



**THE** COMMERCIAL  
**PROFESSIONALS**

**4,730 SQ.-FT.**

**2,700 SQ.-FT.**

**99.04 FT. FRONTAGE**

**GABE RODARTE**  
(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**  
(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

# **INDUSTRIAL FOR SALE**

8316 LA PORTE RD | HOUSTON, TX 77012



## OFFERING SUMMARY

SALE PRICE

\$490,000

YEAR BUILT

1970

PROPERTY TYPE

INDUSTRIAL

BUILDING SIZE

4,730 SF

## PROPERTY HIGHLIGHTS

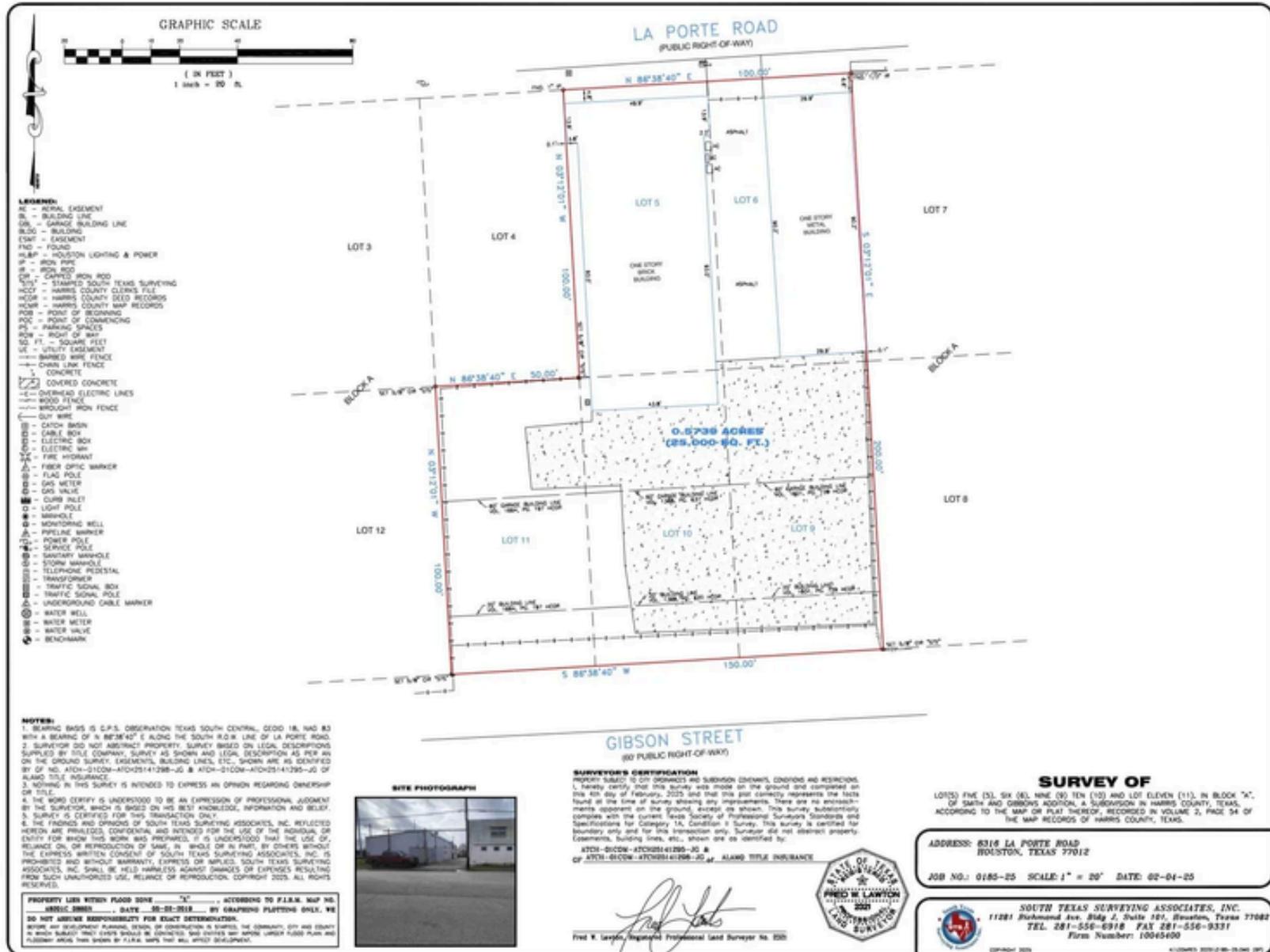
Located in Houston's East End/Harrisburg Industrial districts. Plenty of parking and outdoor storage area, ideal for overflow inventory, fleet staging, materials handling.

Two buildings on property:

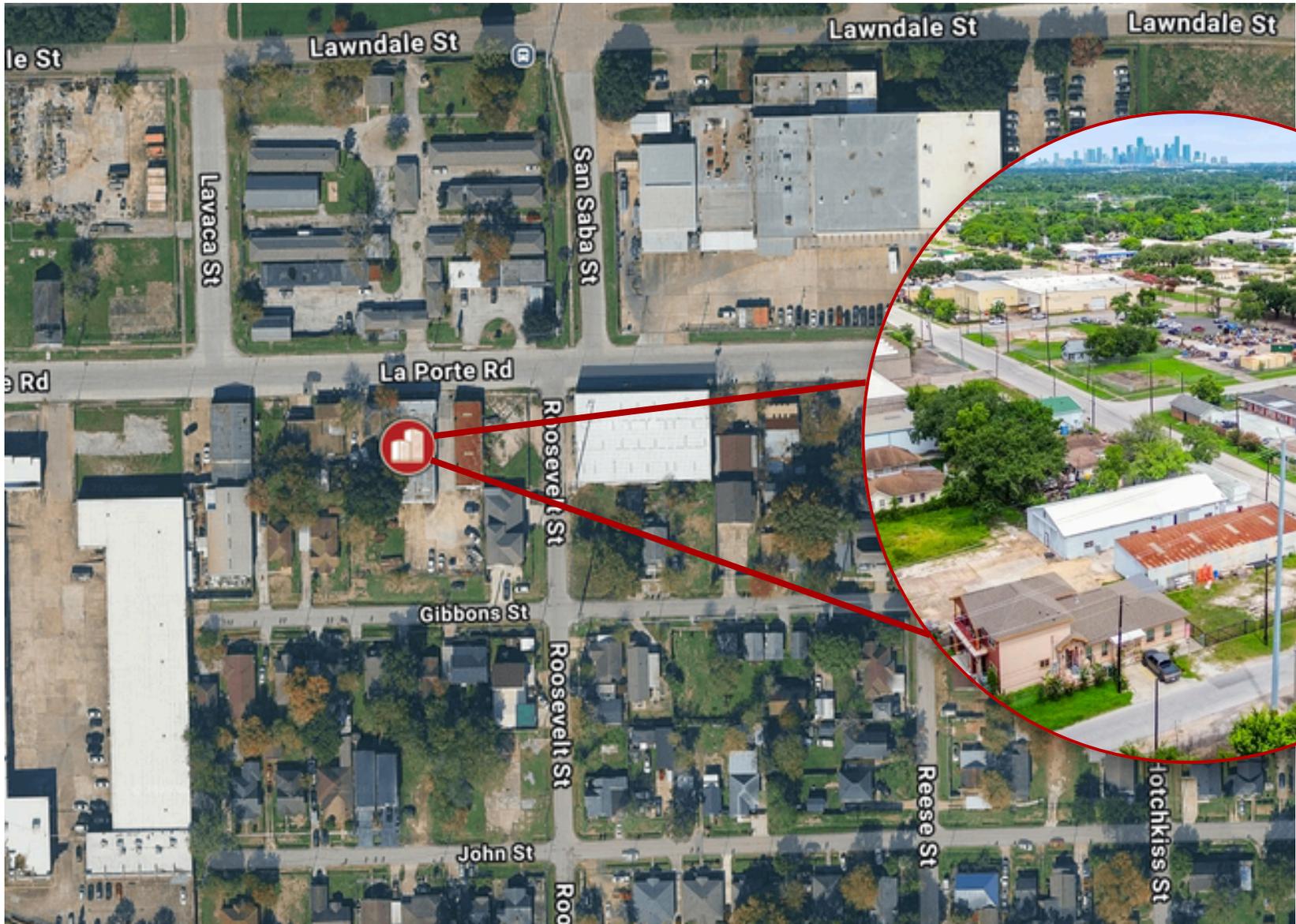
Main building is 4730 sq. ft w/office space, 3 bathrooms, installed new shower, new warehouse addition little over 2000 sqft, has a crane, recent electrical work, 3 phase power, AC installed in warehouse and added 10ft roll-up door. 12' ceiling height

2nd building is 2700 sq. ft

Property is fully fenced with gates and security cameras installed. Has 2 access points front and rear entrance, 0.57 acres  
Access to All Major Freeways & Port Houston.



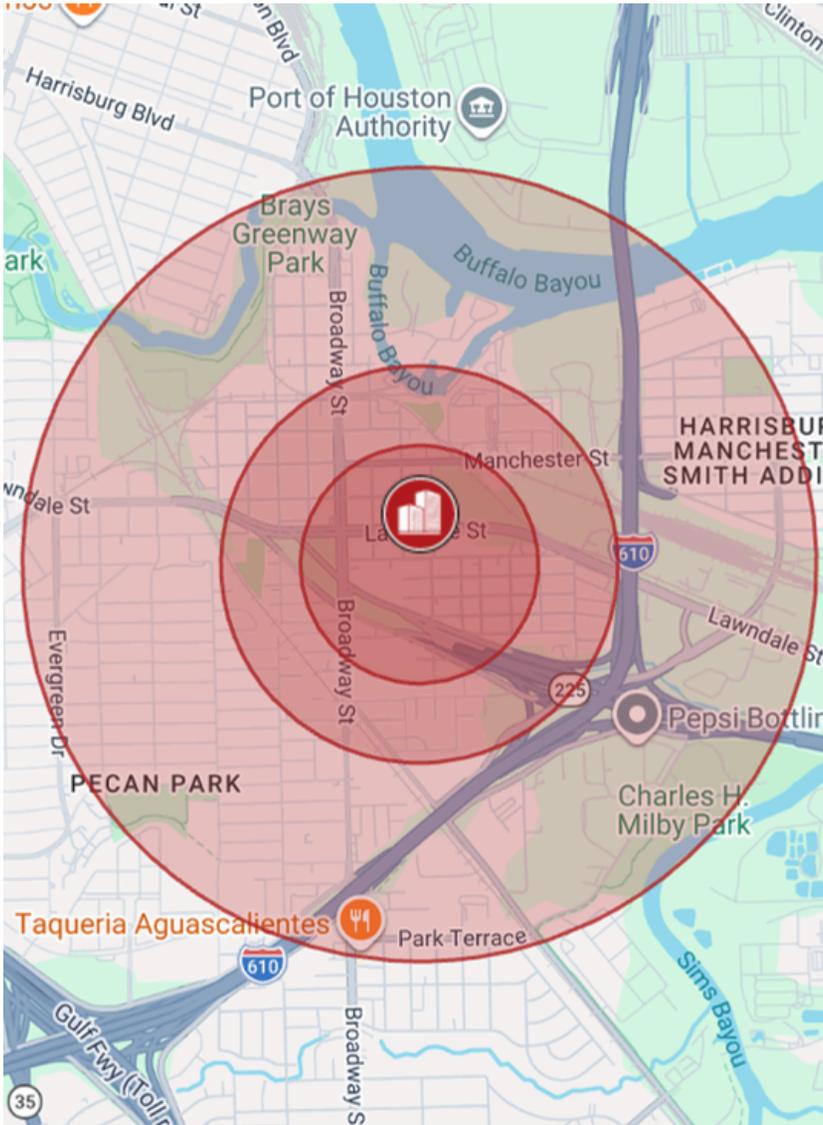
# Aerial Map



# Property Photos



# Demographics



Located in Houston's East End/Harrisburg Industrial districts (ZIP 77012)

Approx. 15 minutes to Downtown Houston

Approx. 8 mins to Port of Houston

Near Metro Rail and public transit routes for convenient commuting

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	3,731	112,573	300,718
<b>Workday Population</b>	11,828	104,051	295,170
<b>Total household</b>	3,731	37,598	100,555
<b>Average household income</b>	\$56,469	\$61,739	\$64,939
<b>Average age</b>	37	37	37
<b>Male Population</b>	37	37	36
<b>Female Population</b>	37	38	37

Demographics data derived from AlphaMap

# Market Overview

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Houston, Texas and the surrounding East End / Greater East Houston submarket continue to benefit from Houston's position as a major national and international economic center. The 77012 area, located just east of Downtown Houston, offers strategic proximity to key employment hubs including Downtown, the Port of Houston, the East Loop industrial corridor, and major transportation infrastructure. This central location supports strong demand from industrial, logistics, service, and workforce housing users seeking convenient access to core employment and distribution centers.

The area has experienced steady redevelopment and infill activity as businesses and investors capitalize on limited land availability near the urban core. Ongoing infrastructure investment, including roadway improvements and port-related enhancements, continues to strengthen the area's role as a critical logistics and industrial submarket. These trends support sustained demand across industrial, flex, retail service, and multifamily properties serving both commercial users and a growing workforce population.

From a real estate perspective, the 77012 submarket benefits from strong fundamentals driven by central location, limited infill supply, and continued demand for functional industrial and service-oriented properties. Redevelopment opportunities and value-add potential remain attractive to investors and owner-users alike. As Houston continues to grow and densify, the East End market remains well-positioned for long-term value creation and stable investment performance within one of Texas's most economically diverse metropolitan areas.



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