

INDUSTRIAL WAREHOUSE FOR SALE

SOUTH HOUSTON- 7,920SF IND WAREHOUSE

713 NEBRASKA STREET, SOUTH HOUSTON, TX 77587



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

713 NEBRASKA STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

713 NEBRASKA STREET



OFFERING SUMMARY

PRICE:	\$1,267,200
BUILDING SF:	7,920 SF
PRICE / SF:	\$160.00/SF
LOT SIZE:	14,200 SF
OCCUPANCY:	VACANT
WAREHOUSE SF:	7,920 SF
GRADE DOORS:	2
CLEAR HEIGHT:	16'
YARD:	YES
YEAR BUILT:	1966 YB

PROPERTY OVERVIEW

Corner lot Industrial Warehouse located in South Houston, TX. Approximately 7,920 SF Bldg/14,200 SF Lot, with a small side outdoor storage yard. Some repairs and improvements are being performed currently. Fully-insulated with an elevated office above the shop space. Located near I-45, Hobby Airport, Beltway 8, and more. South Houston is a business friendly community.



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

LOCATION & HIGHLIGHTS

713 NEBRASKA STREET

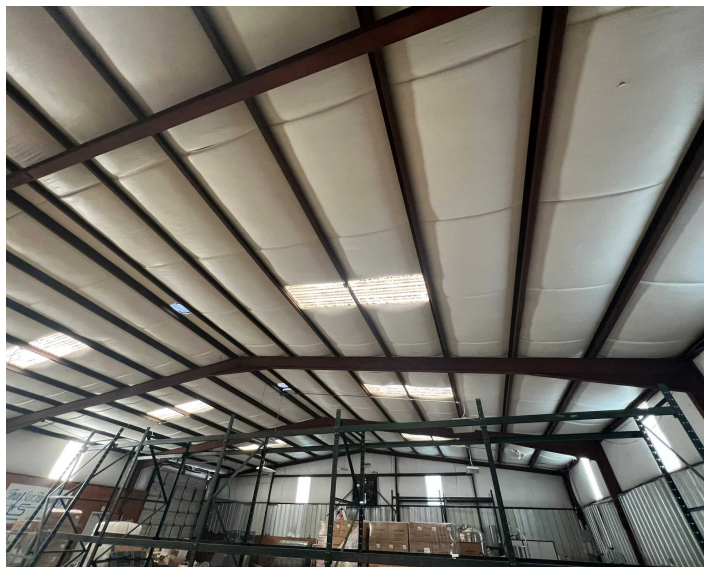


LOCATION INFORMATION

Building Name: S. Houston 7,920SF Ind Warehouse
Street Address: 713 Nebraska St.
City, State, Zip: South Houston TX 77587
County: Harris
Cross Streets: Beaumont Street
Signal Intersection: Galveston Rd./Hwy 3

LOCATION OVERVIEW

Corner lot Industrial Warehouse located in South Houston, TX. Approximately 7,920 SF Bldg/14,200 SF Lot, with a small side outdoor storage yard. Some repairs and improvements are being performed currently. Fully-insulated with an elevated office above the shop space. Located near I-45, Hobby Airport, Beltway 8, and more. South Houston is a business friendly community.



PROPERTY HIGHLIGHTS

- Versatile building on a corner lot.
- Variety of potential uses.
- Located OUT of the Flood Zone.
- Near Hobby Airport, Port of Houston, 610/I-45/Beltway 8.
- Primarily Industrial area.



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

713 NEBRASKA STREET



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

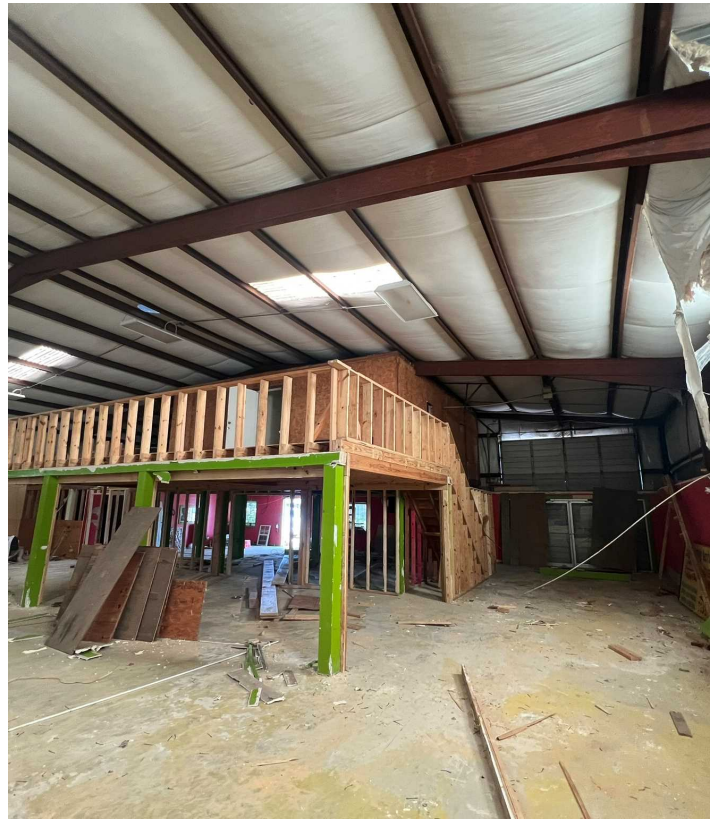
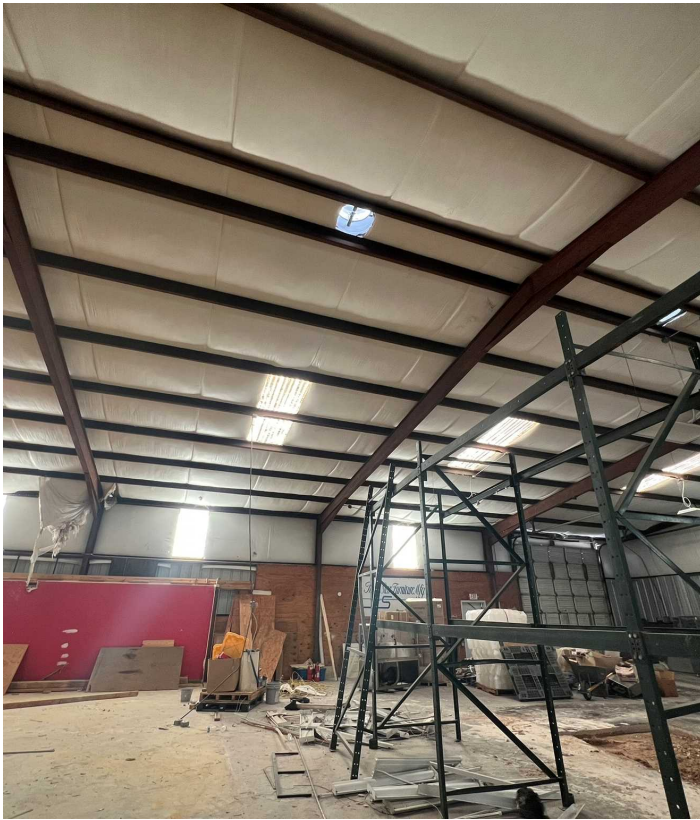


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

713 NEBRASKA STREET



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

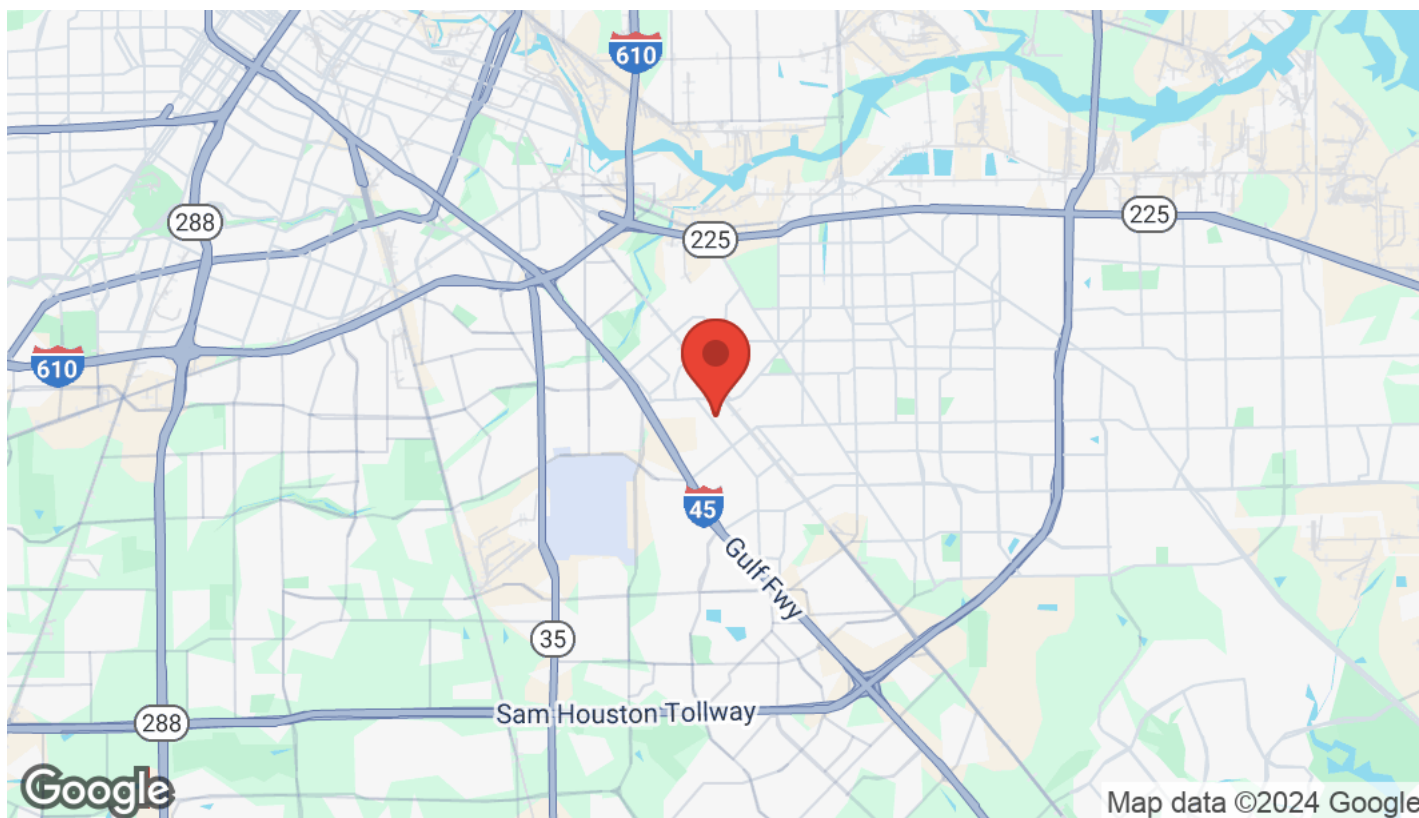


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

LOCATION MAPS

713 NEBRASKA STREET



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

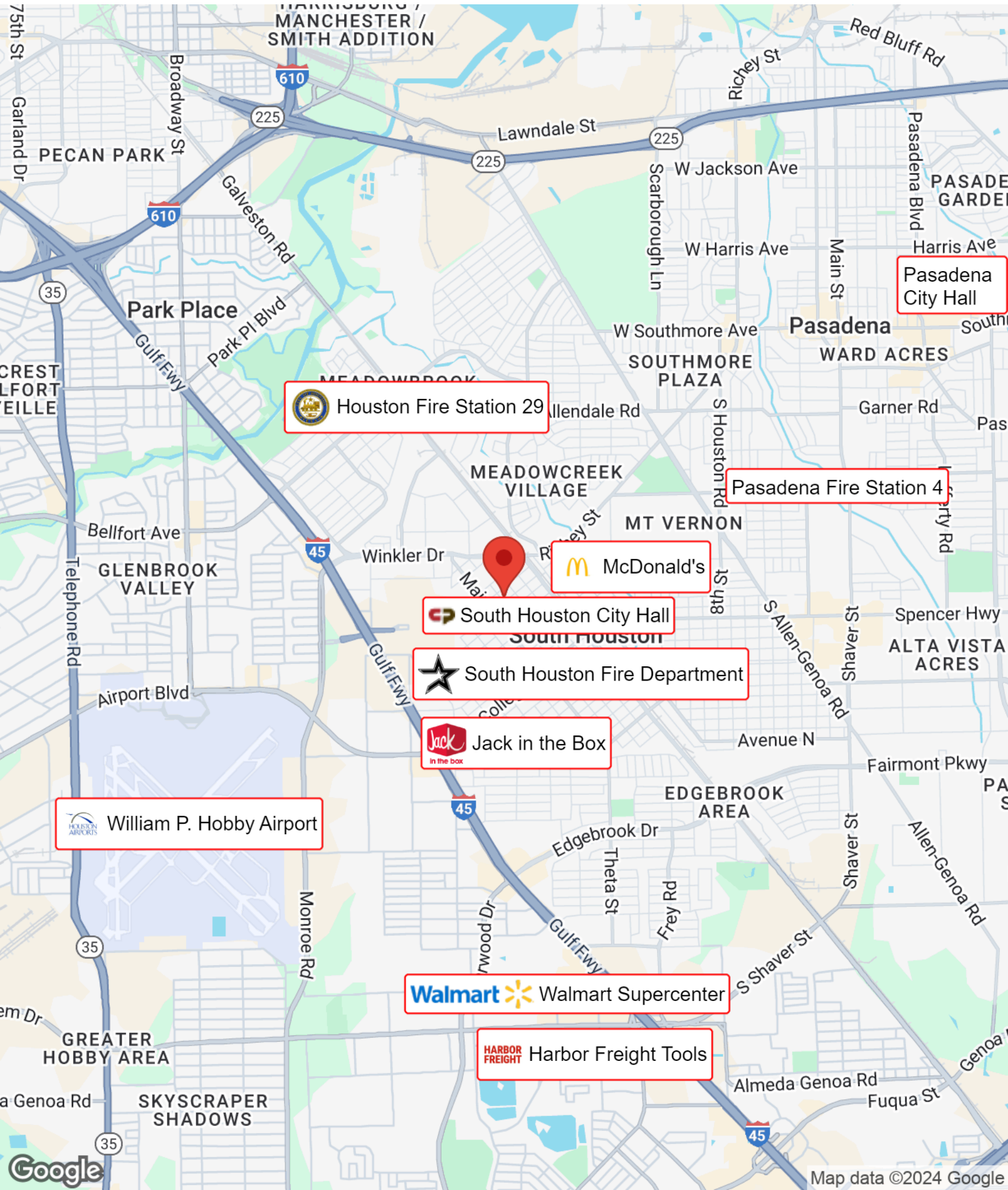



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

BUSINESS MAP

713 NEBRASKA STREET





 Houston Fire Station 29


Pasadena City Hall


Pasadena Fire Station 4


 McDonald's


 South Houston City Hall

 South Houston Fire Department

 Jack in the Box

 William P. Hobby Airport

 Walmart Supercenter

 Harbor Freight Tools

AERIAL MAP

713 NEBRASKA STREET



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

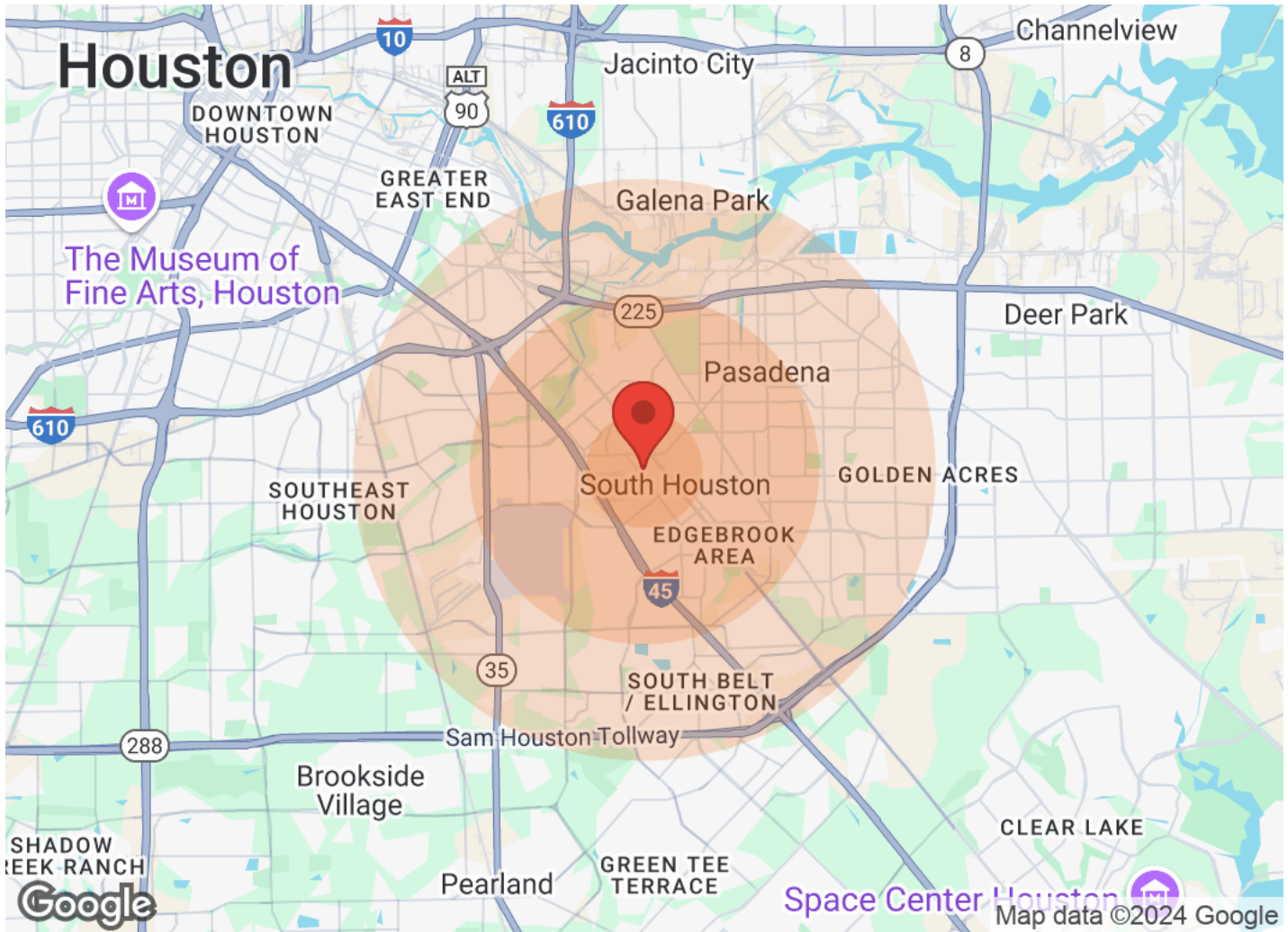


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

DEMOGRAPHICS

713 NEBRASKA STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,318	73,462	180,147	Median	\$40,379	\$37,410	\$38,209
Female	6,514	71,302	176,744	< \$15,000	583	6,986	16,658
Total Population	12,832	144,764	356,891	\$15,000-\$24,999	713	7,772	17,625
				\$25,000-\$34,999	585	7,145	16,638
Age				\$35,000-\$49,999	643	7,361	18,600
Ages 0-14	3,511	40,120	96,680	\$50,000-\$74,999	639	8,039	20,486
Ages 15-24	2,013	22,620	54,516	\$75,000-\$99,999	466	3,843	10,978
Ages 25-54	5,117	59,982	146,566	\$100,000-\$149,999	230	2,585	7,126
Ages 55-64	1,128	12,172	31,455	\$150,000-\$199,999	32	266	1,562
Ages 65+	1,063	9,870	27,674	> \$200,000	76	196	741
				Housing			
Race				Total Units	4,298	48,146	119,402
White	7,819	87,417	218,345	Occupied	3,852	42,530	107,327
Black	347	11,263	29,288	Owner Occupied	2,169	20,373	55,027
Am In/AK Nat	24	268	839	Renter Occupied	1,683	22,157	52,300
Hawaiian	N/A	N/A	6	Vacant	446	5,616	12,075
Hispanic	11,043	119,809	278,019				
Multi-Racial	8,490	85,516	200,740				

KELLER WILLIAMS HOUSTON MEMORIAL
 1220 Augusta Dr
 Houston, TX 77057

Each Office Independently Owned and Operated

TIM LARSON
 Commercial Realtor
 O: (713) 461-9393
 C: (281) 508-0800
 tlarson@kw.com
 0695022, Texas

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713)461-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams Memorial/KW Commercial, 1220 Augusta Drive, Suite 300 Houston TX 77057
Timothy Larson

Phone: 2815080800 Fax: www.kwdf.com

IABS 1-0 Date
SWC FM 762 - 48

KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas