

PRIME RETAIL CORNER IN GALENA PARK, TX

EXCELLENT INVESTMENT OR OWNER-USER OPPORTUNITY



HIGH-VISIBILITY
CORNER LOCATION

MINUTES FROM
HOUSTON SHIP CHANNEL

SURROUNDED BY
RESIDENTIAL & INDUSTRIAL
DEVELOPMENT

FULL INGRESS &
EGRESS ACCESS

STRATEGIC LOCATION
At the corner of Main Street
& 1st Street, just 1 block
from Clinton Drive.

INDUSTRIAL CORRIDOR
Minutes from the Houston
Ship Channel & major
employment hubs.

STRONG DEMOGRAPHICS
Surrounded by residential
neighborhoods & industrial
employers.

HIGH VISIBILITY
Excellent street frontage with
full ingress & egress along
Main Street.

INVESTMENT FLEXIBILITY
Ideal for investors seeking
stable income or owner-users
for future growth.



SUBJECT PROPERTY
3,400 SF RETAIL

BUILDING SIZE 3,400 SF	LAND SIZE 10,000 SF	YEAR BUILT 2009	TENANCY MULTIPLE	OCCUPANCY 100%	ASKING PRICE \$1,100,000	CAP RATE 6.61%	NOI \$72,710
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FARID CHATUR
832-685-2739

*Your Partner in
Commercial Real Estate*

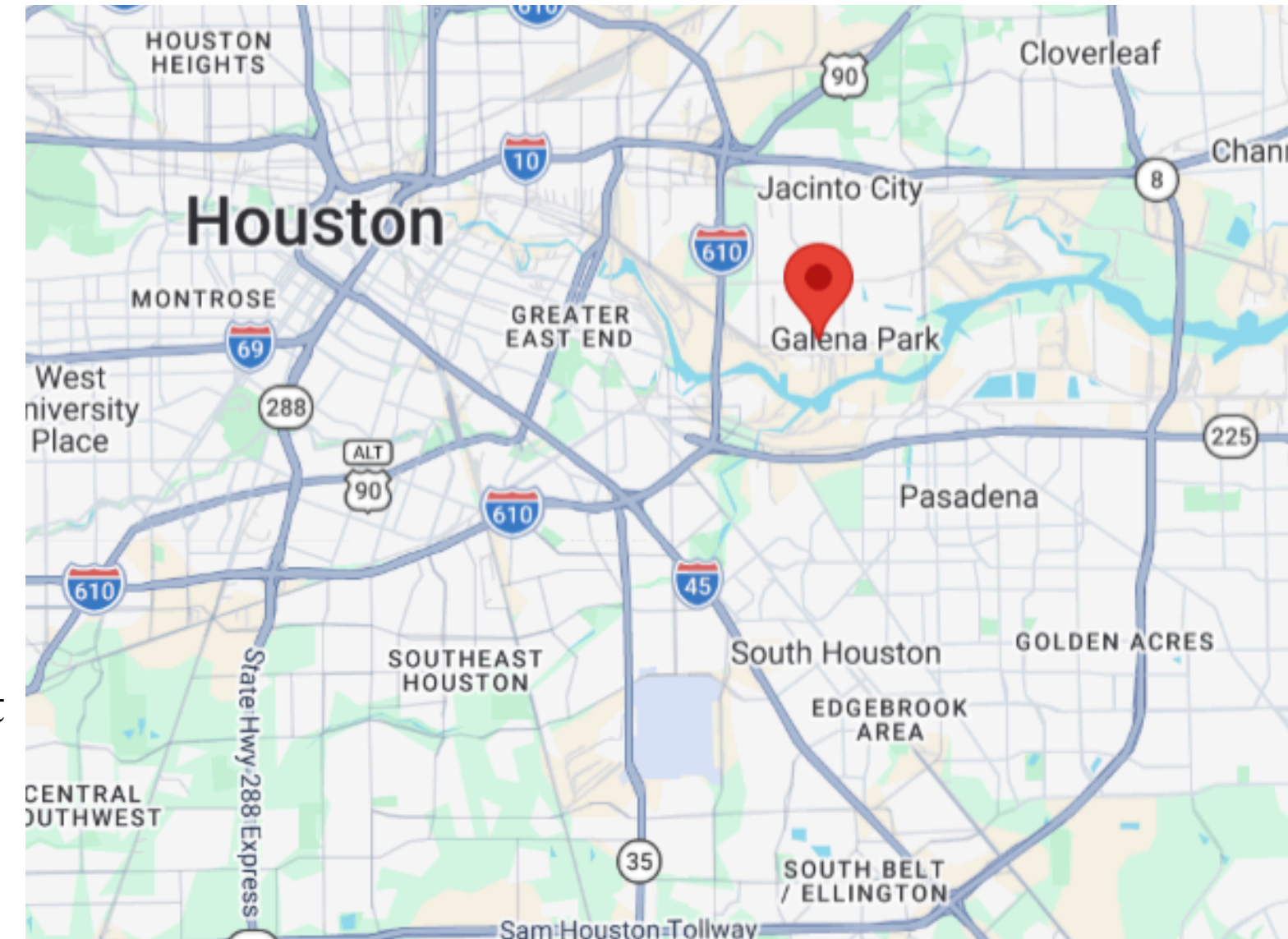
1809 1st St,
Galena Park, TX 77547

Highlights:

- Cap Rate: 6.61%
- NOI: \$72,710
- Building Size: 3,400 SF
- Land Size: 10,000 SF
- Occupancy: 100% Leased
- Year Built: 2009
- Multiple Tenant Income Stream
- High-Visibility Corner Location
- Minutes from the Houston Ship Channel
- Strong Residential & Industrial Demographics
- Ideal for Investors or Owner-Users Seeking Additional Income

This fully leased 3,400 SF multi-tenant retail property presents an attractive investment or owner-user opportunity in the heart of Galena Park, Texas. Strategically positioned at the signalized corner of Main Street and 1st Street, just one block from Clinton Drive, the property benefits from excellent visibility, strong traffic exposure, and direct access to the Houston Ship Channel industrial corridor. The asset sits on approximately 10,000 SF of land and features multiple storefronts, ample parking, and full ingress/egress access.

Surrounded by a dense mix of residential neighborhoods, industrial employers, and ongoing commercial growth, the property is well-positioned to serve the area's expanding workforce and local consumer base. Currently 100% occupied and generating approximately \$72,710 in annual net operating income, the offering provides stable cash flow with future upside potential in one of Houston's most active industrial submarkets.



	1 mi	3 mi	5 mi
Population	9,396	60,744	261,893
Population Median Age	30.1	31.9	31.9
Households	2,793	19,278	84,875
Average HH Income	\$71,313	\$66,908	\$70,399

OPERATING STATEMENT

INCOME	
Rental Income	\$78,420
Recoveries	\$7,200
TOTAL INCOME	\$85,620
OPERATING EXPENSES	
Insurance RE	
Taxes	
CAM	
TOTAL OPERATING EXPENSES	\$12,900
NET OPERATING INCOME	\$72,720

PRICE

VALUATION		
Building SF		3,400 SF
Land SF		10,000 SF
Leased SF		3,400 SF
Occupancy		100 %
Net Operating Income		\$72,710
Building Cap Rate		6.61%
TOTAL PRICE		\$ 1,100,000

