

6631 North Sam Houston Pkwy W, Houston, TX 77064

\$4,900,000

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Industrial

JH Jason Hai Huynh
 TX 623970
 281.919.5688

Listing Added: Today
 Listing Updated: Today



Details

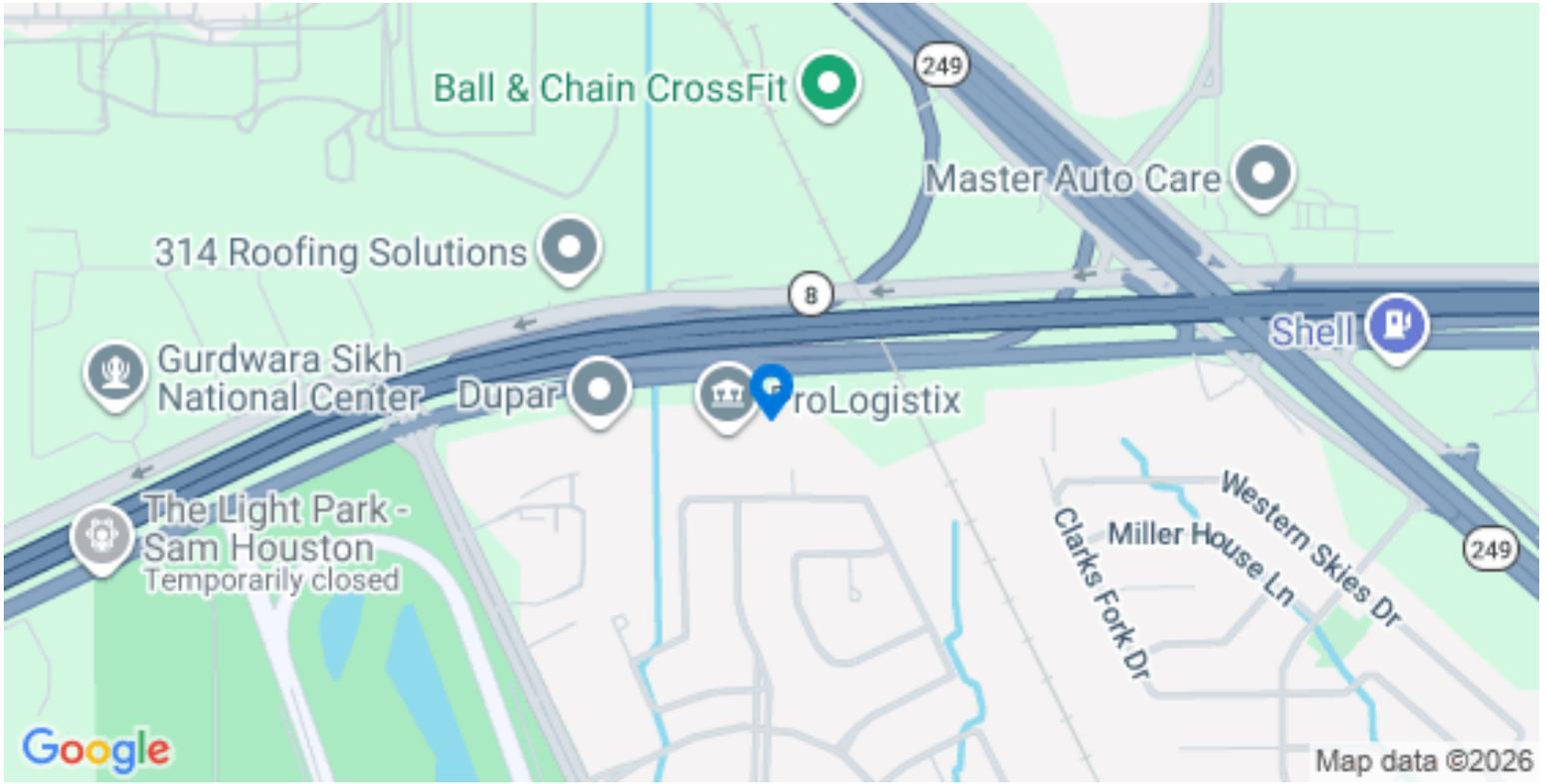
Asking Price	\$4,900,000	Property Type	Industrial
Sub Type	Warehouse	Net Rentable (SqFt)	19,500
Buildings	2	Stories	1
Lot Size (acres)	5.89	Broker Co-Op	Yes

Marketing Description

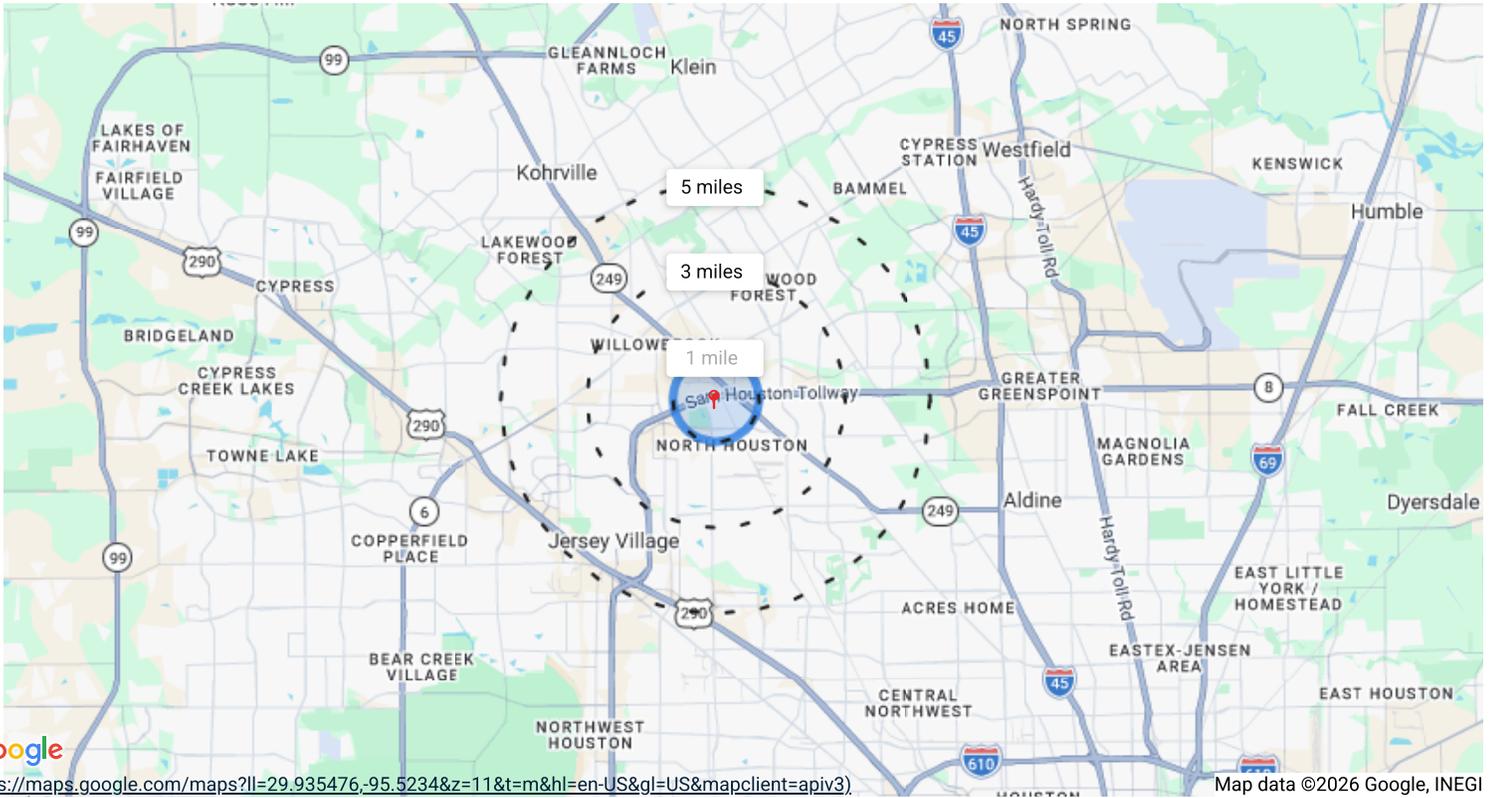
- These two building would be perfect a manufactory, distribution or/and for Corporate office with inventory storage.
- A large lobby area with 6 offices, 3 offices are upstairs, 3 office are downstairs, a breakroom, two restrooms and third restroom with a full bath.
- Building #1, 10,500 SF was built in 2018, has 3,000 SF office space (2 levels) and building # 2 was built in 2020, 9,000 SF (shell).
- Tract 1 and Tract 2 plus 4 acres lot are included on this listing.
- Easy access to Sam Houston Toll, Highway 249 Building, close to FM 1960 road and 10 mins to 290 and Highway 6.
-



Location (1 Location)



Demographic Insights



1 mile

3 miles

5 miles

Population

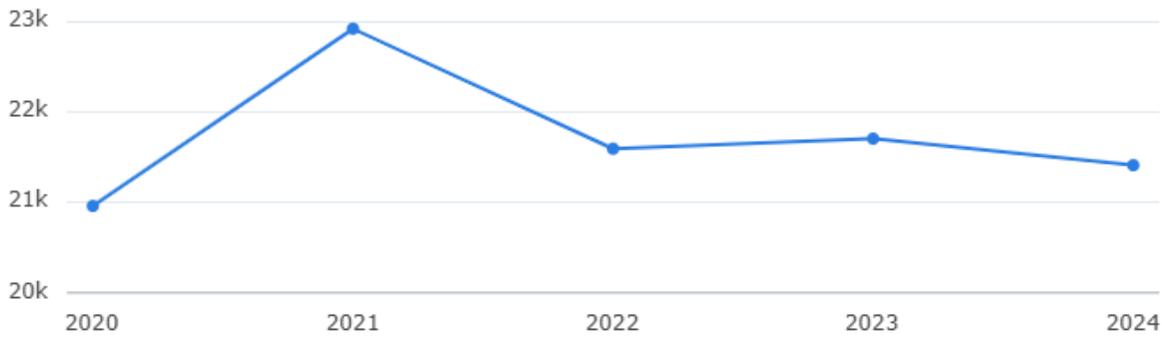
21.4k

↓ 1%

Compared to 21.7k in 2023

↑ 2%

Compared to 21k in 2020



Household Income

\$96.2k

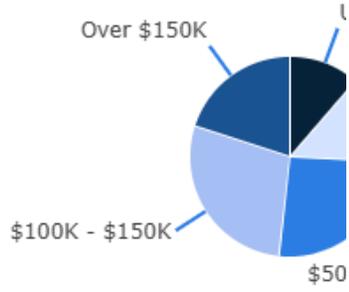
Median Income

\$122.4k

2029 Estimate

↑ **27%**

Growth Rate



Age Demographics

36

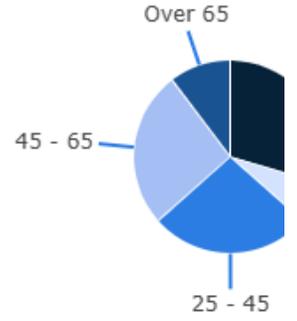
Median Age

36

2029 Estimate

↑ **1%**

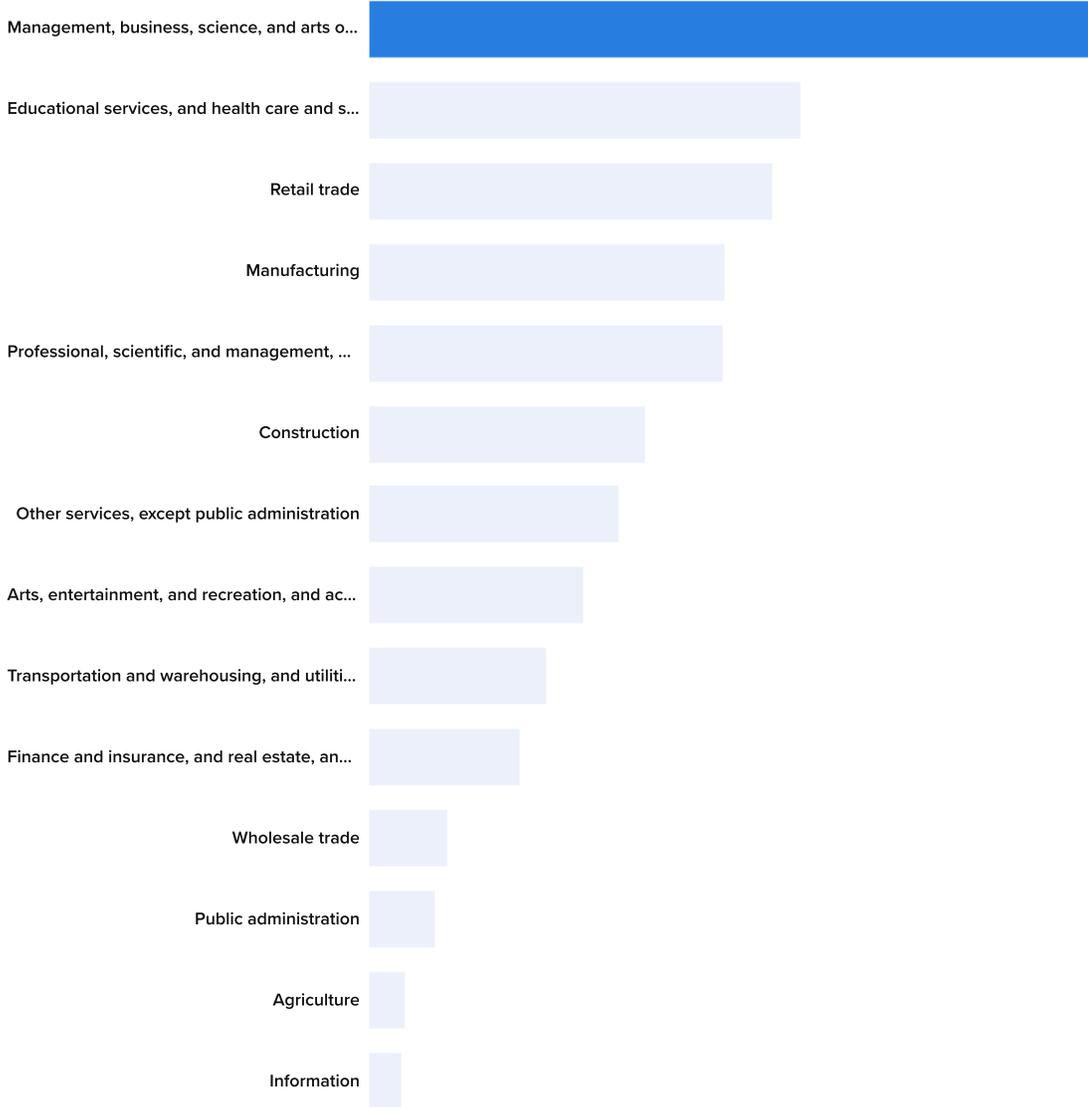
Growth Rate



Number of Employees

16.8k

Top Employment Categories



Housing Occupancy Ratio

20:1

55:1 predicted by 2029



Renter to Homeowner Ratio

1:3

1:3 predicted by 2029

