

RETAIL FOR SALE

11499 US 69 BANK

11499 US 69 WARREN, TX, 77664



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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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.

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FORMER COMMERCIAL BANK PROPERTY

11499 US 69 WARREN, TX, 77664



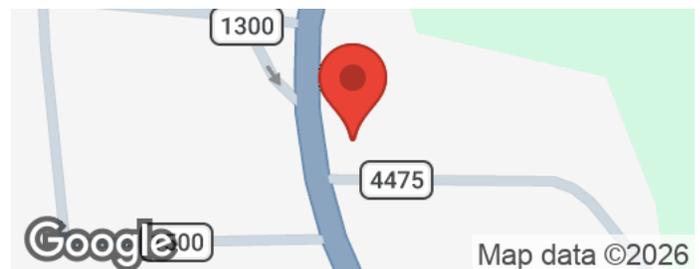
Price:	\$125,000
Building SF:	980
Lot Price / SF:	\$6.25
Occupancy:	Vacant
Lot Size:	19,994 SF
Year Built:	2007
Zoning:	Commercial

Property Overview

Located at 11499 US Highway 69 S in Warren, TX 77664, this former bank property offers a prime commercial redevelopment or reuse opportunity along one of Warren's most traveled corridors. Situated on a 19,994 SF (0.46-acre) lot, the site features a 980-square-foot freestanding building with drive-thru capability and existing infrastructure ideal for financial, retail, or service-oriented operations.

Benefiting from excellent frontage and visibility on US Highway 69, the property experiences consistent daily traffic and easy access for both local residents and commuters. Its strategic location within a growing East Texas community supports strong potential for business growth and long-term value.

With its established commercial setting, functional building layout, and high-exposure positioning, this property presents an outstanding opportunity for banks, credit unions, retail conversions, or investors seeking a well-located asset in the Warren market.



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PROPERTY PHOTOS

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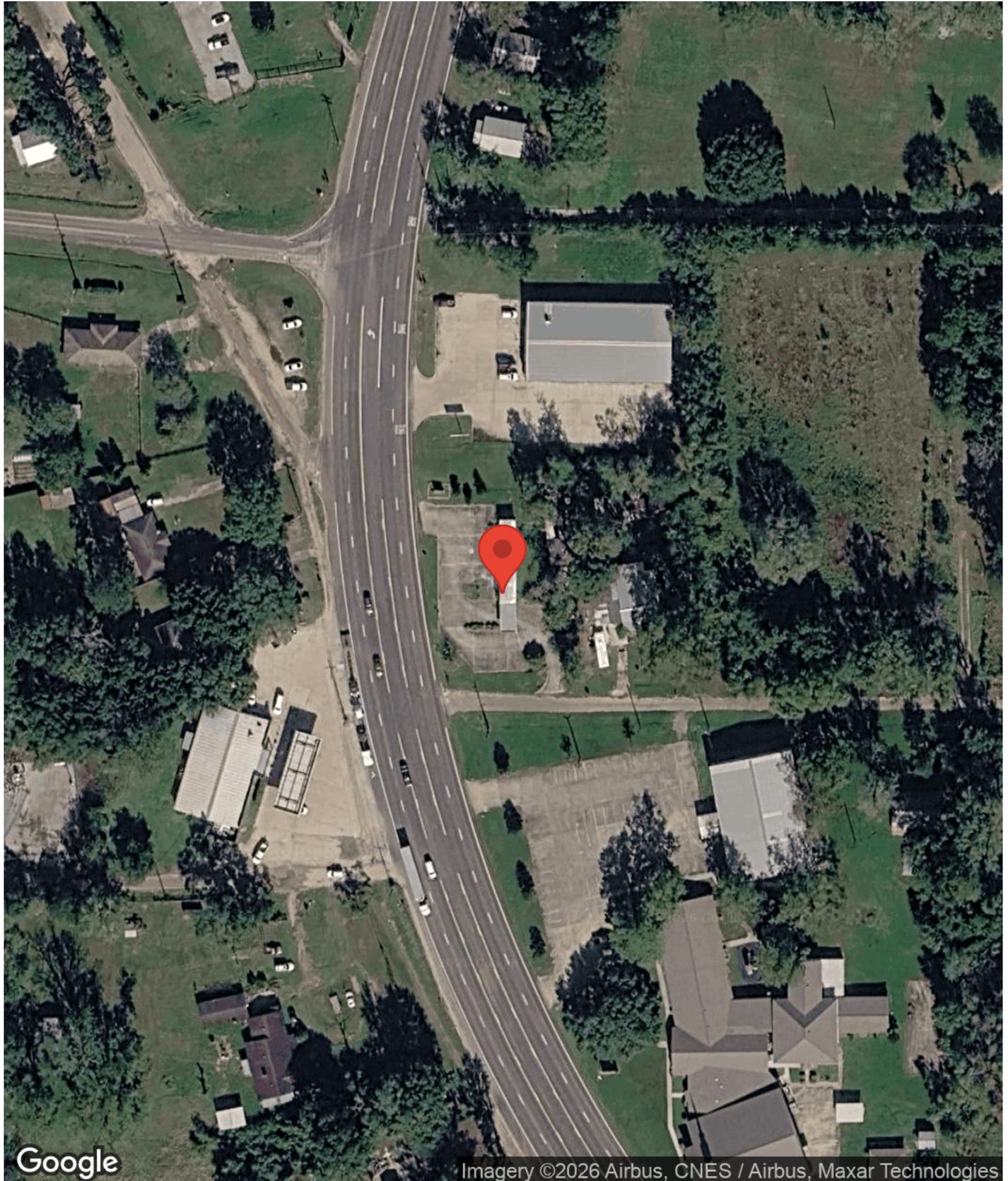
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AERIAL MAP

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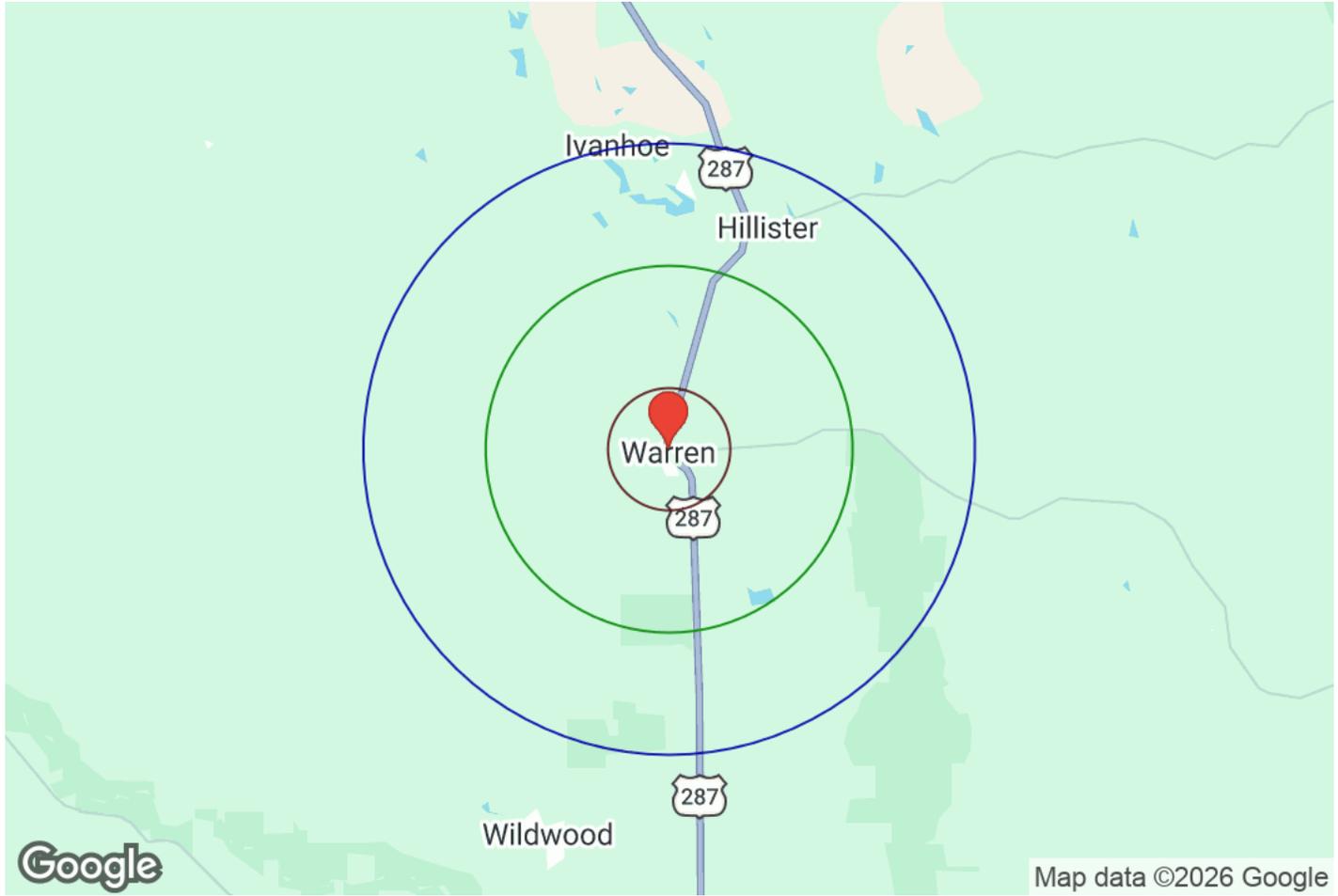
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DEMOGRAPHICS

11499 U.S. 69



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	289	897	1,974
Female	293	898	1,928
Total Population	582	1,795	3,901

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	509	1,551	3,291
Black	24	104	255
Am In/AK Nat	3	8	12
Hawaiian	N/A	N/A	N/A
Hispanic	26	72	225
Asian	3	16	27
Multiracial	18	45	91
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	287	865	2,027
Occupied	231	703	1,607
Owner Occupied	197	597	1,345
Renter Occupied	34	106	262
Vacant	57	162	420

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	93	298	608
Ages 15 - 24	77	231	517
Ages 25 - 54	176	571	1,251
Ages 55 - 64	80	245	538
Ages 65+	155	449	988

Income	1 Mile	3 Miles	5 Miles
Median	\$61,308	\$60,160	\$58,539
Under \$15k	12	84	222
\$15k - \$25k	41	86	184
\$25k - \$35k	27	53	143
\$35k - \$50k	13	68	162
\$50k - \$75k	41	104	225
\$75k - \$100k	23	54	125
\$100k - \$150k	34	156	343
\$150k - \$200k	31	65	131
Over \$200k	7	34	74

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Ash Noorani
DIRECTOR

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you



Isa Padron
AGENT

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Isa Padron is a dedicated commercial real estate professional specializing in investment properties, retail centers, land, and gas station deals. Since 2020, she has earned a strong reputation for her market insight, effective communication, and commitment to client success. With a degree in Communications, Isa leverages her skills to build genuine connections and deliver tailored solutions that meet her clients' commercial goals.

In addition to her expertise in U.S. markets, Isa brings a global perspective to every transaction, helping clients identify opportunities that align with their business and investment objectives. Actively involved in community service across the Greater Houston area, she combines her local knowledge and professional experience to deliver exceptional results for every client she serves.



Disclaimer

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