

EAST DOWNTOWN HOUSTON GEM FOR SALE

4411 NAVIGATION BOULEVARD

38347 SF BUILDINGS / 103423 SF LAND



PLEASE CALL FOR PRICING

FRED GHABRIEL

(713) 823-2121 / fred@ghabriel.com



ABOUT THE PROPERTY

- 103,423 SF of Land in the Heart of Houston's Greater East End
- The property is occupied by multiple buildings containing 38,347 SF of rentable space.
- The property is leased, on NNN basis, to an oil and gas service company, BK Corrosion, who has been in business since 1953. The lease, which has been in place for several years, runs through November 30, 2030.
- The property has frontage and access from Navigation Boulevard, North Jenkins Street and Crites Street, and is walking distance from the Esplanade at Navigation, one of the sought after destinations in Houston's East End, and is a stone's throw away from Downtown Houston, East River and EaDo.

DEMOGRAPHICS (2024):

- Population:

153,982	3-Mile Radius
397,155	5-Mile Radius
- Average Household Income:

\$74,253	3-Mile Radius
\$91,083	5-Mile Radius
- Total Daytime Population:

153,706	3-Mile Radius
311,323	5-Mile Radius
- Consumer Spending Daytime Population:

\$1,401,094,469	3-Mile Radius
\$4,519,140,340	5-Mile Radius

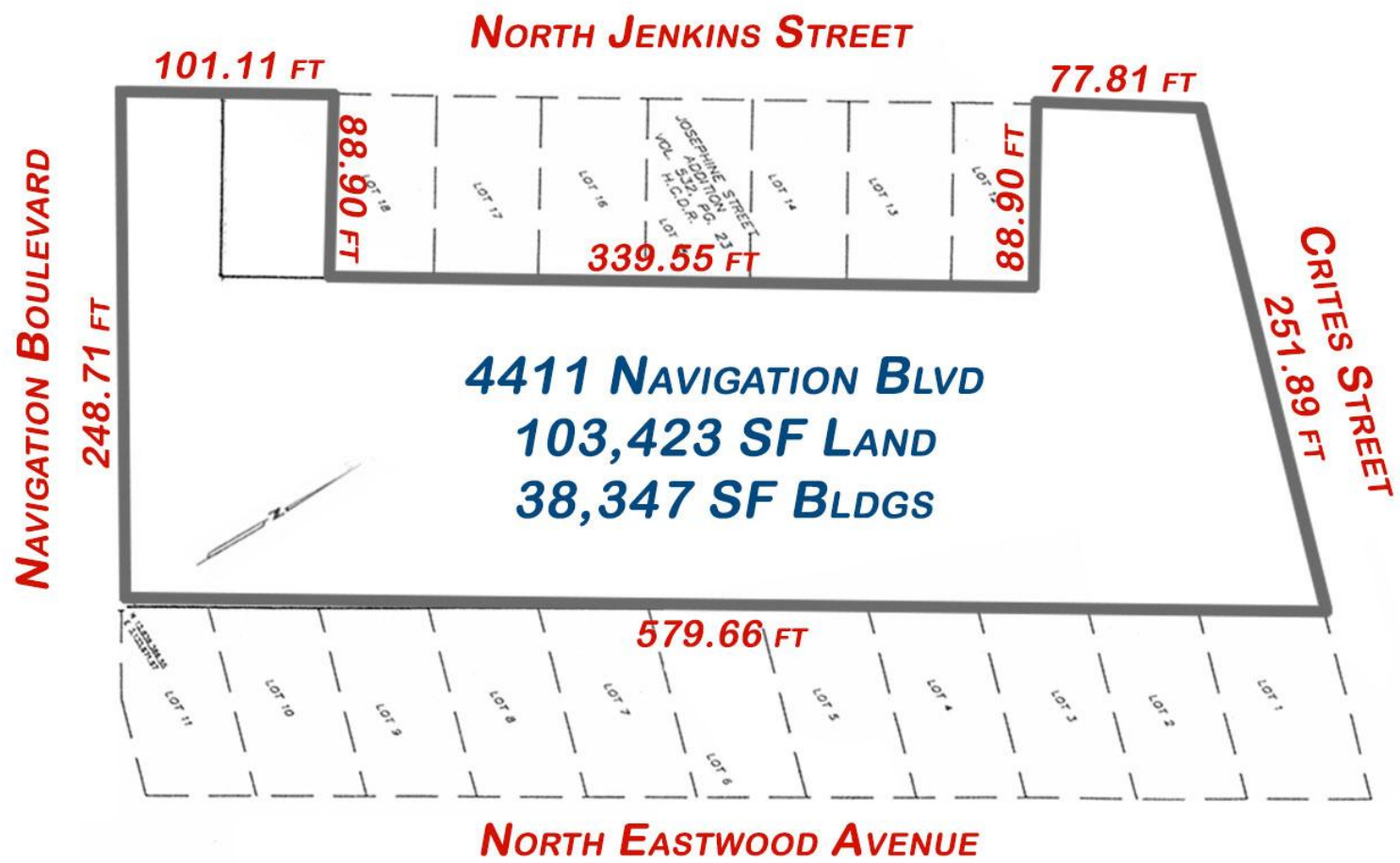


PROPERTY FEATURES

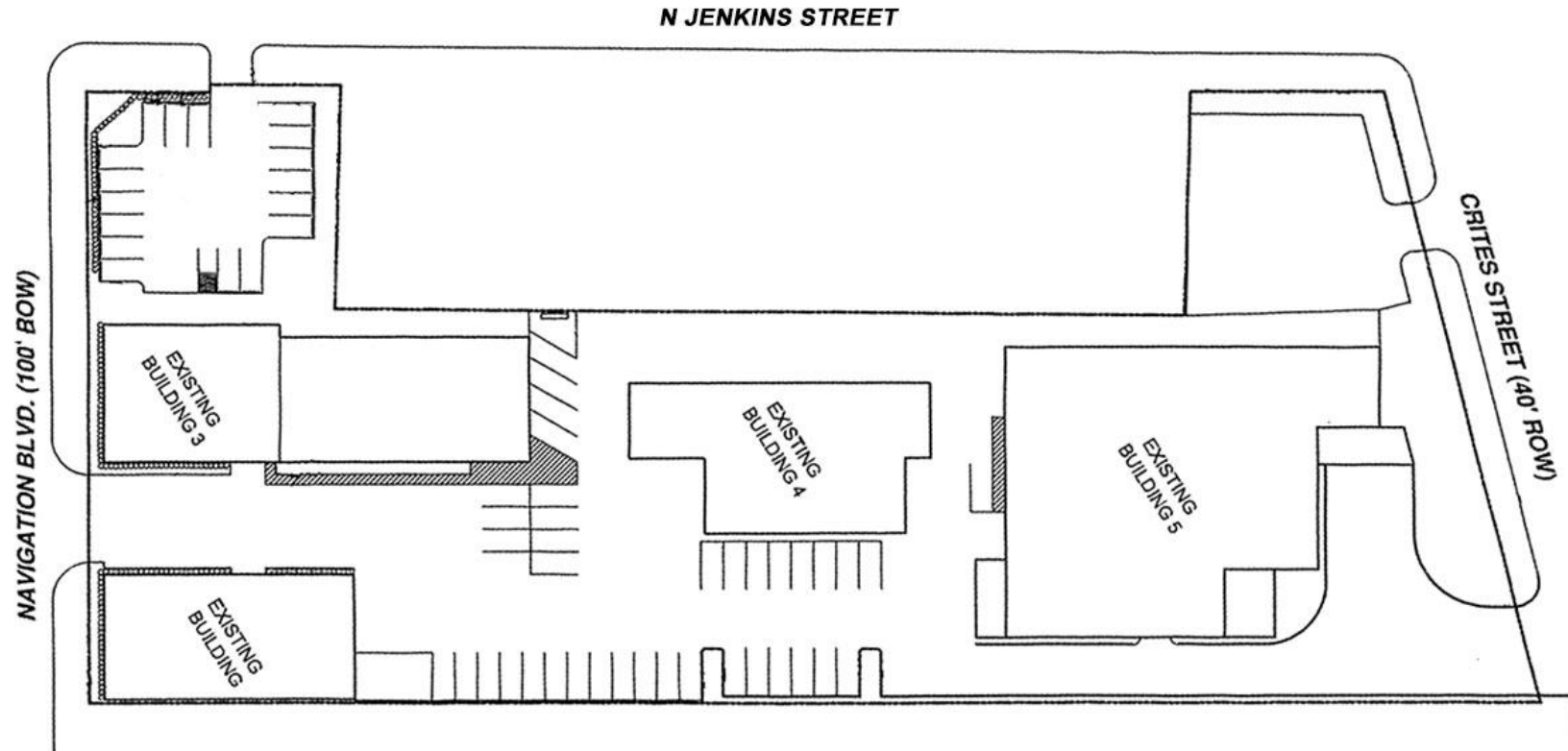
- The investment represents a tremendous upside as a covered land play.
- The subject is offered at a fair price per square foot to the buildings and land.
- Property is located in the shadow of the Houston CBD/Downtown, within a short distance from the Toyota Center, Daiken Park, George R. Brown Convention Center & the Houston Center.
- Neighborhood is rife with new retail and residential developments. The property is located in Houston's dynamically growing Greater East, in a very high traffic location.
- The property has great visibility and easy access surrounding freeways and Downtown Houston.
- 2.37+ Acres located within Houston's rapidly gentrifying east end.
- Close proximity to lively Navigation Esplanade, home to several bustling restaurants and farmers markets and less than a mile from East River, Midway's 150-acre, multi-phase and mixed-use development.
- 38347-SF of buildings and concrete paved parking and storage areas.
- Recently renovated exterior and interior spaces.
- The subject has multiple curb cuts and frontage on Navigation Boulevard, N Jenkins Street and Crites Street.
- 2024 population within a 5-mile radius from the subject property exceeded 360,000 with the projected average household income being close to \$100,000.
- Daytime employment is over 310,000 and rising within a 5-mile radius from the subject property
- PLEASE DO NOT DISTURB THE TENANTS



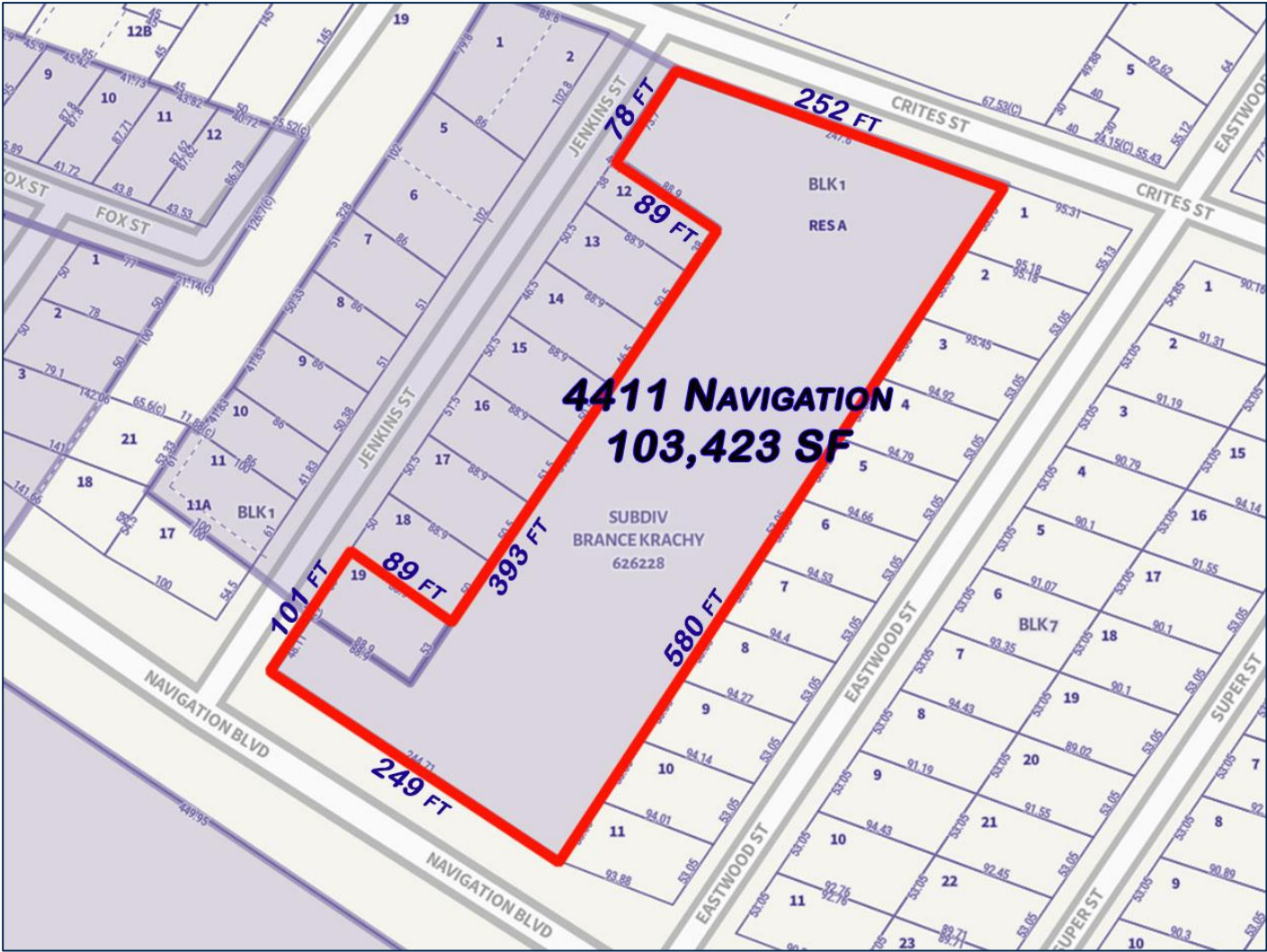
PROPERTY LAYOUT



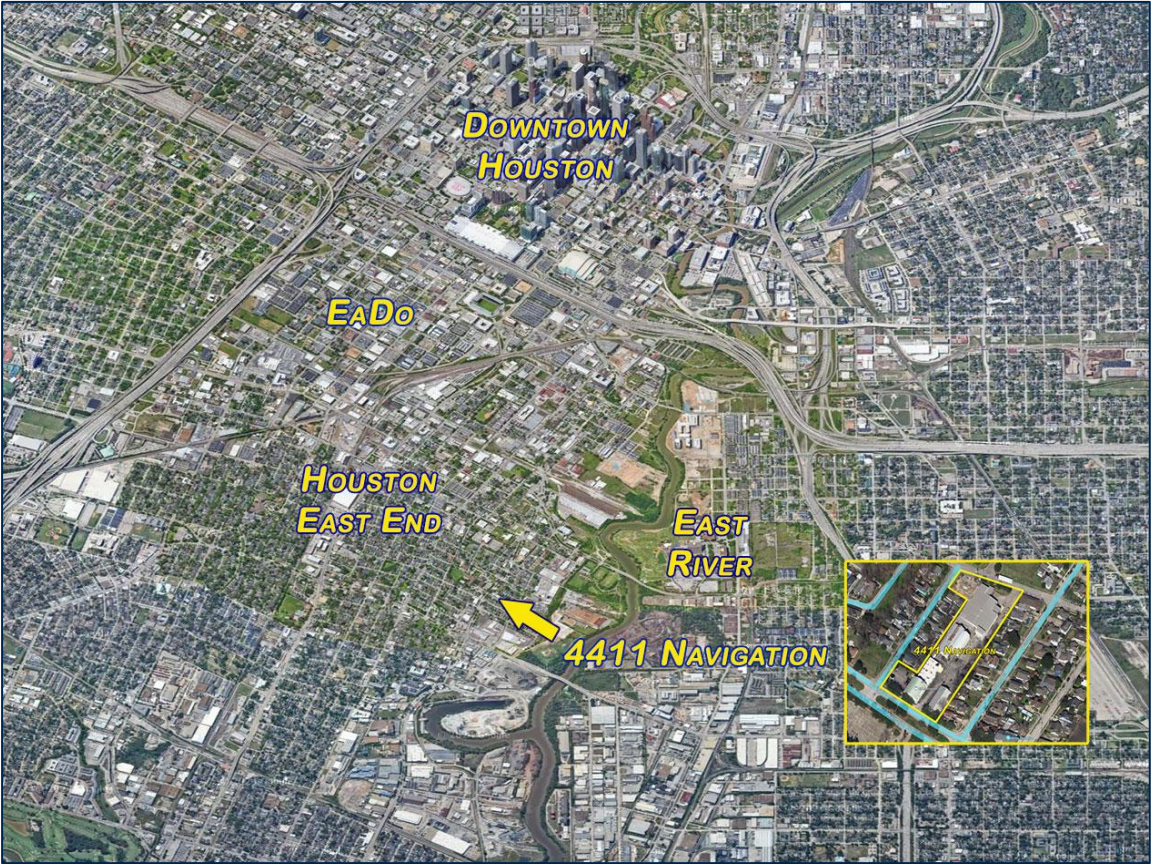
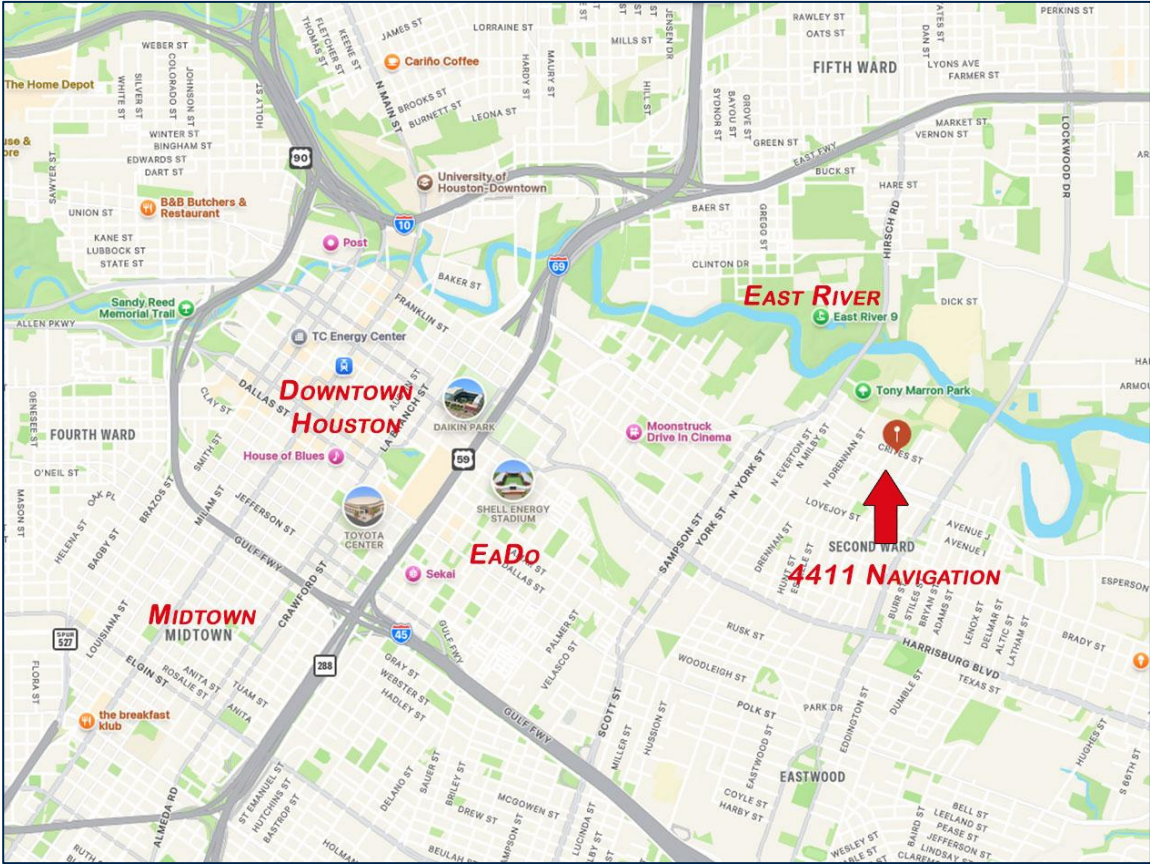
BUILDING LAYOUT



PLAT MAP



LOCATION



PHOTOS



PHOTOS



CONTACT:

**DOWNTOWN
HOUSTON**



EaDo

**HOUSTON
EAST END**

**EAST
RIVER**



4411 NAVIGATION



FRED GHABRIEL | BEJJANI & ASSOCIATES, INC.
2117 CHENEVERT ST, HOUSTON TEXAS, 77003
EMAIL: FRED@GHABRIEL.COM
CELL: (713) 823-2121