

# FOR SALE

942 PAULETTE LN. SAN LEON TX, 77539  
4,000 SF WAREHOUSE ON APPROX .75 ACRES OF LAND



## JACOB C. SUMMERS

Associate

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## MATT ROGERS, SIOR

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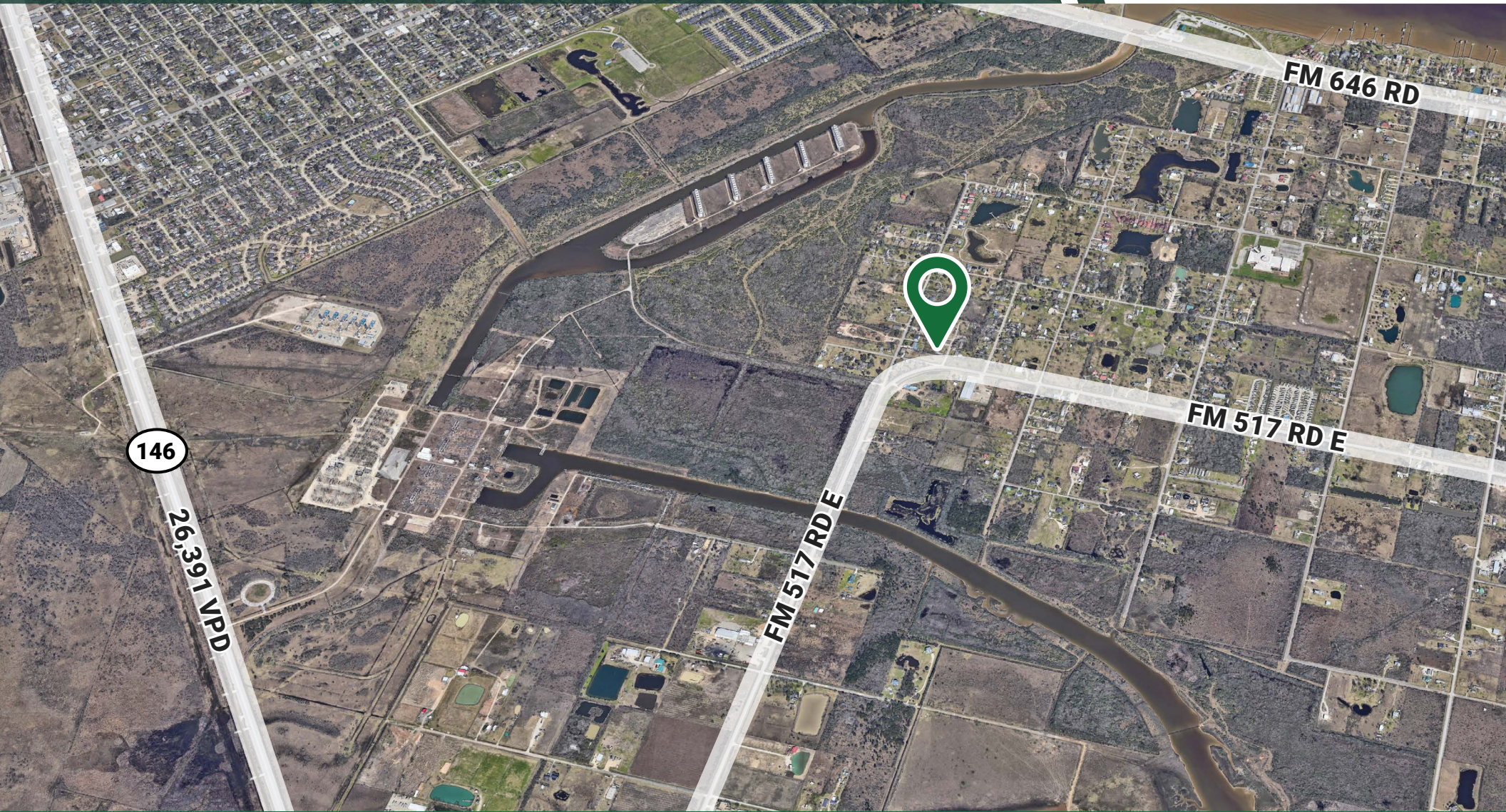
GOOGLE MAP



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**Oxford**  
partners



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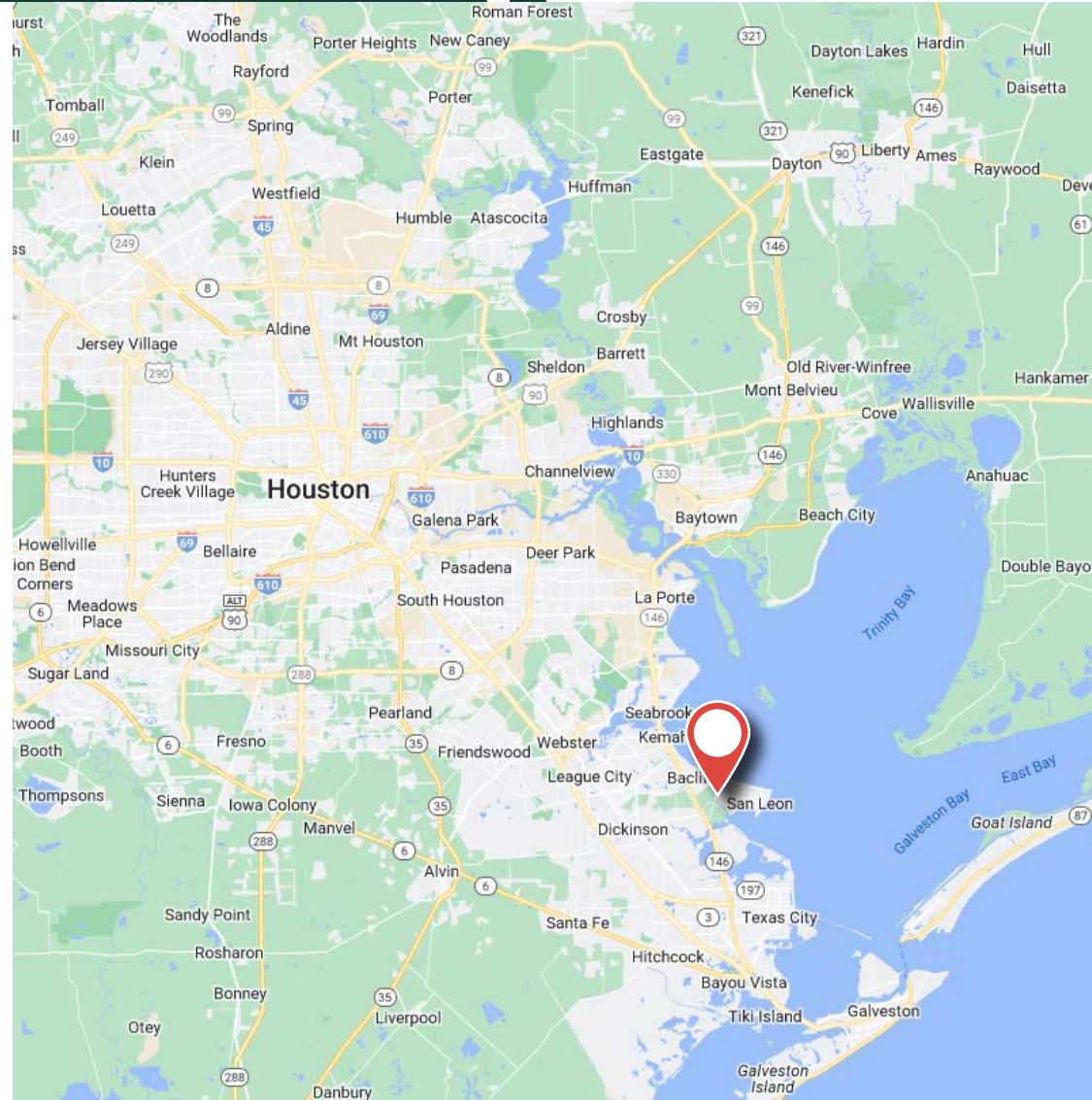
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## PROPERTY FEATURES

- 1 dock door
- 3 oversize grade doors
- Well above Base Flood Elevation
- WPI-8E Windstorm Certified
- Two-Inch Waterline
- Ample Outside storage/laydown space
- Drive through capable
- Un-finished office
- 2024 new construction



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## DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	1,150	19,142	45,249
Households	423	7,145	16,093
Families	295	4,679	11,339
Average Household Size	2.72	2.68	2.80
Owner Occupied Housing Units	338	5,087	11,575
Renter Occupied Housing Units	85	2,058	4,518
Median Age	46.3	38.8	37.1
Median Household Income	\$53,980	\$71,435	\$85,656
Average Household Income	\$70,108	\$96,389	\$115,557

### BUSINESSES - 5 MILES

**1,212**  
TOTAL  
BUSINESSES

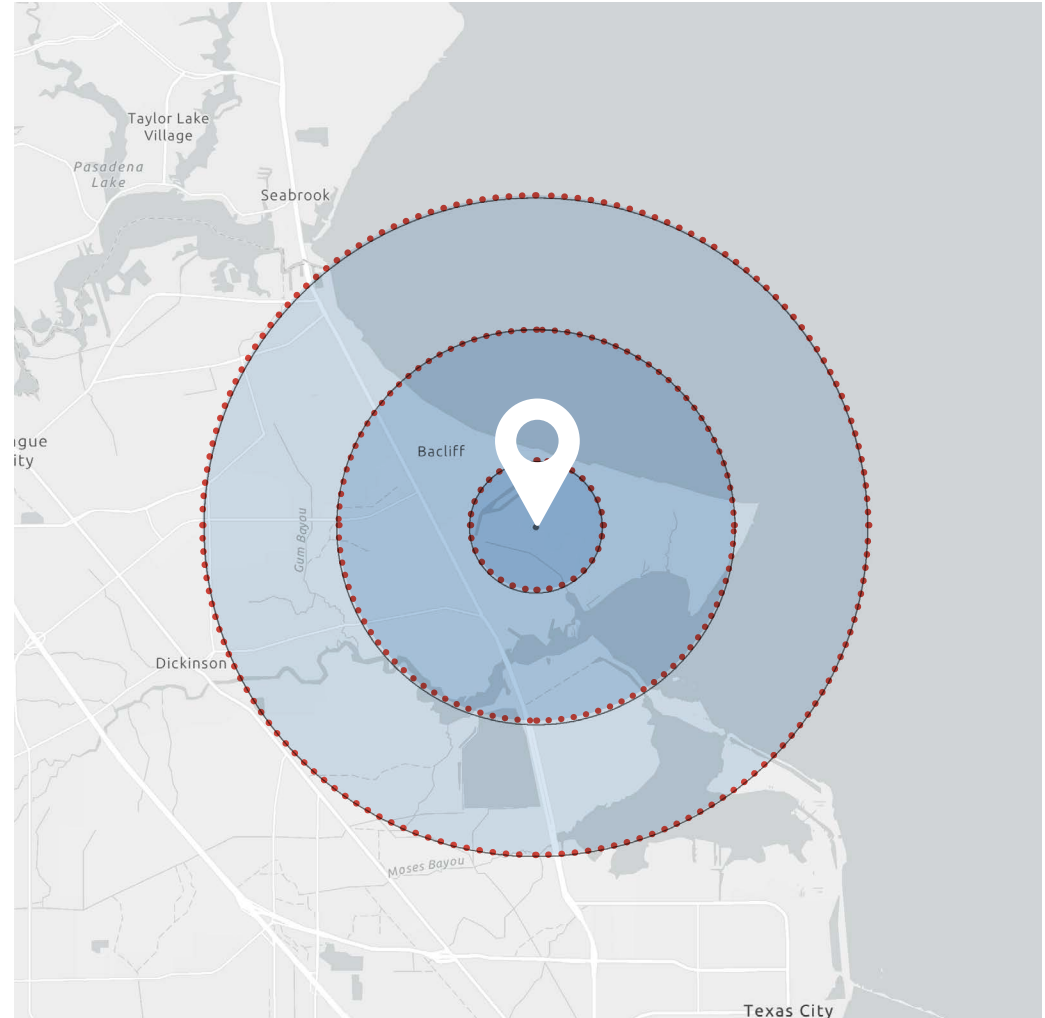
**12,581**  
TOTAL  
EMPLOYEES

### INCOME - 5 MILES

**\$115,557**  
AVERAGE HH  
INCOME

**\$41,667**  
PER CAPITA  
INCOME

**\$252,336**  
MEDIAN  
NET WORTH



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