

Barkers Point Plaza

16000 Barkers Point Ln, Houston, TX, 77079



Reduced Listing Price
\$4,950,000



Occupancy
79.60%



Price/SF
\$118.97

FINANCIAL

Revised Listing Price	\$4,950,000 (was \$5.2MM)
Price/SF	\$118.97
Average Rent	\$21.18/RSF/YR

OPERATIONAL

Rentable Square Feet	41,607 SF
Lot Size	2.12 Acres (92,347 SF)
Year Built/Renovated	1981/2016

INVESTMENT HIGHLIGHTS

- +/- 93% Average Occupancy from year-end 2018-2023
- Minimal Downside Exposure due to Average Tenant Size of +/- 1,300 RSF
- Positive Cash Flow Day One
- Substantial Capital Improvements Totaling +/- \$475,000
- Vacant Suites in Move-In Condition
- Extremely Well-Maintained Asset by a Private Family-Owned Entity for 25 Years
- Ideal for Investor or Owner/Occupier Desiring to Control their Environment
- **Excellent Ingress/Egress via Three (3) Entrance/Exits with Direct Access to Highway 6 South/Memorial Drive/I-10 West**

