



Tract 2: 1.42 Acres
Available For Sale

Tract 1: 1.04 Acres
Available For Sale

Retail Center And Car Wash
Open to Accepting Offers

Gas Station
Open To Accepting Offers

BELTWAY
8 ±115K VPD

FOR SALE

NWC of Beltway 8 and Lee Rd

Houston, TX 77032

partners

CONTACT INFORMATION



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Property At A Glance

NWC of Beltway 8 and Lee Rd
PROPERTY ADDRESS

1.04 Acres
TRACT 1

1.42 Acres
TRACT 2

Property Highlights

>> THE PROPERTY

The property includes a 7,050 SF retail building, as well as a 2,032 SF self-service car wash with 4 bays sitting on 0.73 acres. Additionally, there is a 2.46 AC tract of land, all of which is available for sale.

>> DEVELOPMENT READY

Utilities in place

>> STRATEGIC LOCATION

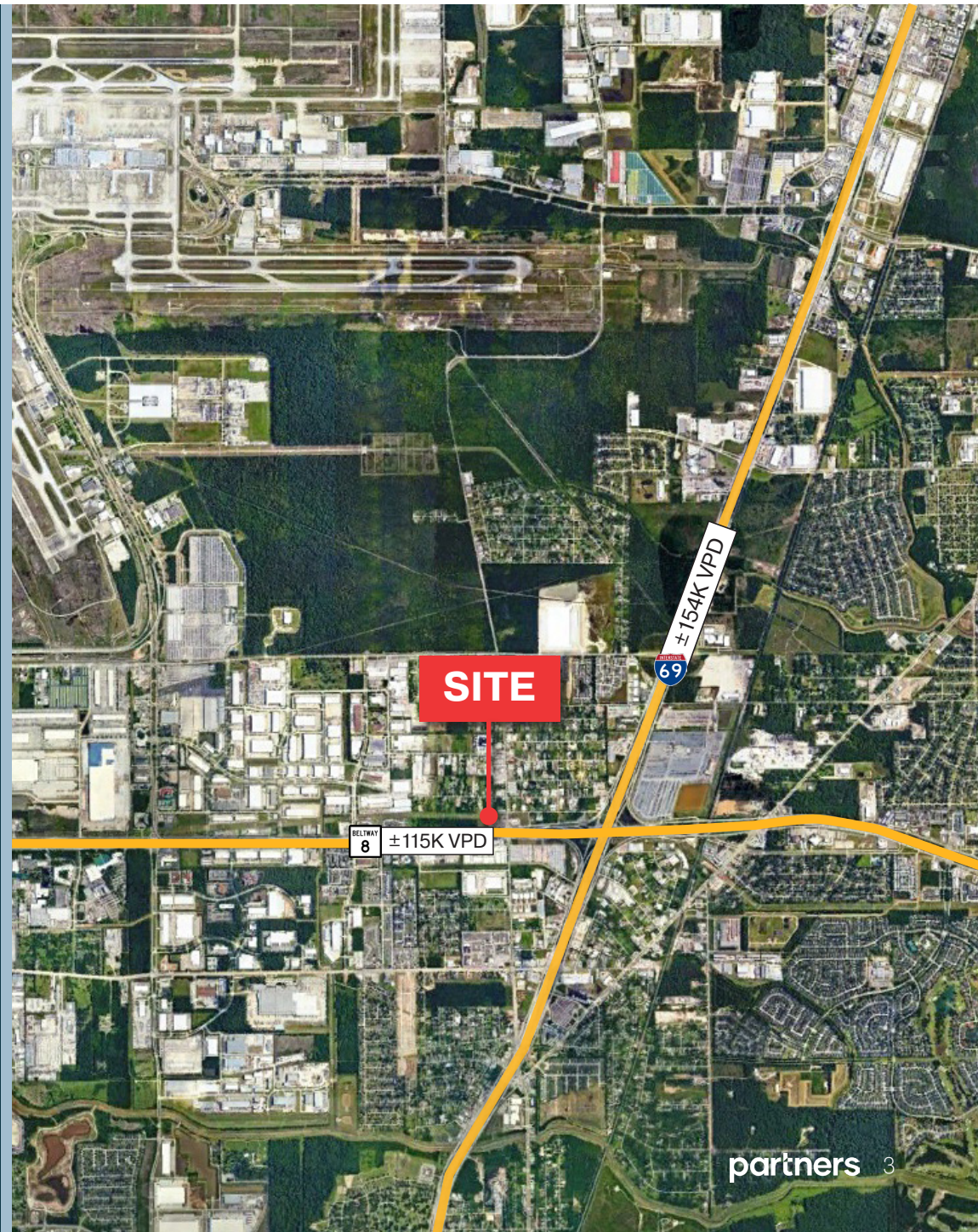
Located at the NWC of Lee Rd and Sam Houston Pkwy, this site is situated on a signalized intersection. The site boasts 138,886 SF of frontage along Sam Houston Pkwy. Furthermore, the site is conveniently located 3.6 miles away from George Bush intercontinental Airport.

>> HEAVILY TRAFFICKED

Sam Houston Pkwy, Interstate 69, and Lee Rd. see a combined 214.9 K VPD.

>> EXCELLENT DEMOGRAPHICS

The subject property is located within a 5-mile radius of 146,407 residents, as well as 46,401 households. The average household income within 3 miles is \$93,174.



Pricing Details

Address	Square Feet	Acre	Price/SF	Price
Tract 1	45,468	1.04	\$25.00	\$1,136,700
Tract 2	61,855	1.42	\$25.00	\$1,546,375
Total		2.46	\$25.00	\$2,683,075.00

