

**FOR SALE** | *Land*



**6209 SKYLINE DR.**

**HOUSTON TX 77057**



## **PROPERTY DESCRIPTION**

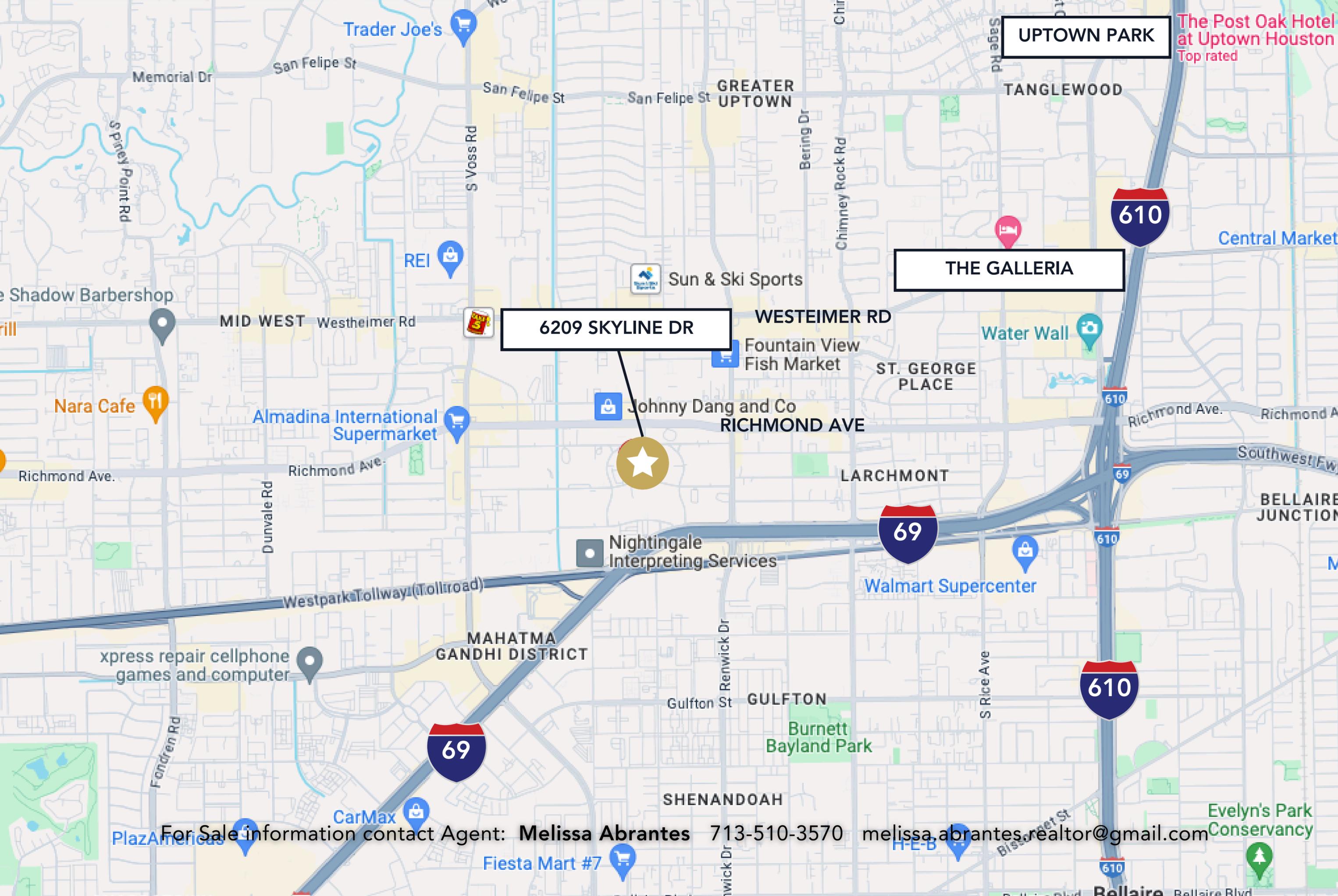
This 43,573 SF location is unrestricted - can be used for a business or converted to multifamily, office or retail. Prime location near I-610 and 59 highways provide great connectivity to Houston. Owner financing available.

For Sale information contact Agent: **Melissa Abrantes** 713-510-3570 [melissa.abrantes.realtor@gmail.com](mailto:melissa.abrantes.realtor@gmail.com)

6209 SKYLINE DR

SKYLINE DR





**UPTOWN PARK**

The Post Oak Hotel  
at Uptown Houston  
Top rated

**THE GALLERIA**

**6209 SKYLINE DR**



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## PROPERTY HIGHLIGHTS

- Great opportunity to operate in Galleria area
- Perfect for owner-user, developer buyer
- Strategic location in central Houston for maximum market accessibility
- Property is not located in the flood zone. Site did not flood during Harvey, Alicia, or Allison.
- Just 2.2 miles away from Galleria mall
- Convenient access to I-610 / I-59 highways
- 3 tenant occupied structures. Building sizes:
  - 500 SF Small Building
  - 1,852 SF Single Family Residence
  - 2,356 SF Converted Warehouse, currently a church

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,550,000
<b>Lease Rate:</b>	Subject to offer
<b>Lot Size:</b>	43,573 SF
<b>Zoning</b>	unrestricted
Owner financing available	

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The Galleria

Downtown

I-610 / I-69  
Interchange

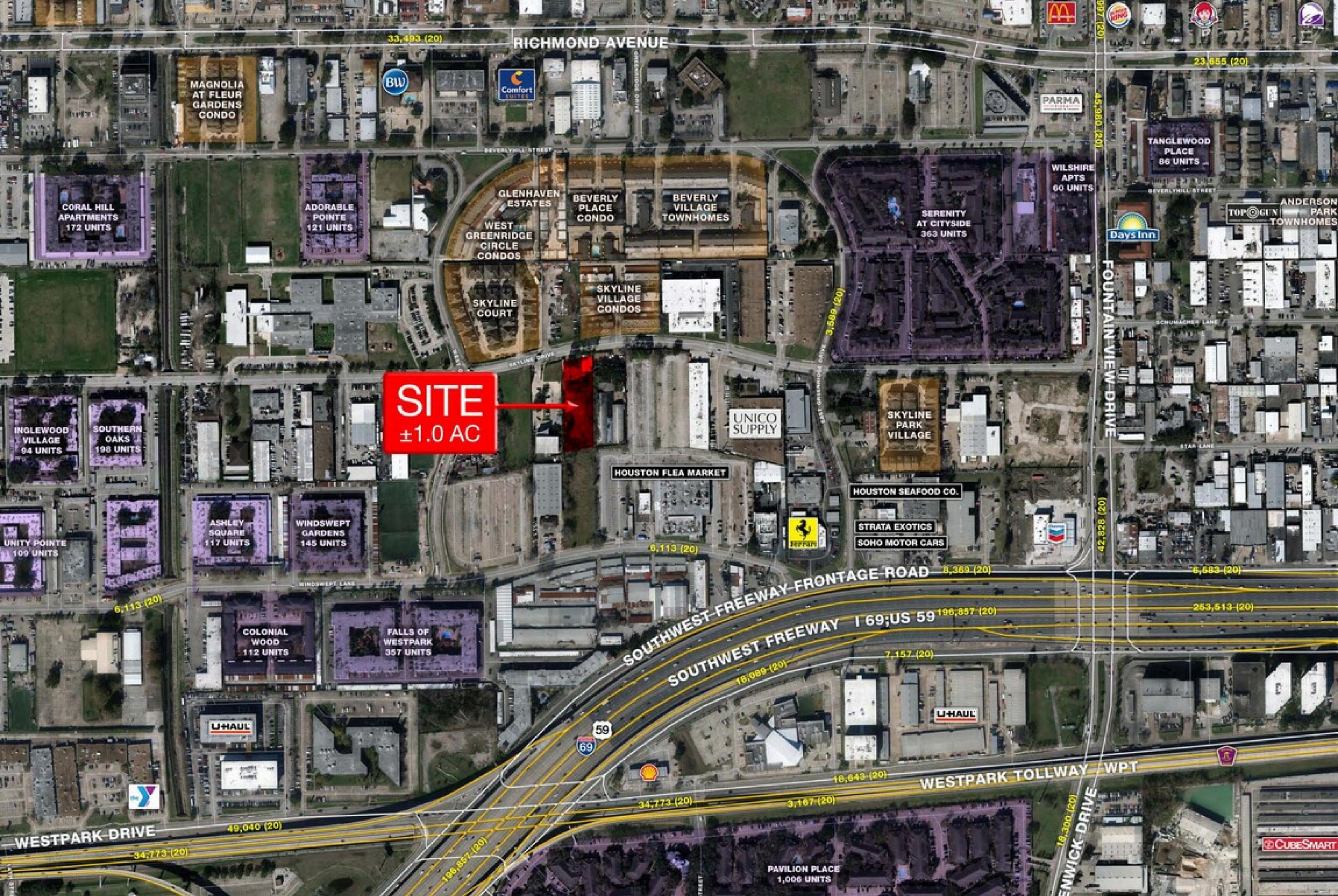
SKYLINE DR



I-69

SKYLINE DR





**SITE**  
±1.0 AC

RICHMOND AVENUE

33,493 (20)

23,855 (20)

MAGNOLIA AT FLEUR GARDENS CONDO



PARMA



TANGLEWOOD PLACE 86 UNITS

CORAL HILL APARTMENTS 172 UNITS

ADORABLE POINTE 121 UNITS

GLENHAVEN ESTATES  
WEST GREENRIDGE CIRCLE CONDOS

BEVERLY PLACE CONDO

BEVERLY VILLAGE TOWNHOMES

SERENITY AT CITYSIDE 363 UNITS

WILSHIRE APTS 60 UNITS

ANDERSON PARK TOWNHOMES



SKYLINE COURT

SKYLINE VILLAGE CONDOS

3,589 (20)

UNICO SUPPLY

SKYLINE PARK VILLAGE

INGLEWOOD VILLAGE 94 UNITS

SOUTHERN OAKS 198 UNITS

HOUSTON FLEA MARKET

HOUSTON SEAFOOD CO.

STRATA EXOTICS

SOHO MOTOR CARS

ASHLEY SQUARE 117 UNITS

WINDSWEEP GARDENS 145 UNITS



6,113 (20)

8,389 (20)

6,683 (20)

SOUTHWEST-FREEWAY FRONTAGE ROAD

SOUTHWEST FREEWAY I 69; US 59

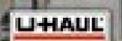
190,857 (20)

253,513 (20)

COLONIAL WOOD 112 UNITS

FALLS OF WESTPARK 357 UNITS

7,157 (20)



34,773 (20)

18,089 (20)

18,643 (20)

3,167 (20)

WESTPARK TOLLWAY WPT

WESTPARK DRIVE

49,040 (20)

34,773 (20)

186,857 (20)

PAVILION PLACE 1,006 UNITS

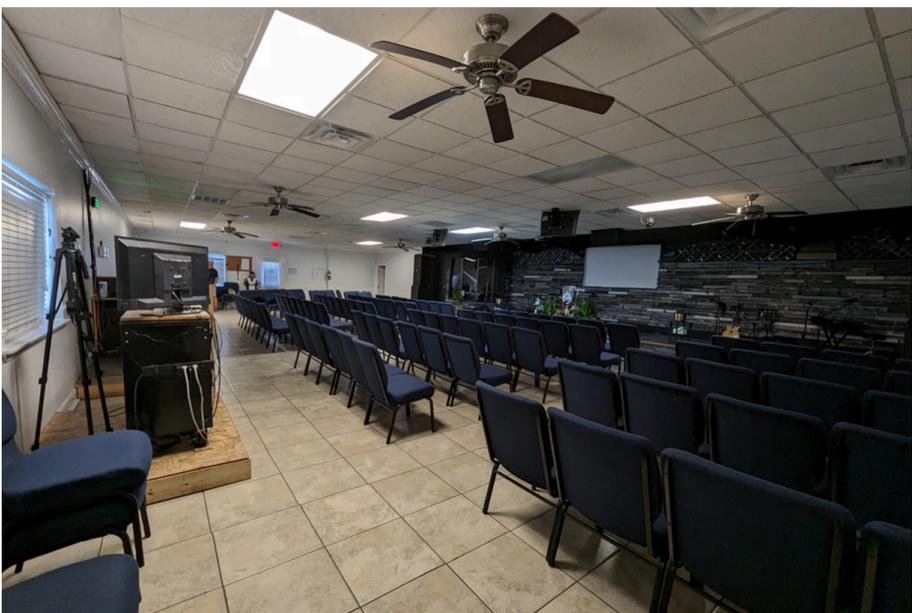
18,300 (20)

ENWICK DRIVE



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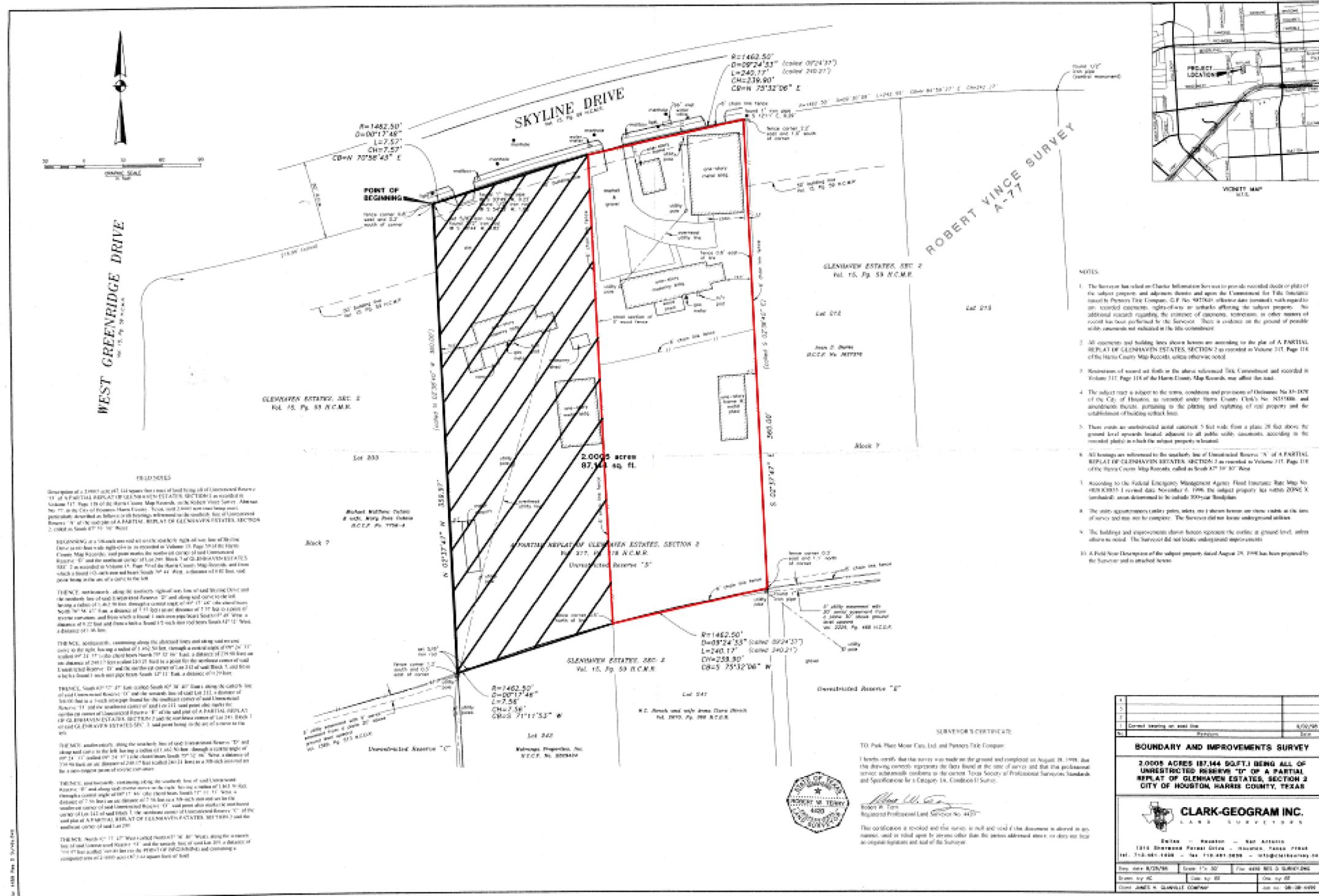


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## PROFESSIONAL BACKGROUND

Melissa Abrantes holds a real estate license in Texas and focuses on helping small, medium sized businesses and investors find or sell their retail, office, industrial and multi family real estate.

Prior to real estate, Melissa spent ten (10) years as the co-owner of the Avenida Brazil Churrascaria Steakhouse chain. Avenida Brazil is one of the most beloved and best reviewed restaurants in Houston. Later she co-founded an AI art e-commerce business called Craiyon, with her husband, used by millions of people per month. She additionally invests in commercial real estate.

Melissa is a proud Longhorn and earned a B.A. in Economics from The University of Texas at Austin and her Real Estate License from Champions School of Real Estate.

She believes in helpful, honesty and goal is to help her clients grow their investments, business and real estate portfolios.



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