



3314 CARR ST. HOUSTON, TX INDUSTRIAL

3314 Carr St.
Houston, TX 77026



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EXCLUSIVELY PRESENTED BY:



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COMMERCIAL DIVISION

**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318

Office: 9366722859
ButlerRealEstateGroup.net

PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	17,702 SqFt
Year Built	1956
Lot Size (acres)	1.26
Parcel ID	Multiple
Zoning Type	NONE
County	Harris
Frontage	0.00 Ft
Coordinates	29.792722,-95.344830

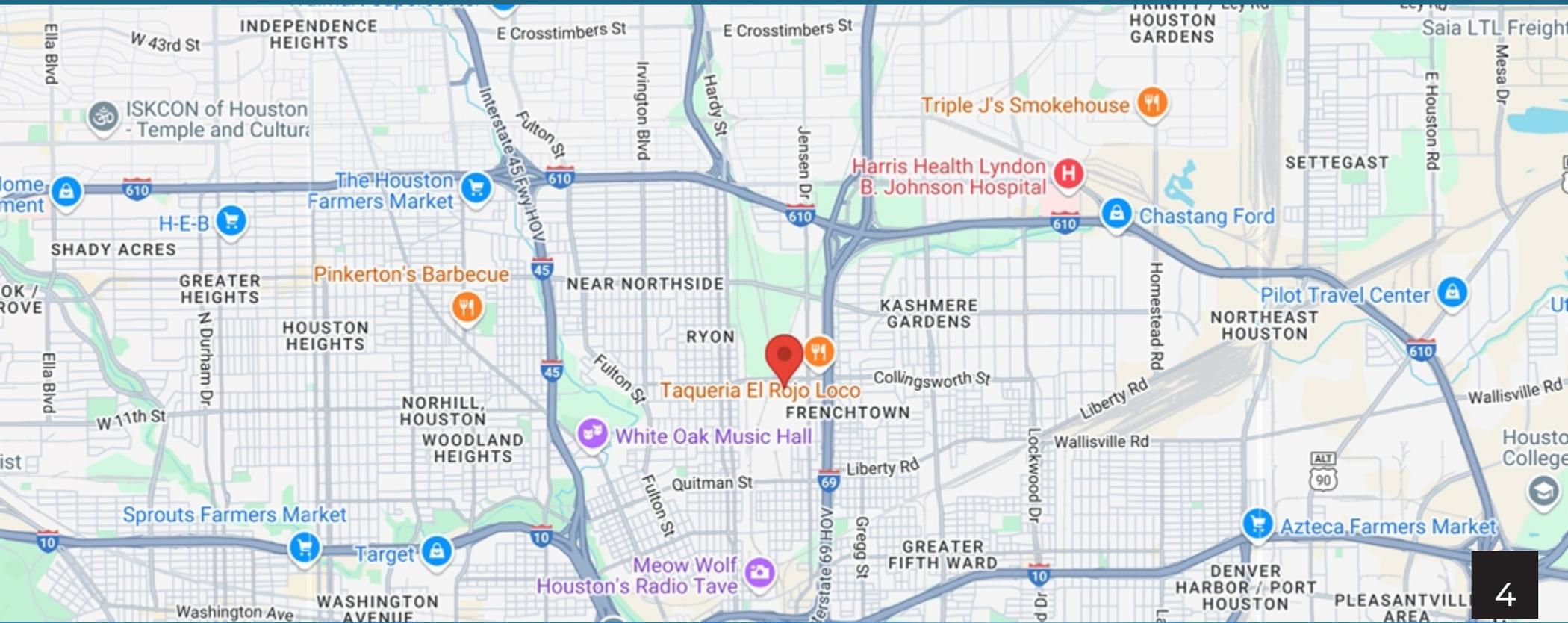
INVESTMENT SUMMARY

Industrial Manufacturing Facility with Hard-Corner & Laydown Yard
Vacant Land – Prime Opportunity in Houston’s Industrial Core
Presenting a versatile Class C/D industrial/manufacturing facility located at 3314 Carr Street, just south of Collingsworth Street in Houston, TX. This ±0.8609-acre site includes a .17-acre laydown yard and features ±17,702 SF in four buildings with ±17% office space, metal exterior walls, and a gabled metal roof. Originally built in 1956 and located in an opportunity zone, the facility has undergone significant renovations in 2006, 2010, and 2015, ensuring a functional and updated space ideal for manufacturing, distribution, or industrial operations.



INVESTMENT HIGHLIGHTS

- Versatile Class D Industrial Facility: ±17,702 SF manufacturing/industrial building on ±0.8609 acres, featuring ±17% office space, metal exterior walls, and a gabled metal roof.
- Cranes: Two jib cranes and several overhead cranes/hoists on premise for critical materials handling.
- Power: Extensive network of three-phase power supply throughout the facility.
- Laydown Yard for Flexibility: Includes a +/- 17-acre laydown yard on-site, ideal for additional storage, equipment staging, or operational flexibility.
- Updated & Functional: Originally constructed in 1956, with renovations in 2006, 2010, and 2015, ensuring operational readiness for light industrial, manufacturing, or distribution uses.





COLLINGSWORTH ST.

**±.40
ACRES**

±.85 ACRES

±79FT

±257FT

LOCATION HIGHLIGHTS

- **Prime Hard-Corner Vacant Land**

Additional ±17,516 SF (0.3952-acre) hard-corner vacant lot at Carr Street and Collingsworth Street, perfect for future development, expansion, or increased visibility.

- **Non-Zoning Jurisdiction**

Located in Houston, a non-zoning city, offering unmatched flexibility for property use and development, catering to a wide range of industrial or commercial applications.

- **Strategic Location in Houston's Industrial Core**

Centrally positioned with excellent access to Houston's major highways, industrial corridors, and the Port of Houston, supporting efficient logistics and supply chain operations.

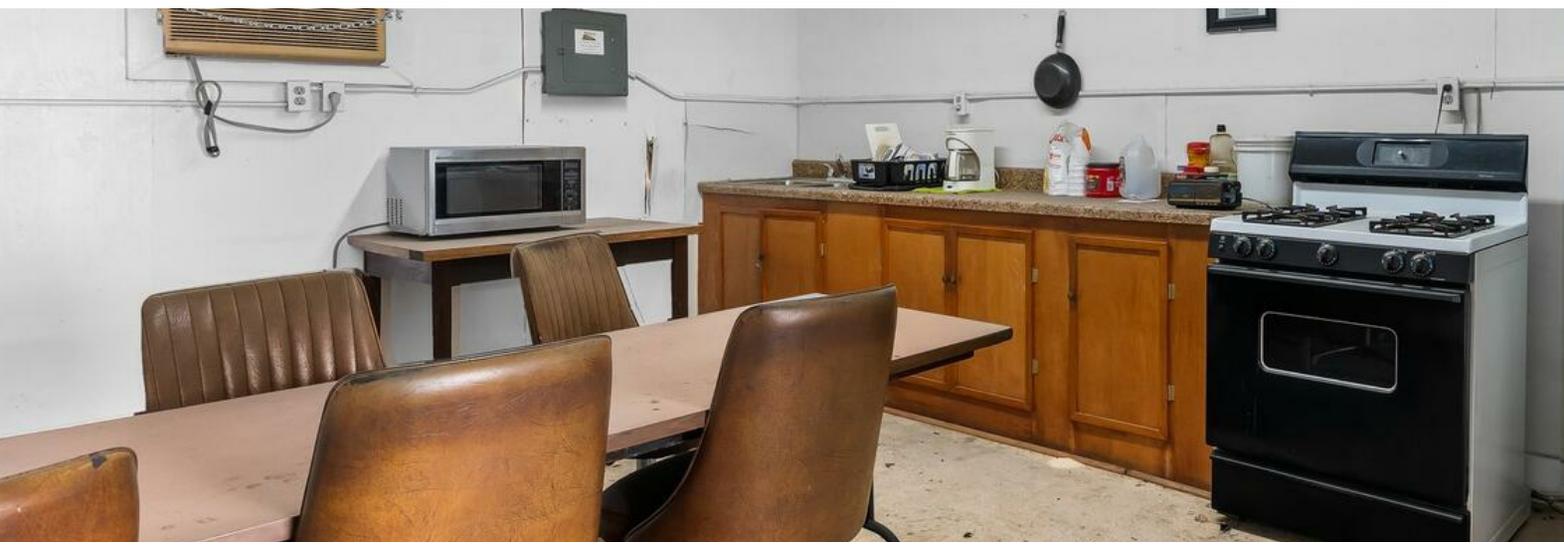
- **Pro-Business Environment**

Situated in Texas, ranked the #1 business state in the U.S. and the 8th largest economy in the world, providing a strong foundation for industrial growth and investment.

- **High-Growth Industrial Market**

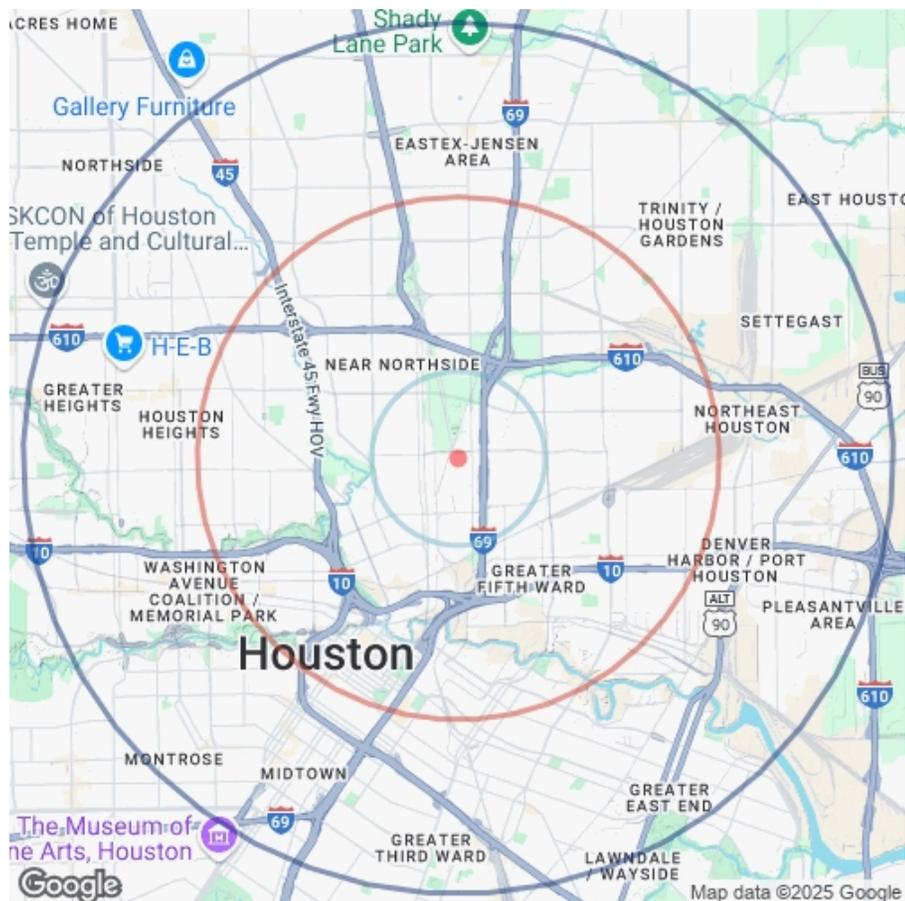
Houston is one of the fastest-growing industrial markets in the country, driven by robust demand in manufacturing, energy, and logistics sectors.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,197	138,744	348,031
2010 Population	15,417	131,639	343,285
2024 Population	14,118	138,217	391,599
2029 Population	14,387	143,725	408,338
2024-2029 Growth Rate	0.38 %	0.78 %	0.84 %
2024 Daytime Population	12,666	241,924	545,928



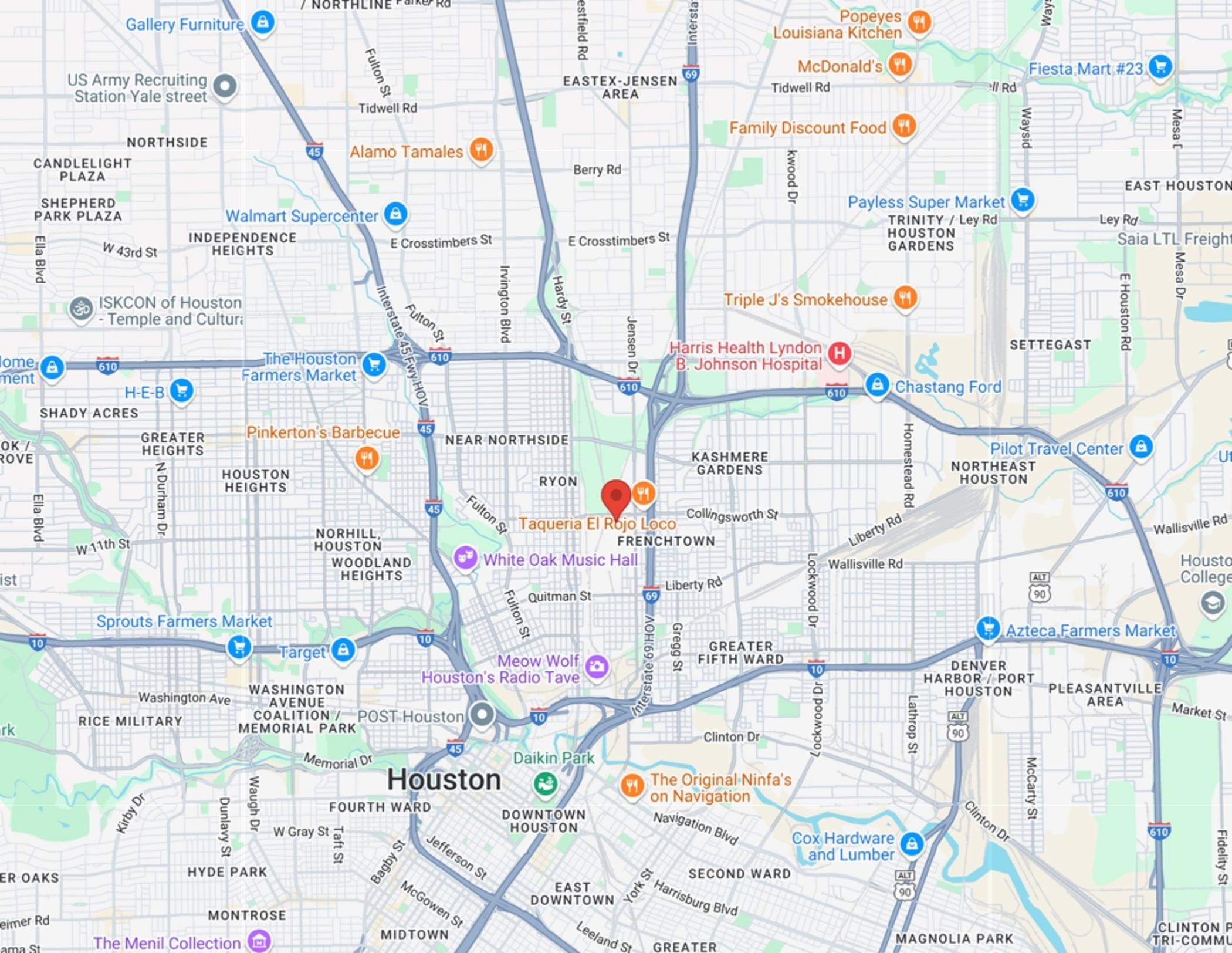
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	921	7,441	20,079
\$15000-24999	576	4,393	11,264
\$25000-34999	632	4,097	10,770
\$35000-49999	845	5,555	16,066
\$50000-74999	1,005	8,273	24,911
\$75000-99999	393	5,635	16,693
\$100000-149999	477	7,082	22,773
\$150000-199999	218	3,680	14,711
\$200000 or greater	42	6,690	27,984
Median HH Income	\$ 41,270	\$ 62,728	\$ 74,355
Average HH Income	\$ 55,393	\$ 105,366	\$ 124,594

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,345	42,343	117,326
2010 Total Households	4,909	42,848	127,305
2024 Total Households	5,109	52,845	165,251
2029 Total Households	5,289	56,399	176,783
2024 Average Household Size	2.75	2.4	2.26
2024 Owner Occupied Housing	2,265	23,341	71,821
2029 Owner Occupied Housing	2,433	24,919	76,529
2024 Renter Occupied Housing	2,844	29,504	93,430
2029 Renter Occupied Housing	2,856	31,480	100,253
2024 Vacant Housing	718	7,590	22,464
2024 Total Housing	5,827	60,435	187,715



DOWNTOWN HOUSTON





Taqueria El Rojo Loco

White Oak Music Hall

Meow Wolf
Houston's Radio Tave

The Original Ninfa's
on Navigation

Houston

Harris Health Lyndon
B. Johnson Hospital

Walmart Supercenter

The Houston
Farmers Market

Sprouts Farmers Market

WASHINGTON
AVENUE
COALITION /
MEMORIAL PARK

The Menil Collection

Family Discount Food

Payless Super Market

Pilot Travel Center

Azteca Farmers Market

Cox Hardware
and Lumber

Popeyes
Louisiana Kitchen

McDonald's

Alamo Tamales

Triple J's Smokehouse

Gallery Furniture

US Army Recruiting
Station Yale street

CANDLELIGHT
PLAZA
SHEPHERD
PARK PLAZA

INDEPENDENCE
HEIGHTS

ISKCON of Houston
- Temple and Cultur

H-E-B

Pinkerton's Barbecue

GREATER
HEIGHTS

HOUSTON
HEIGHTS

NORHILL,
HOUSTON

WOODLAND
HEIGHTS

Target

RICE MILITARY

HYDE PARK

MONTROSE

FOURTH WARD

DOWNTOWN
HOUSTON

EAST
DOWNTOWN

SECOND WARD

GREATER

MIDTOWN

MAGNOLIA PARK

CLINTON P
TRI-COMMU

EASTEX-JENSEN
AREA

Berry Rd

E Crosstimbers St

Irvington Blvd

Hardy St

Jensen Dr

KASHMERE
GARDENS

Collingsworth St

FRENCHTOWN

Liberty Rd

GREATER
FIFTH WARD

Clinton Dr

Navigation Blvd

York St

Harrisburg Blvd

Leeland St

Tidwell Rd

Kwood Dr

Waysid

Mesa C

Homestead Rd

Wallisville Rd

Lockwood Dr

Gregg St

Clinton Dr

McCarty St

Fidelity St

Fiesta Mart #23

EAST HOUSTON

Ley Rd

Saia LTL Freight

SETTEGAST

NORTHEAST
HOUSTON

Wallisville Rd

Housto
College

DENVER
HARBOR / PORT
HOUSTON

PLEASANTVILLE
AREA

Market St

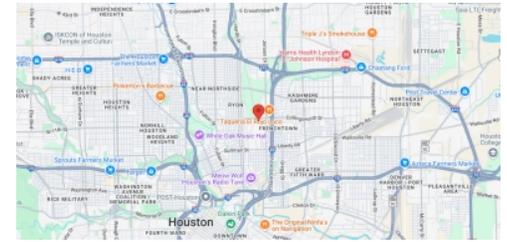
Clinton Dr

McCarty St

Fidelity St

ABOUT HOUSTON

Houston (HEW-stən) is the most populous city in the U.S. state of Texas and in the Southern United States. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County, as well as the principal city of the Greater Houston metropolitan area, the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas–Fort Worth. With a population of 2,314,157 in 2023, Houston is the fourth-most populous city in the United States after New York City, ...



CITY OF HOUSTON

COUNTY	HARRIS
INCORPORATED	6/4/1837

AREA

CITY	671.7 SQ MI
LAND	640.4 SQ MI
WATER	31.2 SQ MI
ELEVATION	80 FT

POPULATION

POPULATION	2,301,572
ESTIMATE (NULL)	2,314,157
RANK	6
DENSITY	3,613.38 SQ MI
URBAN	5,853,575



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PLEASE CONTACT THE BERKSHIRE HATHAWAY HOMESERVICES PREMIER
PROPERTIES ADVISOR FOR MORE DETAILS.**