



Fat Floyds

206 W Houston St, Cleveland, TX 77327



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Fat Floyds

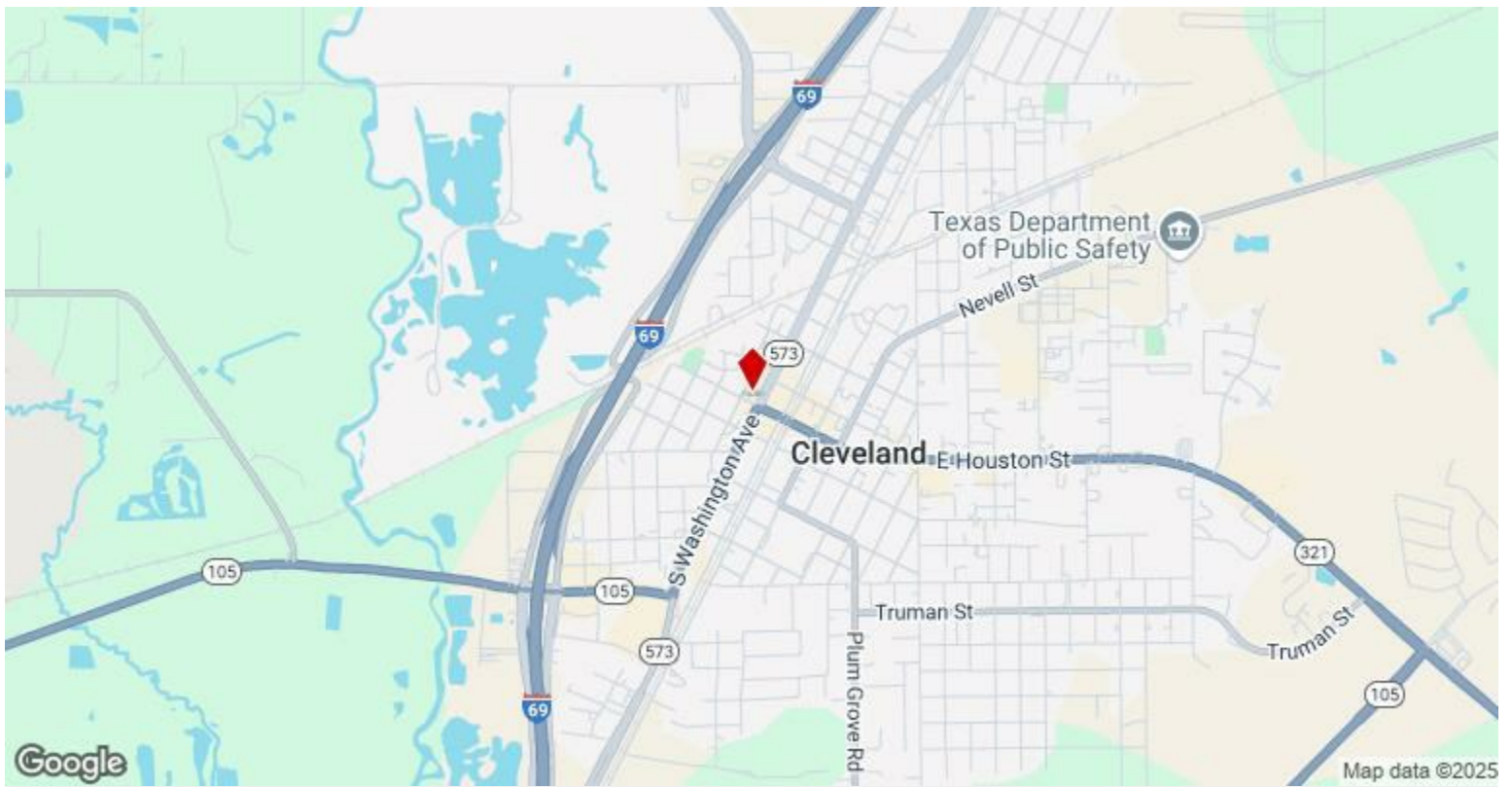
\$1,600,000

Great investment opportunity. Located in a high traffic area with tenant under lease contract. Recently renovated and ready to move!...

- Heavy traffic area
- Leased space
- Investment opportunity



Price:	\$1,600,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.25%
Lot Size:	0.41 AC
Gross Building Area:	3,116 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1977
Tenancy:	Single
Parking Ratio:	11.87/1,000 SF
Zoning Description:	None
APN / Parcel ID:	000139-000019-000



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Property Photos



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Property Photos



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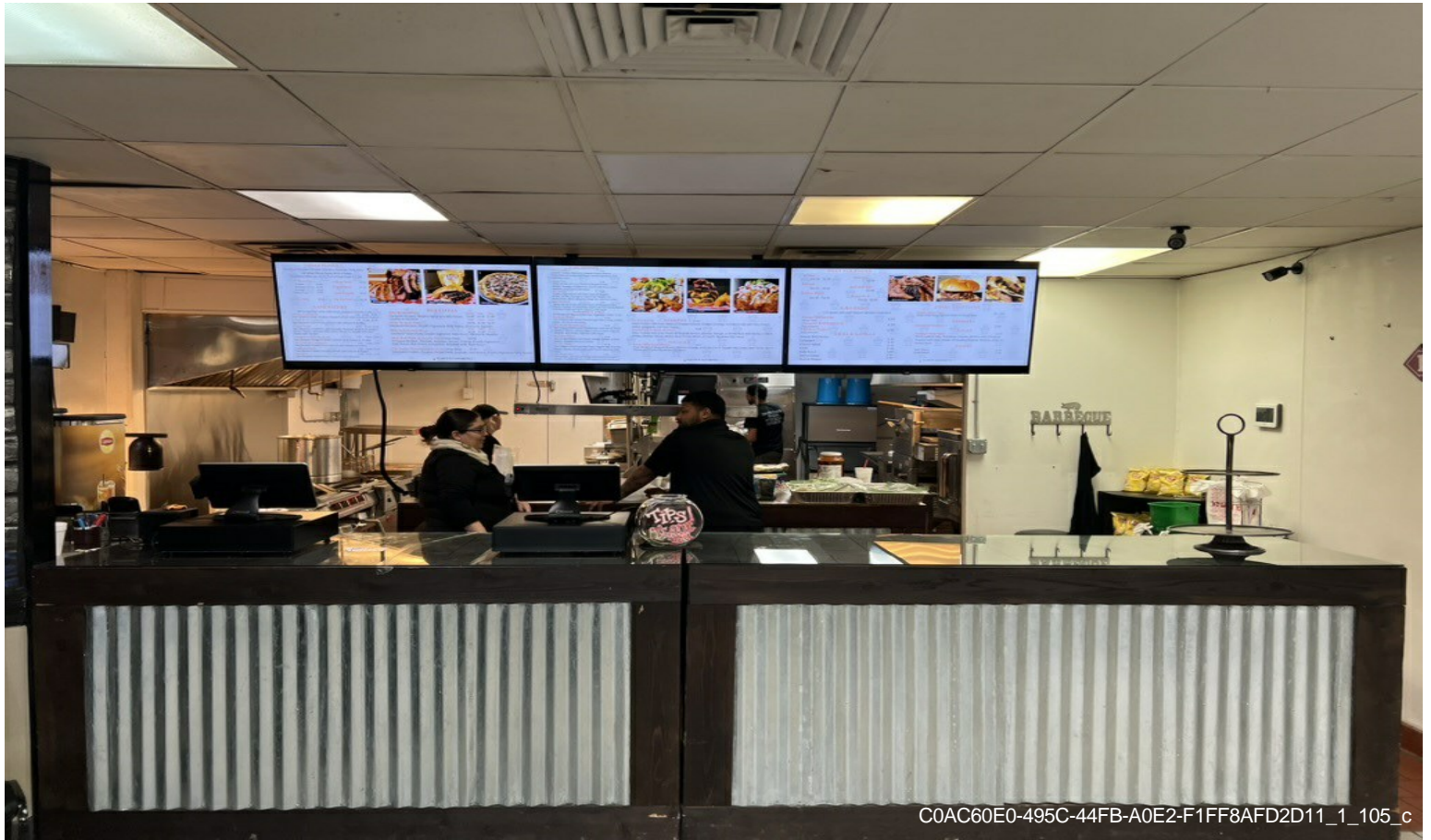
Property Photos



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AERIAL OVERVIEW

Demographics

Population	1-Mile	3-Mile	5-Mile
2020 Estimate	5,031	11,220	17,580
2025 Projection	5,602	12,499	19,661
Growth 2020 - 2025	11.35%	11.40%	11.84%
2020 Avg Household Income	\$51,264	\$51,956	\$55,784

Houston Street 13,500 VPD

Washington Street 19,500 VPD

Building Photo

Property Photos

AERIAL OVERVIEW



Property Photos

MAP OVERVIEW

