



513 Illinois St, South Houston, TX 77587

\$1,600,000

509, 513, & 515 Illinois St, South Houston, TX 77587-4241

509-515 Illinois St, South Houston, TX 77587-4241, Harris County



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Listing Added: 02/11/2026

Listing Updated: Today



Details

Asking Price	\$1,600,000	Property Type	Industrial
Sub Type	Distribution, Flex, Warehouse	Class	C
Lease Type	Gross	Tenancy	Single
Square Footage	10,410	Net Rentable (SqFt)	10,410
Price per SqFt	\$153.70	Year Built	1987
Year Renovated	2024	Buildings	2
Stories	1	Zoning	COML LOT
Lot Size (SqFt)	28,400	APN	034-084-066-0009, 034-084-066-0010, 034-084-066-0011, 034-084-066-0012
Loading Docks	6		

Marketing Description

Property Overview:

South Houston Industrial Warehouse on corner lot located near I-45, Hobby Airport, 610 Loop, Beltway 8, Port of Houston, and more. insulated 11,400 SF building, with shop and office space. The building has recent upgrades to the office, restroom, front, side and rear 16' roll-up doors. Air conditioned, Offices, Bathrooms. Front parking spaces available, large paved fenced storage lot in front.

Location Overview:

Corner lot located near I-45, Hobby Airport, 610 Loop, Beltway 8, Port of Houston, La Porte, and more. South Houston is a business friendly community with a variety of automotive and industrial related occupants. South Houston is a city in Harris County, Texas, near the Houston Ship Channel, and adjacent to Pasadena. The City is known for its close-knit community, suburban feel, and diverse population.

Property Highlights:

South Houston Industrial Warehouse located near I-45, Hobby Airport, 610 Loop, Beltway 8, Port of Houston, and more.

Insulated 11,400 SF building, with approximately 28,400 SF Lot (Corner)

Air conditioned, (3)Offices, (3)Bathrooms. It has (6)Roll-Up Doors, (2)Exit Doors.

Front parking spaces available, with a large fenced storage lot.

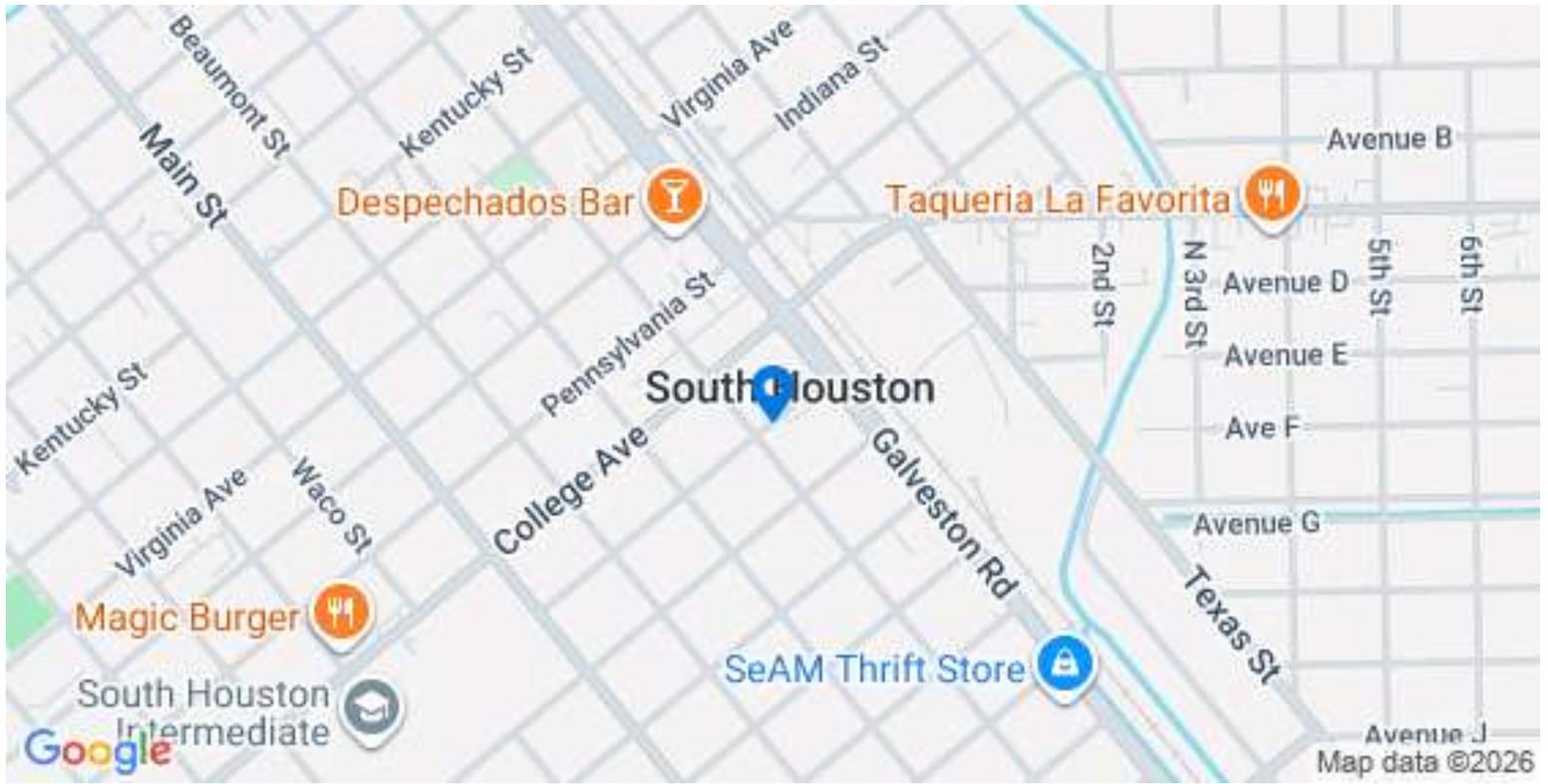
Additional interior repairs and improvements are currently in-progress.

Investment Highlights

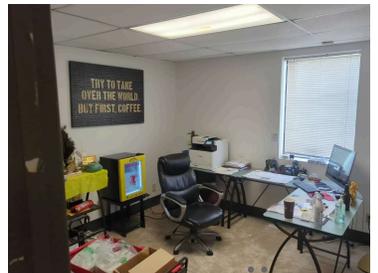
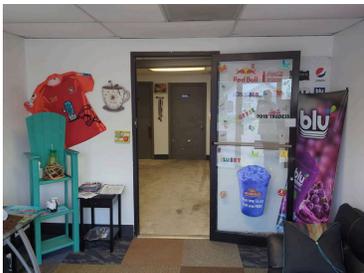
- South Houston Industrial Warehouse located near I-45, Hobby Airport, 610 Loop, Beltway 8, Port of Houston, and more.
- Insulated 10,410 SF building.
- Air conditioned, (3)Offices, (3)Bathrooms. (6)Roll-Up Doors, (2)Exit Doors.
- Front parking spaces available, front fenced storage lot
- X500 Flood Zone



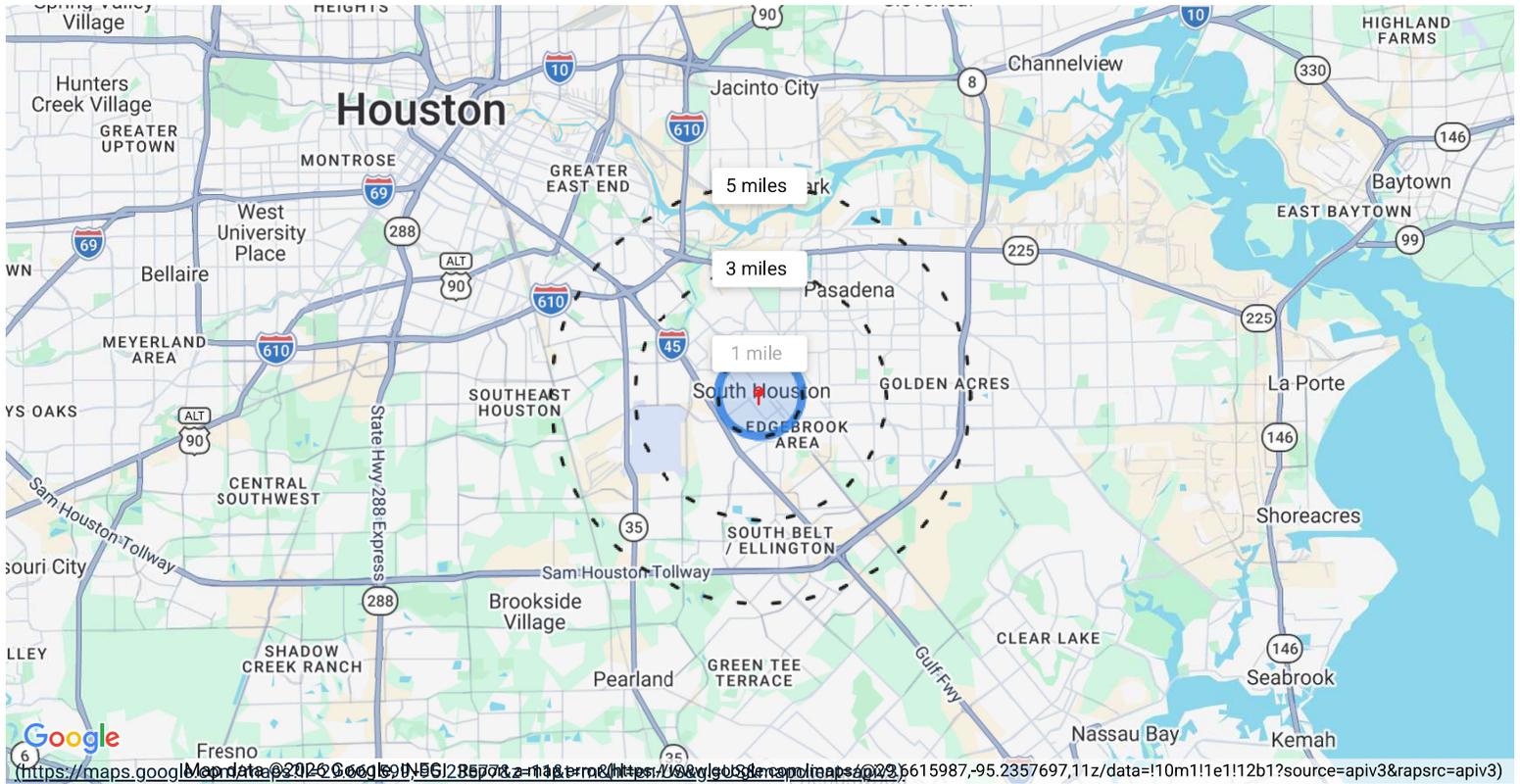
Location (1 Location)



Property Photos (24 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

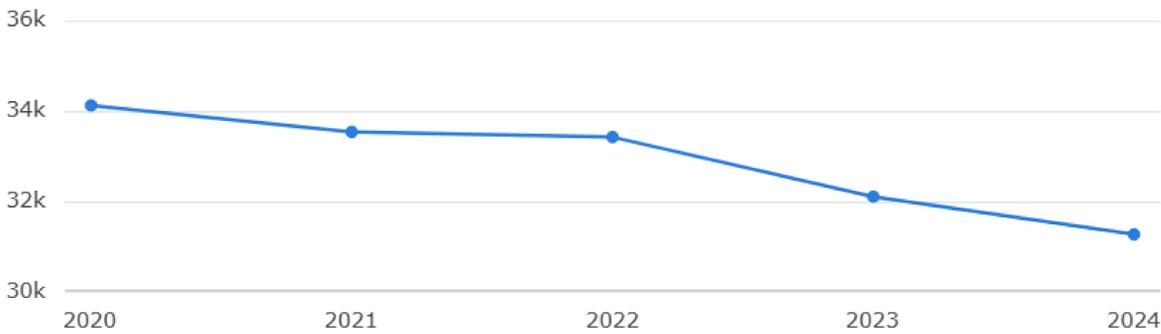
31.3k

↓ 2%

Compared to 32.1k in 2023

↓ 8%

Compared to 34.1k in 2020



Household Income

\$65.2k

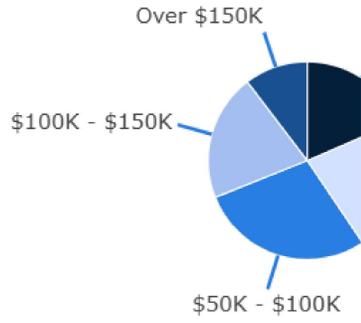
Median Income

\$78.3k

2029 Estimate

↑ **20%**

Growth Rate



Age Demographics

37

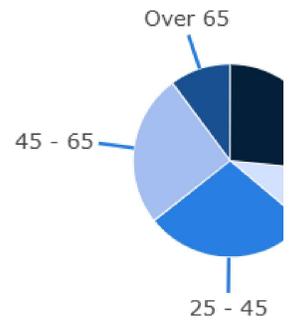
Median Age

35

2029 Estimate

↓ **6%**

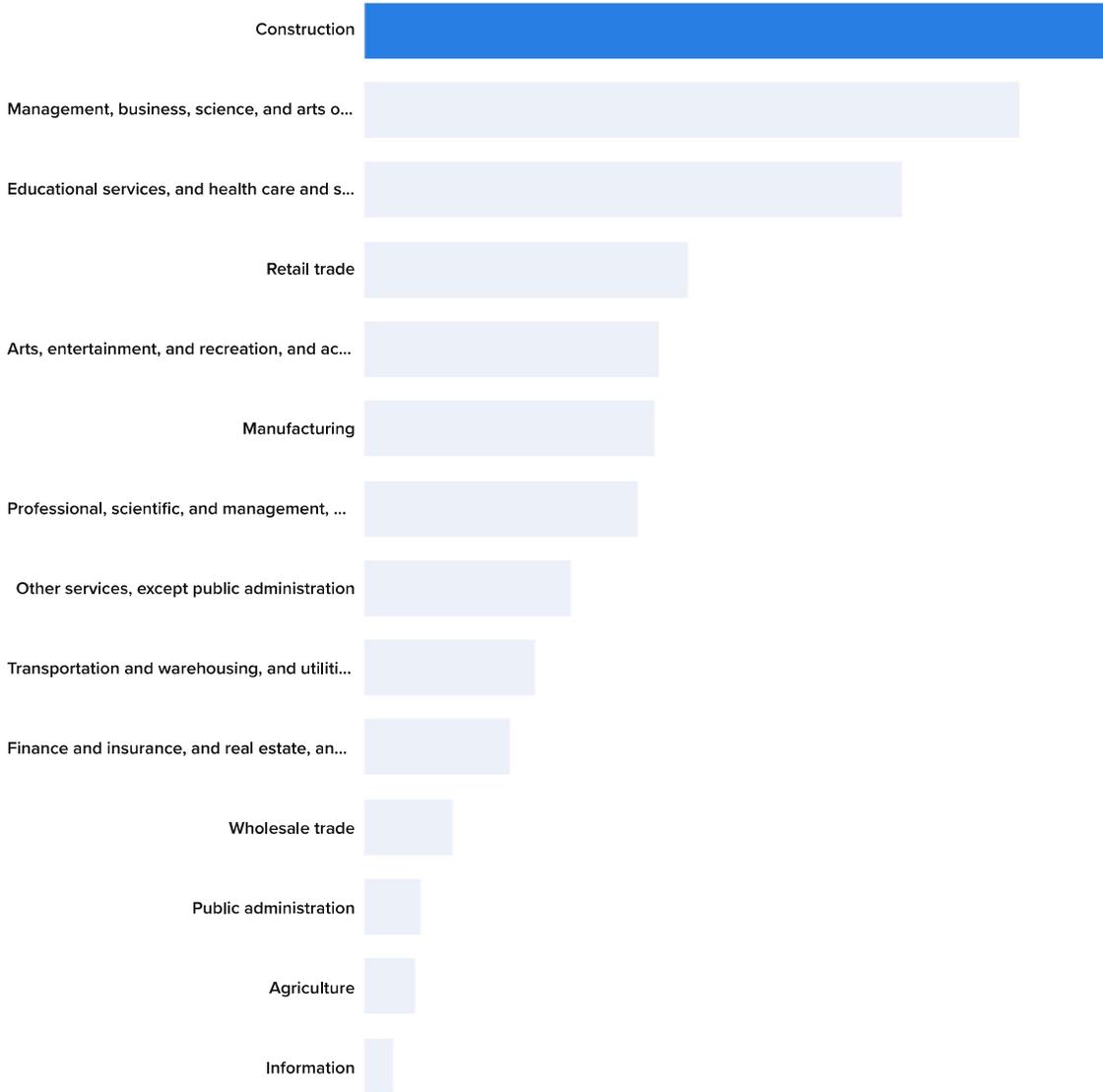
Growth Rate



Number of Employees

25.2k

Top Employment Categories



Housing Occupancy Ratio

7:1

15:1 predicted
by 2029



Renter to Homeowner Ratio

1:2

1:2 predicted
by 2029

