

MIXED USE INVESTMENT OPPORTUNITY FOR SALE

2745 WAGON TRAIL RD.

2745 WAGON TRAIL ROAD, PEARLAND, TX 77584



FOR SALE

KW COMMERCIAL HOUSTON METRO
5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER
Managing Director
O: (281) 908-3122
C: (281) 908-3122
bfaber@kwcommercial.com

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bfaber@kwcommercial.com

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EXECUTIVE SUMMARY

2745 WAGON TRAIL ROAD



OFFERING SUMMARY

| | |
|---------------------|------------|
| PRICE: | \$695,000 |
| BUILDING SF: | 4,600 |
| OCCUPANCY: | 50% |
| LOT SIZE: | 0.21 Acres |
| FRONTAGE: | 141.00 |
| YEAR BUILT: | 1980 |
| RENOVATED: | 2019 |

PROPERTY OVERVIEW

This 4,000+ SF investment opportunity is situated on 0.21 acres in heart of East Pearland. Wagon Trail Rd. is connect to Broadway/FM 518 one of the cities main thoroughfares

The property consists of a 2,800 SF Auto shop. The tenant has been there long term and has expressed their desire to renew. The SFR property is directly behind the shop and is approximately 1,800 SF. The property dis sustain some internal fire damage and is need of repair.

PROPERTY HIGHLIGHTS

- Long term Commercial tenant in place.
- Additional streams of income available once the property is repaired and updated.
- Centralized location that is easy to fine.

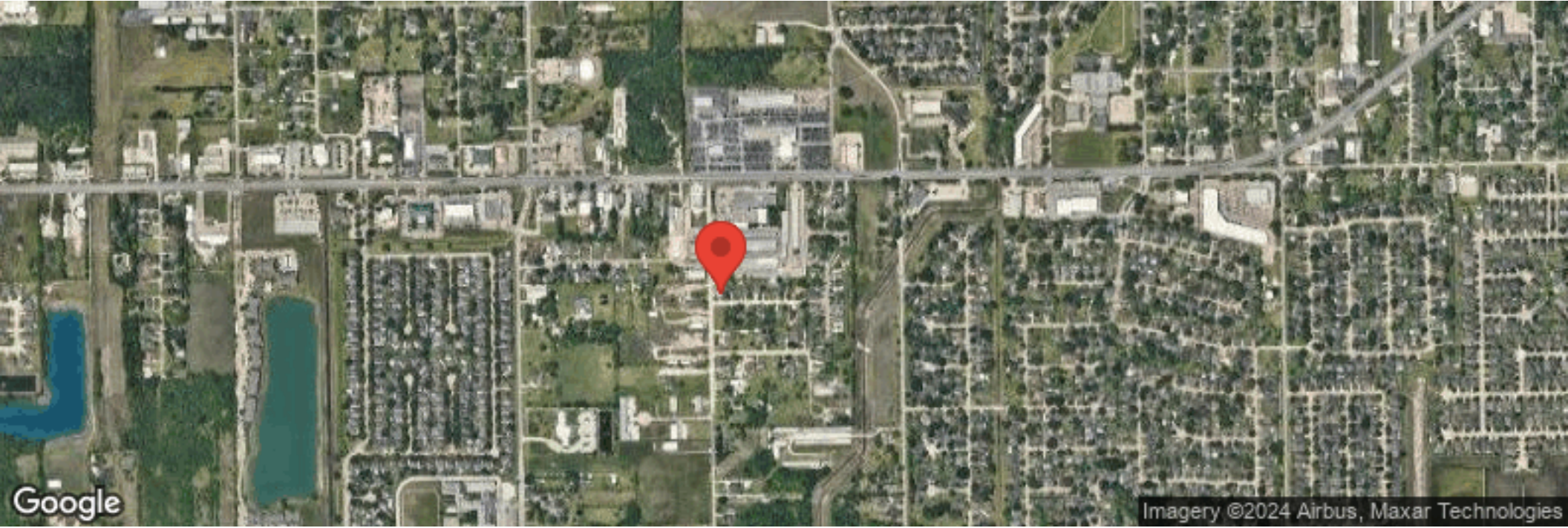
PROPERTY PHOTOS

2745 WAGON TRAIL ROAD



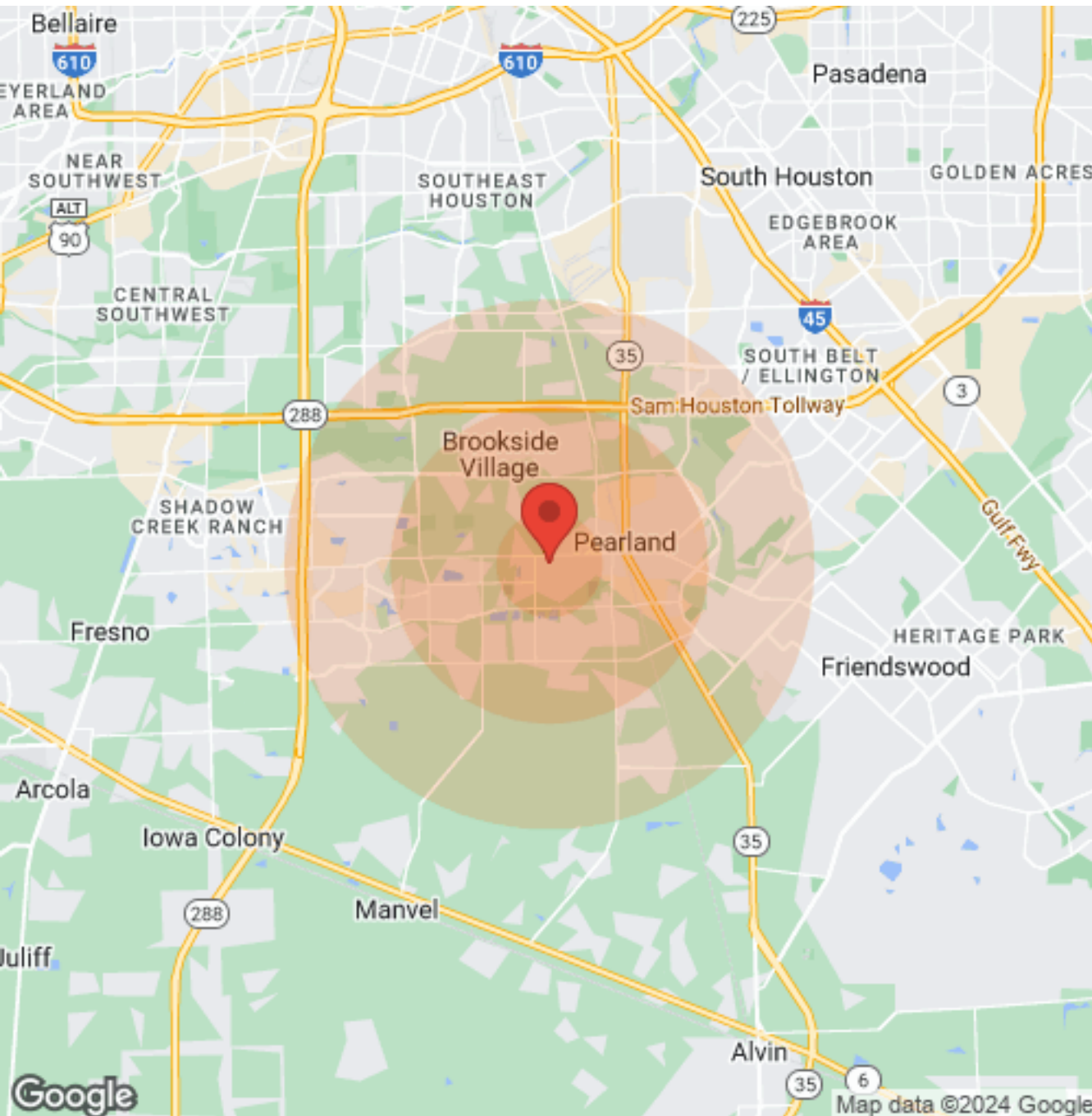
LOCATION MAPS

2745 WAGON TRAIL ROAD



DEMOGRAPHICS

2745 WAGON TRAIL ROAD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,322 | 26,582 | 66,432 |
| Female | 4,382 | 27,742 | 69,441 |
| Total Population | 8,704 | 54,324 | 135,873 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,159 | 13,498 | 34,352 |
| Ages 15-24 | 1,278 | 8,353 | 20,780 |
| Ages 25-54 | 3,419 | 21,192 | 51,316 |
| Ages 55-64 | 988 | 6,056 | 14,645 |
| Ages 65+ | 860 | 5,225 | 14,780 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 6,142 | 36,455 | 83,710 |
| Black | 1,161 | 7,800 | 21,474 |
| Am In/AK Nat | 13 | 68 | 157 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 2,499 | 15,718 | 42,777 |
| Multi-Racial | 1,858 | 13,876 | 34,822 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$88,479 | \$74,989 | \$75,680 |
| < \$15,000 | 94 | 985 | 2,624 |
| \$15,000-\$24,999 | 156 | 1,293 | 2,856 |
| \$25,000-\$34,999 | 260 | 1,145 | 3,411 |
| \$35,000-\$49,999 | 477 | 2,480 | 5,244 |
| \$50,000-\$74,999 | 401 | 3,421 | 7,373 |
| \$75,000-\$99,999 | 592 | 3,409 | 7,144 |
| \$100,000-\$149,999 | 596 | 4,040 | 9,753 |
| \$150,000-\$199,999 | 203 | 1,281 | 3,705 |
| > \$200,000 | 185 | 585 | 2,723 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,082 | 19,348 | 47,172 |
| Occupied | 2,986 | 18,218 | 44,316 |
| Owner Occupied | 2,454 | 13,547 | 34,688 |
| Renter Occupied | 532 | 4,671 | 9,628 |
| Vacant | 96 | 1,130 | 2,856 |