(832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.



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## LOCAL RETAILERS & POINTS OF INTEREST



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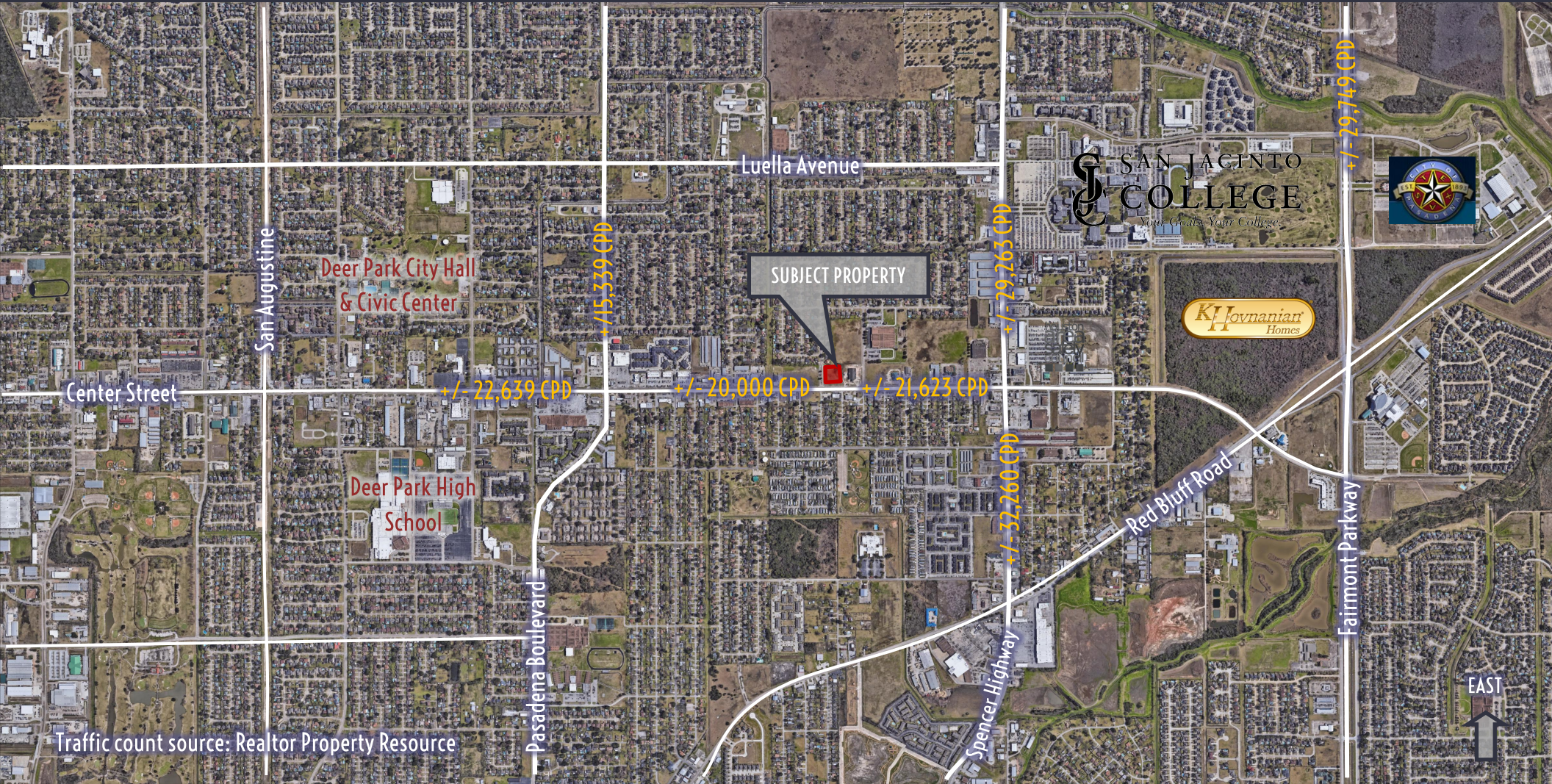
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## TRAFFIC COUNTS



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## 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 Survey

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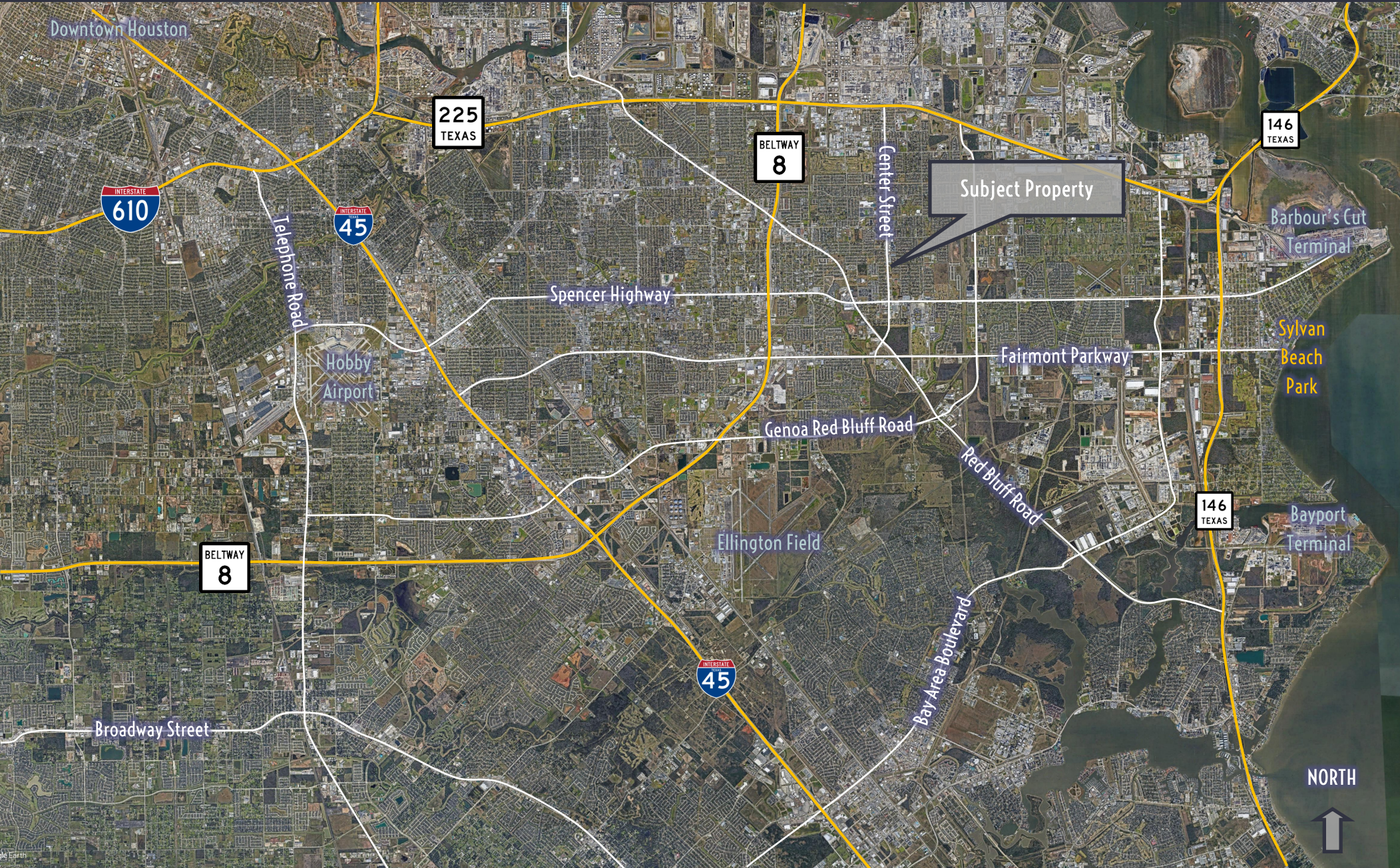




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