

RETAIL FOR SALE

6809 RENWICK DRIVE, HOUSTON, TX 77081

RETAIL REDEVELOPMENT/MECHANIC SHOP



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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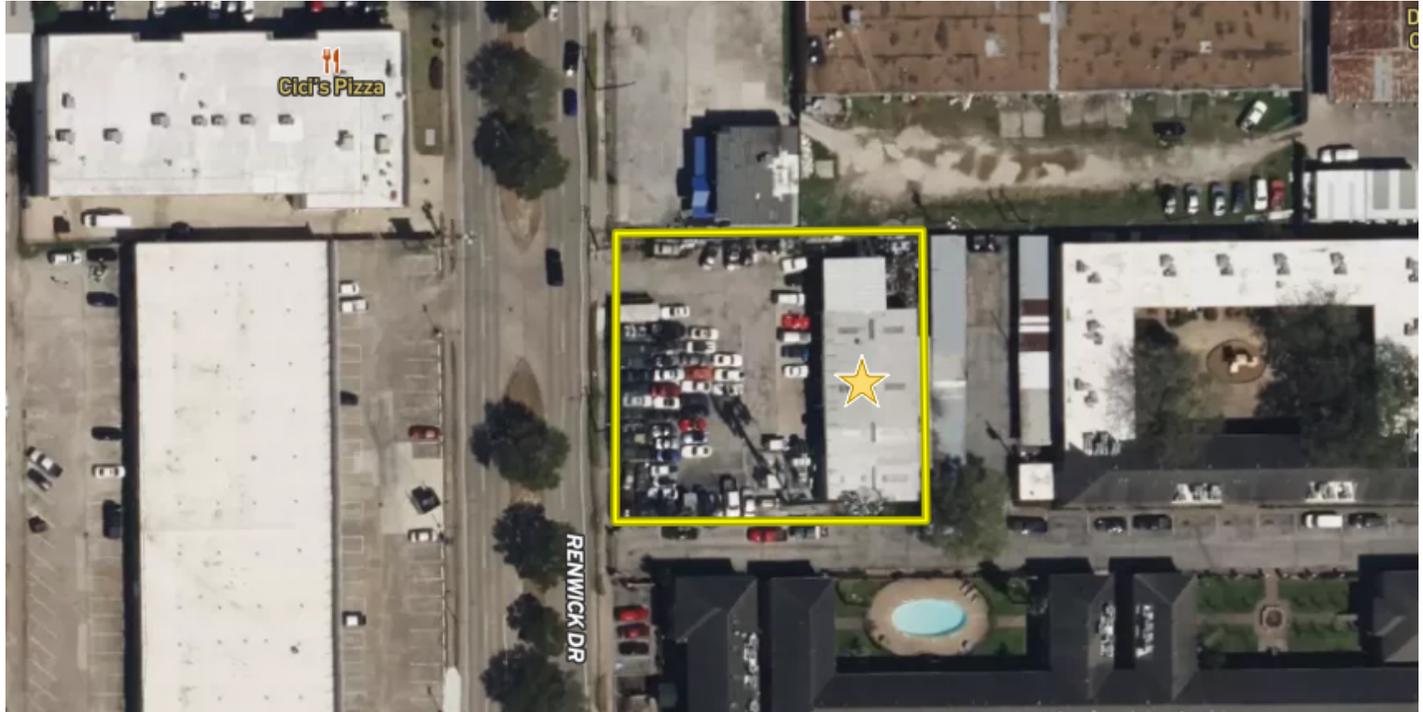
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EXECUTIVE SUMMARY

6809 RENWICK DRIVE



Offering Summary

Price:	\$1,250,000
Building SF:	4,800 SF
Lot Size:	0.57 acres
Frontage:	150 FEET
Year Built:	1995
Parking:	30
Parking Ratio:	6.25/1,000 SF

Property Overview

Situated at 6809 Renwick Drive, Houston, TX 77081, this ± 0.57 -acre commercial property offers excellent visibility and accessibility along a high-traffic commercial corridor. The existing $\pm 4,800$ SF freestanding building is currently configured as a mechanic shop with four service bays, two lifts, and an office, making it well-suited for continued automotive use such as a repair facility or car dealership.

The site also presents a compelling redevelopment opportunity. With its generous lot size, strong frontage, and favorable parking ratio of 6.25 spaces per 1,000 SF (approximately 30 surface parking spaces), the property can be repositioned for a variety of retail or service-oriented uses, subject to zoning and municipal approvals.

Supported by strong surrounding demographics—over 558,000 residents within a three-mile radius and a median household income of \$64,535—the location benefits from sustained consumer demand and long-term market stability. This asset is ideal for owner-users, investors, or developers seeking flexibility in a proven Houston submarket.

Do not miss this opportunity to acquire a well-located property with multiple value-add and redevelopment paths. Contact us for additional details.

Open for Seller Financing

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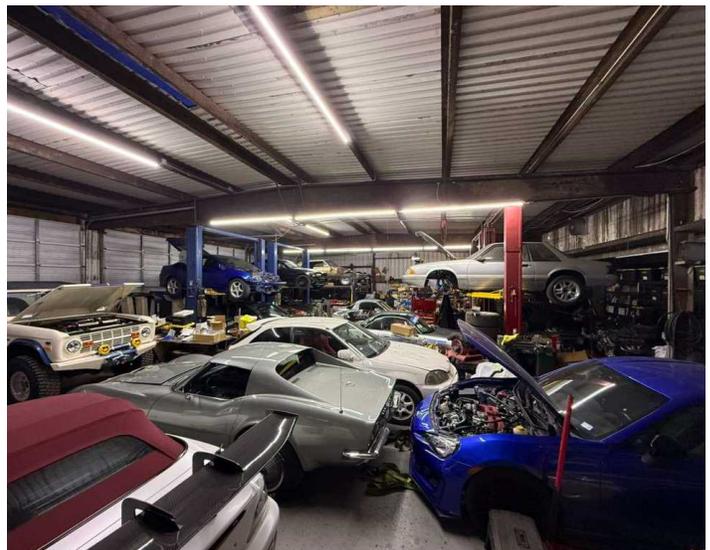
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PROPERTY PHOTOS

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TRAFFIC COUNT REPORT

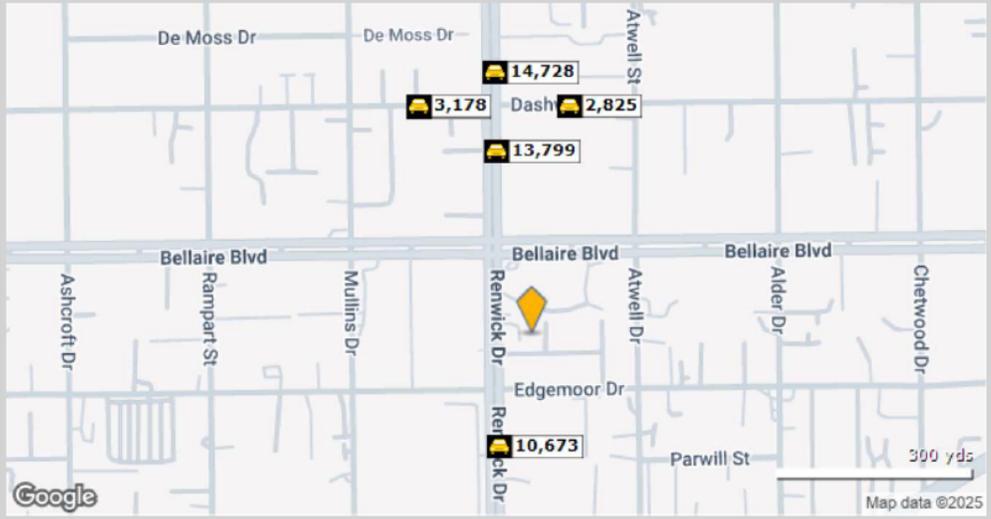
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Building Type: **General Retail**
 Secondary: **Bar/Nightclub**
 GLA: **4,800 SF**
 Year Built: **1970**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Renwick Dr	Edgemoor Dr	0.05 N	2024	10,690	MPSI	.10
2 Renwick Dr	Edgemoor Dr	0.05 N	2025	10,673	MPSI	.10
3 Renwick Dr	Dashwood Dr	0.04 N	2024	13,791	MPSI	.17
4 Renwick Dr	Dashwood Dr	0.04 N	2025	13,799	MPSI	.17
5 Dashwood Dr	Atwell Dr	0.06 E	2024	2,809	MPSI	.21
6 Dashwood Dr	Atwell Dr	0.06 E	2025	2,825	MPSI	.21
7 Dashwood Dr	Mullins Dr	0.06 W	2025	3,196	MPSI	.22
8 Dashwood Dr	Mullins Dr	0.06 W	2024	3,178	MPSI	.22
9 Renwick Dr	Dashwood Dr	0.03 S	2025	14,731	MPSI	.24
10 Renwick Dr	Dashwood Dr	0.03 S	2024	14,728	MPSI	.24

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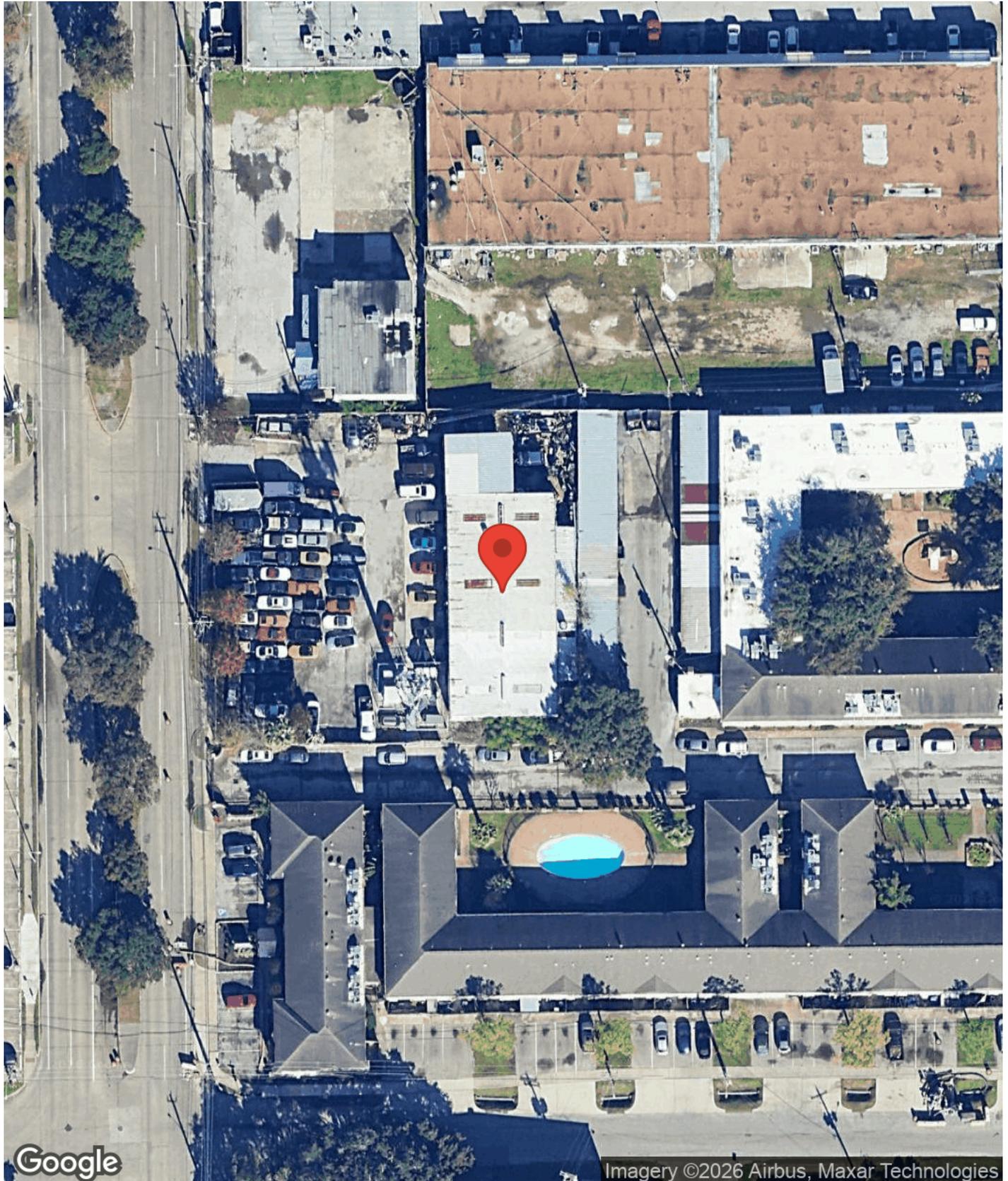
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AERIAL MAP

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Google

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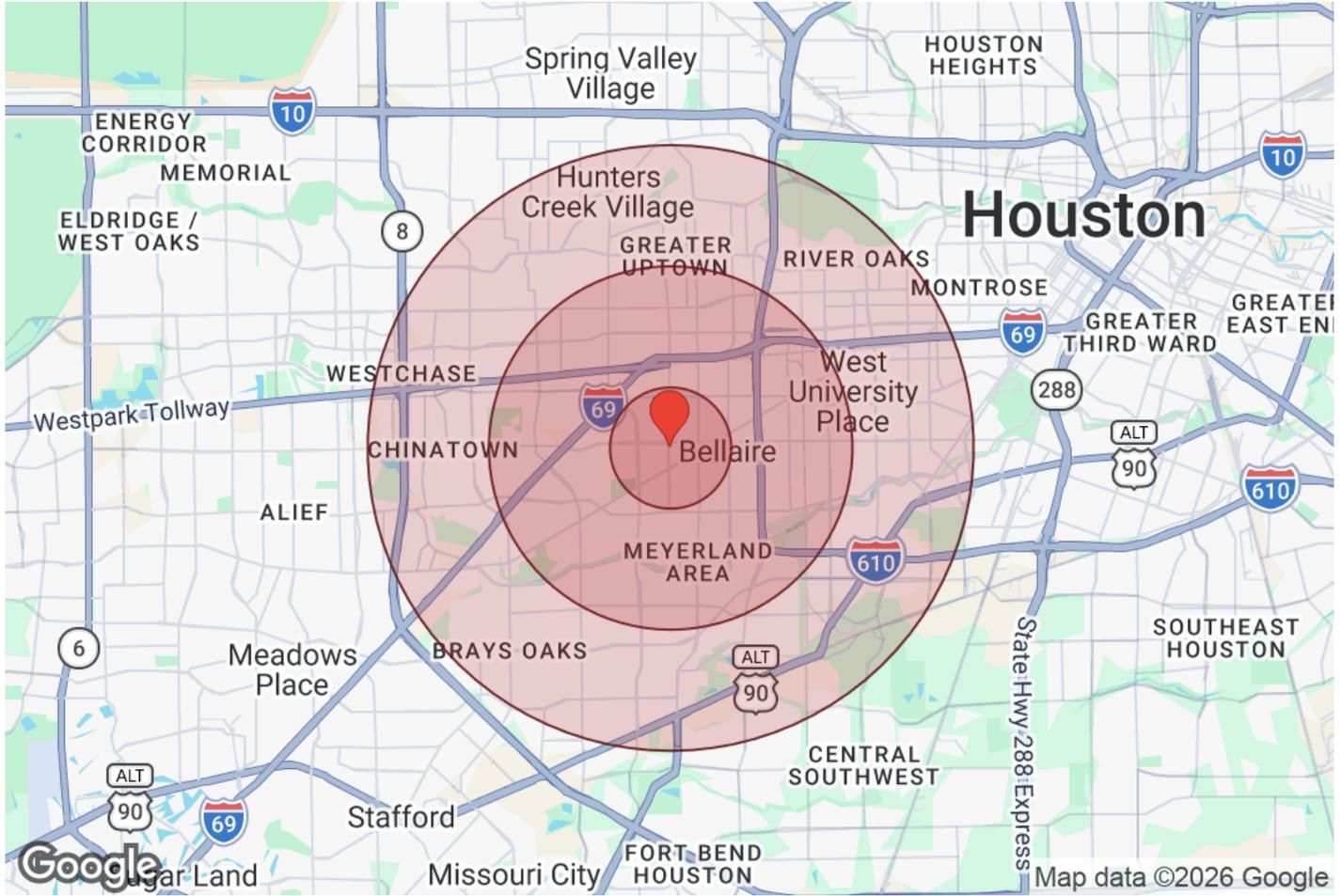
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	21,413	118,620	278,749
Female	19,452	114,382	280,064
Total Population	40,864	233,002	558,813

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,795	64,192	159,541
Black	6,371	34,391	102,375
Am In/AK Nat	37	233	503
Hawaiian	12	47	112
Hispanic	24,347	101,892	221,011
Asian	3,784	28,217	65,493
Multiracial	445	3,402	8,047
Other	78	629	1,676

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,136	104,918	264,629
Occupied	14,461	93,795	236,442
Owner Occupied	2,506	29,393	77,552
Renter Occupied	11,955	64,402	158,890
Vacant	1,675	11,124	28,188

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	9,857	49,069	109,875
Ages 15 - 24	5,859	29,338	70,300
Ages 25 - 54	18,212	103,565	244,887
Ages 55 - 64	3,588	22,132	55,115
Ages 65+	3,349	28,895	78,636

Income	1 Mile	3 Miles	5 Miles
Median	\$42,544	\$64,535	\$66,849
Under \$15k	1,348	7,582	21,971
\$15k - \$25k	2,046	7,372	16,985
\$25k - \$35k	2,469	10,268	21,916
\$35k - \$50k	2,506	12,396	28,671
\$50k - \$75k	2,550	15,326	40,731
\$75k - \$100k	1,020	10,411	26,984
\$100k - \$150k	1,232	11,439	30,149
\$150k - \$200k	449	5,266	14,423
Over \$200k	840	13,734	34,612

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Ash Noorani

DIRECTOR

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you



Allen Rogers

AGENT

(713) 408 -6389

allenrogers@kw.com

Allen Rogers is a driven and dynamic real estate professional known for his commitment to transparency, client education, and personalized service. With a fresh yet knowledgeable approach, he empowers his clients to make informed decisions every step of the way—whether buying, selling, or leasing.

Allen holds several prestigious designations, including Certified International Property Specialist (CIPS), Price Strategy Advisor (PSA), and Real Estate Negotiations Specialist (RENE). These credentials reflect his dedication to delivering excellence and strategic insight in every transaction.

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