

OFFERING MEMORANDUM

2620 I-45 S, NEW
WAVERLY, TX 77358

Interstate 45 frontage! Located along the west side frontage road of I-45, the heavily travelled freeway connecting Houston and Dallas in an area of rapid commercial and residential development.



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PROPERTY SUMMARY

2620 I-45 S, New Waverly, TX 77358

SALE PRICE:	\$997,500
YEAR BUILT:	2003
LOT SIZE:	362,195 SF
PROPERTY TYPE:	Commercial, Residential, Industrial/Development

Interstate 45 frontage! Located along the west side frontage road of I-45, the heavily travelled freeway connecting Houston and Dallas in an area of rapid commercial and residential development, 3 insulated metal buildings w/ air conditioning & heat on 8.8 acres.



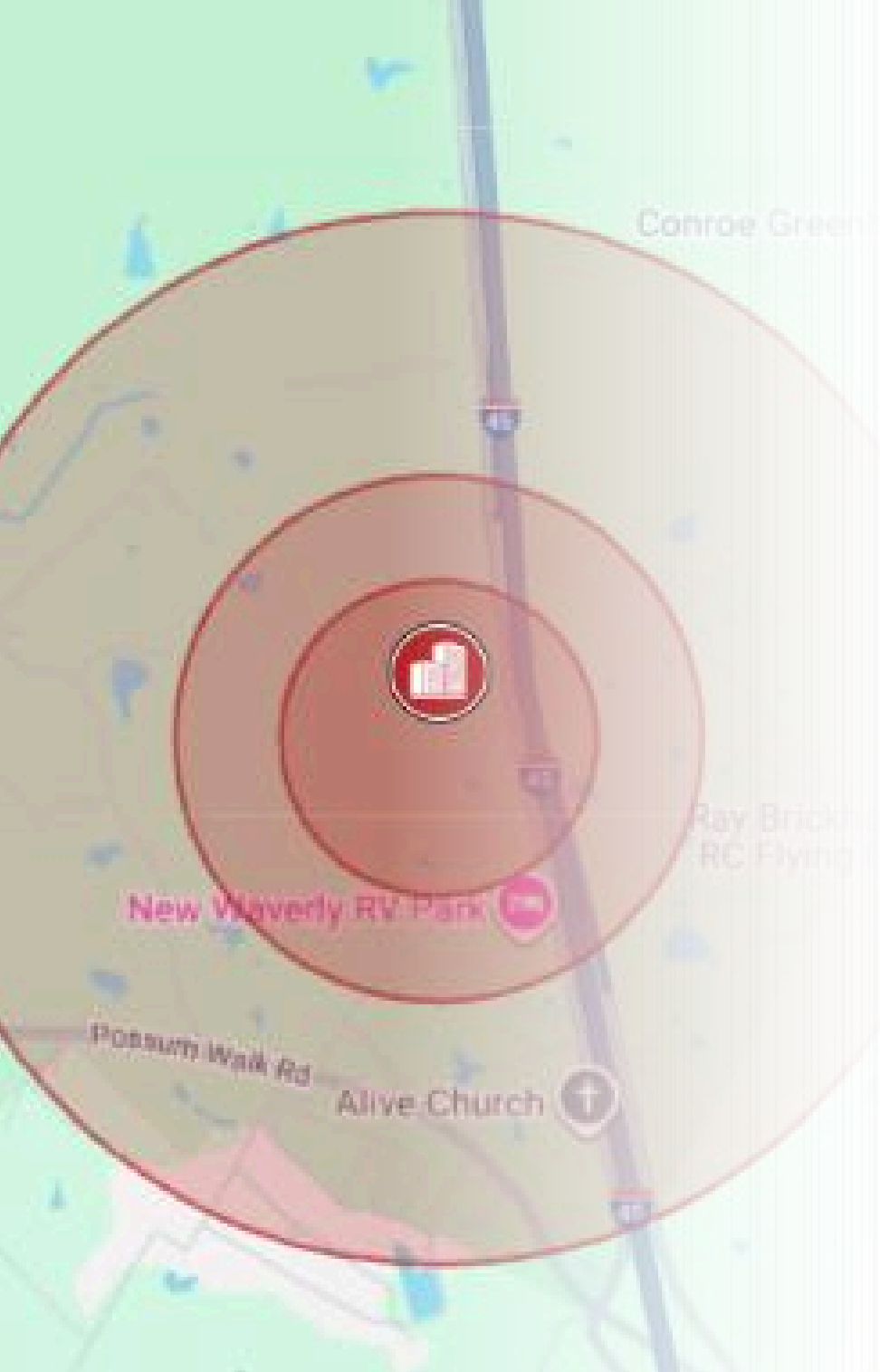
PROPERTY HIGHLIGHTS

Prime Interstate-Frontage Commercial Tract – ±8.8 Acres with 3 Income Producing Building

This is your opportunity to purchase a great commercial property already having 4500 square feet of turn-key air conditioned and heated space ready for your business, plus lots of room to expand.

- Building A: 1200 SF.
- Building B: 1800 SF.
- Building C: 1500 SF.
- All 3 buildings have 12' eaves and are served by a deep commercial water well and a single aerobic septic system.
- 8.8 acre unrestricted tract
- Excellent I-45 visibility and access
- 3 Insulated metal buildings with AC/ HEAT
- Just 28 miles north of The Woodlands and 55 miles from downtown Houston.



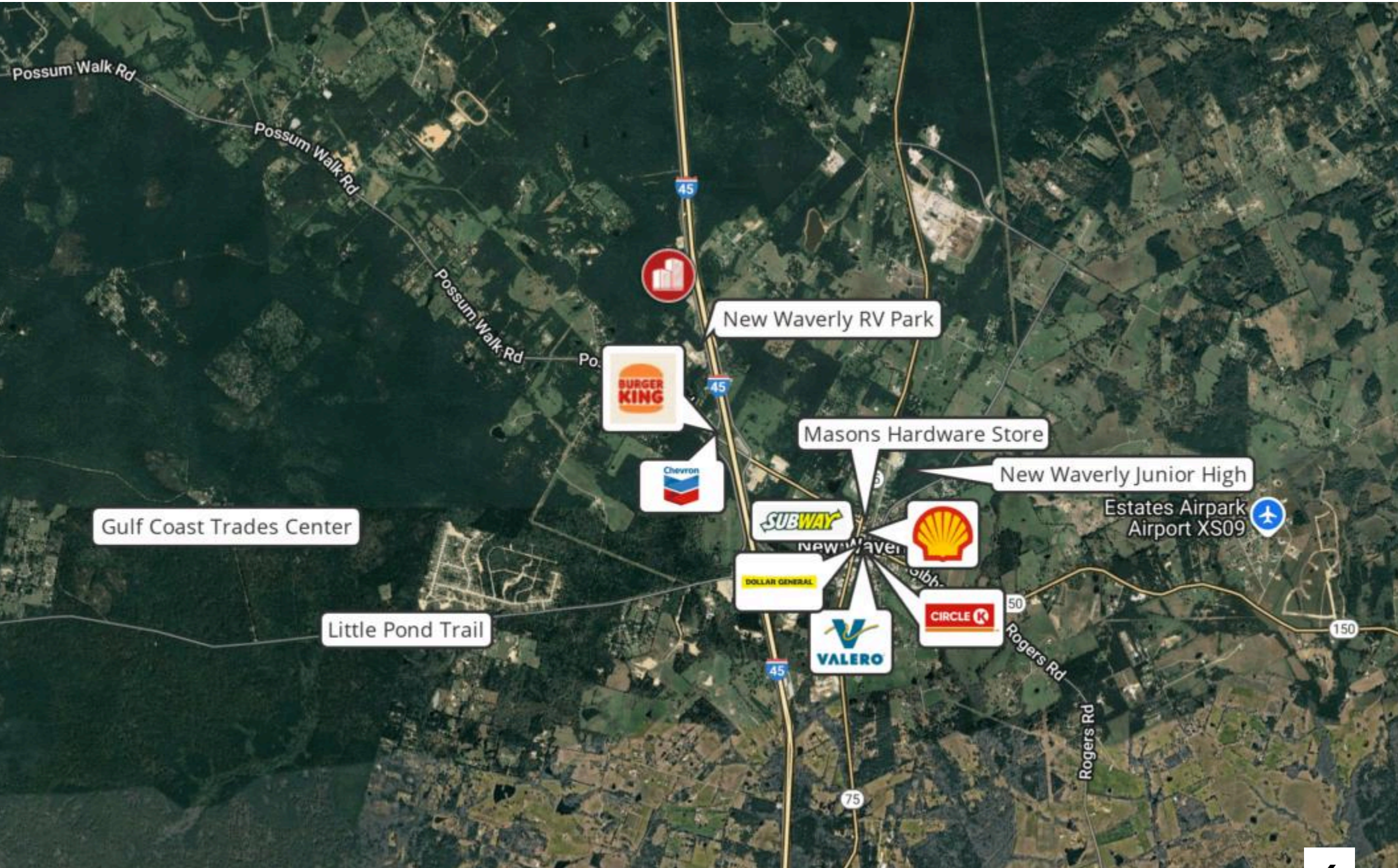


AREA OVERVIEW

This is a very high traffic area and the business opportunities for this property are virtually limitless. Only 28 miles north of The Woodlands, TX with its bustling business scene and 55 miles from the very center of downtown Houston, America's 4th largest city, this property is located at the exit to Texas Grand Ranch, a new master-planned community that is attracting Home buyers to the natural beauty of south Walker County, Texas

	0.3 Miles	0.5 Miles	1 Miles
Total households	0	0	2
Total population	0	1	4
Persons per household	0	-	2
Average household income	\$115,167	\$115,167	\$115,167
Average house value	\$237,296	\$237,296	\$237,296
Average age	44	44	44
Average age male	44	44	45
Average age female	44	44	44

RETAILER MAP





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