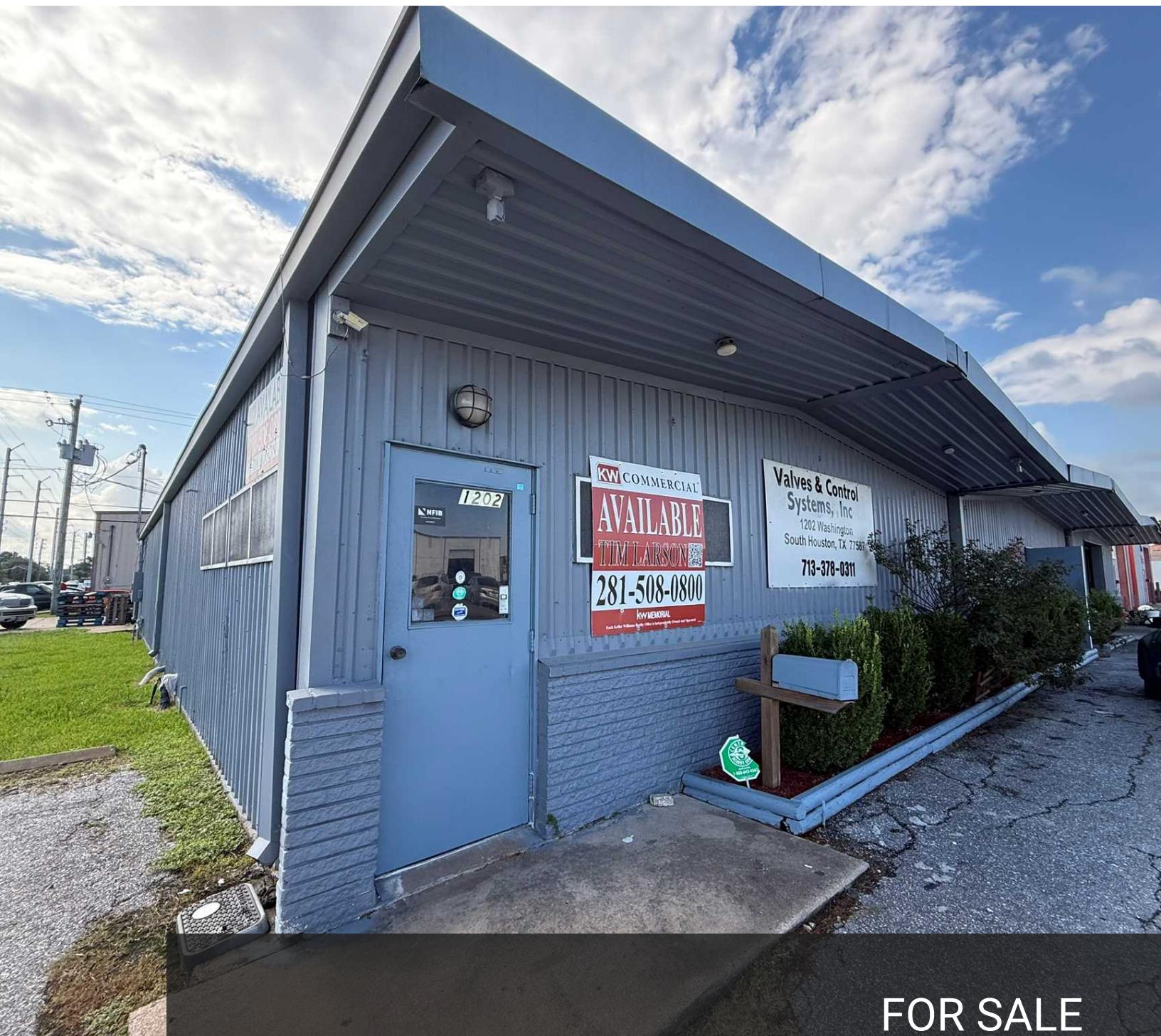


INDUSTRIAL WAREHOUSE FOR SALE

SOUTH HOUSTON TX- INDUSTRIAL WAREHOUSE

1202 WASHINGTON STREET, SOUTH HOUSTON, TX 77587



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



PRESENTED BY:

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

Each Office Independently Owned and Operated

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

1202 WASHINGTON STREET



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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.

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EXECUTIVE SUMMARY

1202 WASHINGTON STREET

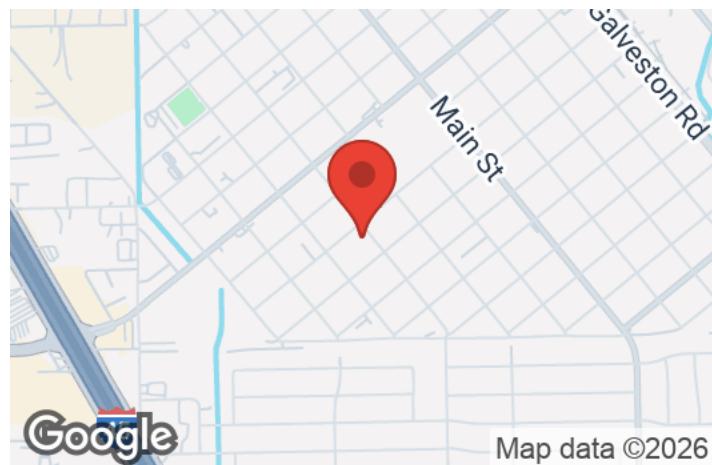


OFFERING SUMMARY

PRICE:	\$900,000
BUILDING SF:	8,760/SF
PRICE / SF:	\$102.74
CAP RATE:	9.33%
LOT SIZE:	14,910 SF
OCCUPANCY:	2-YR SELLER LEASEBACK
WAREHOUSE SF:	6,600 SF
GRADE DOORS:	2
CLEAR HEIGHT:	10'
POWER:	480V 3-PHASE
YEAR BUILT:	1963 YB

PROPERTY OVERVIEW

Corner lot Industrial Warehouse in South Houston, TX. 6,600 SF of Warehouse shop space, & 2,130 SF of Office space on a 14,910 SF lot. Well-suited for both Owner-Occupants and/or Investment Property- possible multi-tenant configuration. Not far from Hobby Airport & the Port of Houston, near I-45 & Beltway 8. This business district is popular for a wide variety of professional trades. Current Owner-Occupant is vacating. 480V (3-PHASE) Power.



Map data ©2026

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LOCATION & HIGHLIGHTS

1202 WASHINGTON STREET



LOCATION INFORMATION

Building Name:	South Houston TX Ind Warehouse
Street Address:	1202 Washington St.
City, State, Zip	South Houston TX 77587
County:	Harris
Market:	Southeast
Cross Streets:	Austin Street
Signal Intersection:	College



LOCATION OVERVIEW

Southeast of downtown Houston, TX. Not far from Hobby Airport & the Port of Houston, near I-45, Beltway 8, SH-610, & SH-225. This business district is popular for a wide variety of professional trades including automotive, shipping, manufacturing, commercial contractors, and more. South Houston is a business friendly community. Current Owner-Occupant is vacating. 480V (3-PHASE) Power.



PROPERTY HIGHLIGHTS

- Corner lot Industrial Warehouse in South Houston, TX.
- 8,760 SF Total: Approximately 6,600 SF of Warehouse shop space, & 2,130 SF of Office space on a 14,910 SF lot.
- Well-suited for both Owner-Occupants and/or as an Investment Property.
- South Houston is a business friendly community.
- 480V (3-PHASE) Power.
- Front lobby with reception area, 4-Offices, Break Room, Warehouse shop space.

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PROPERTY PHOTOS

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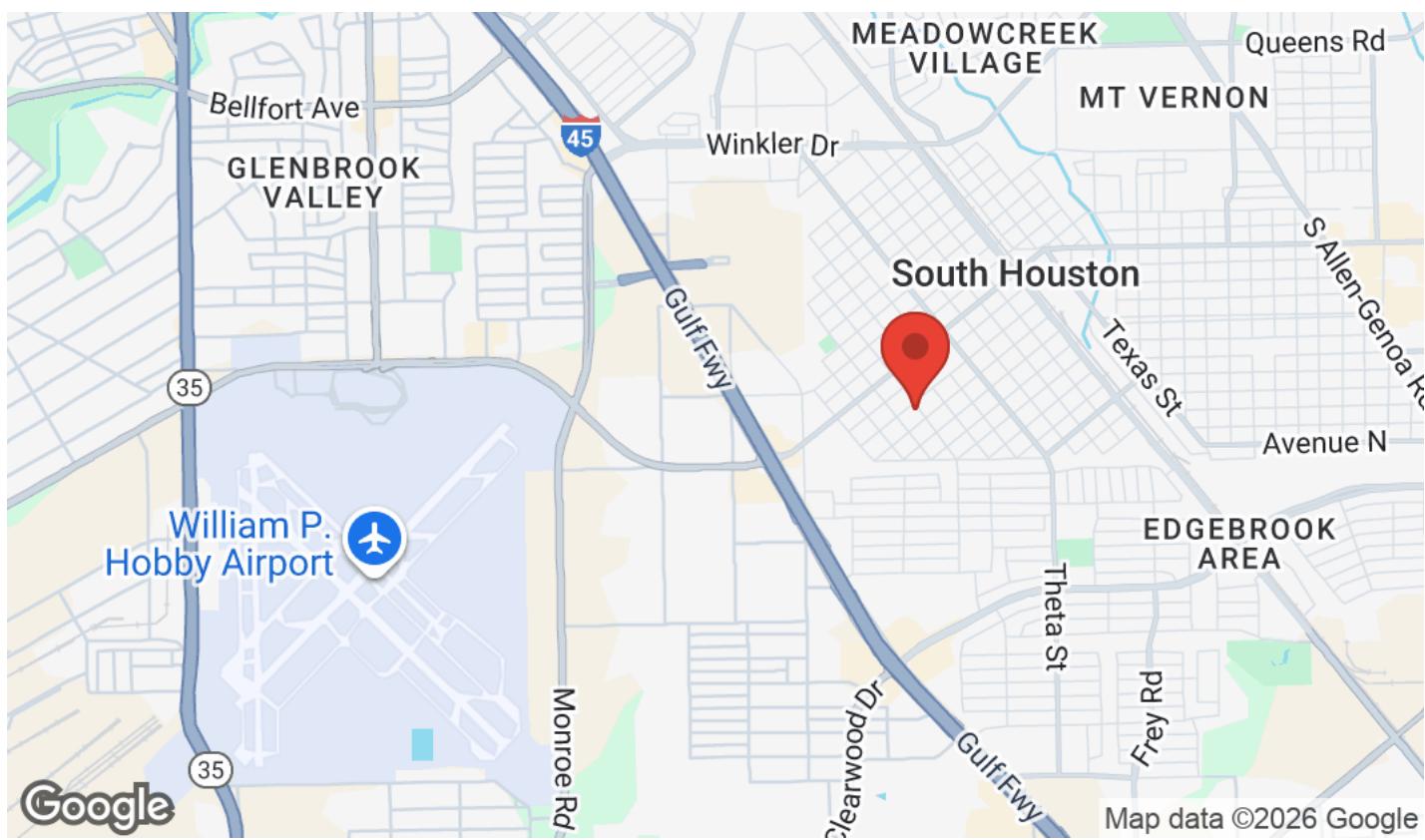
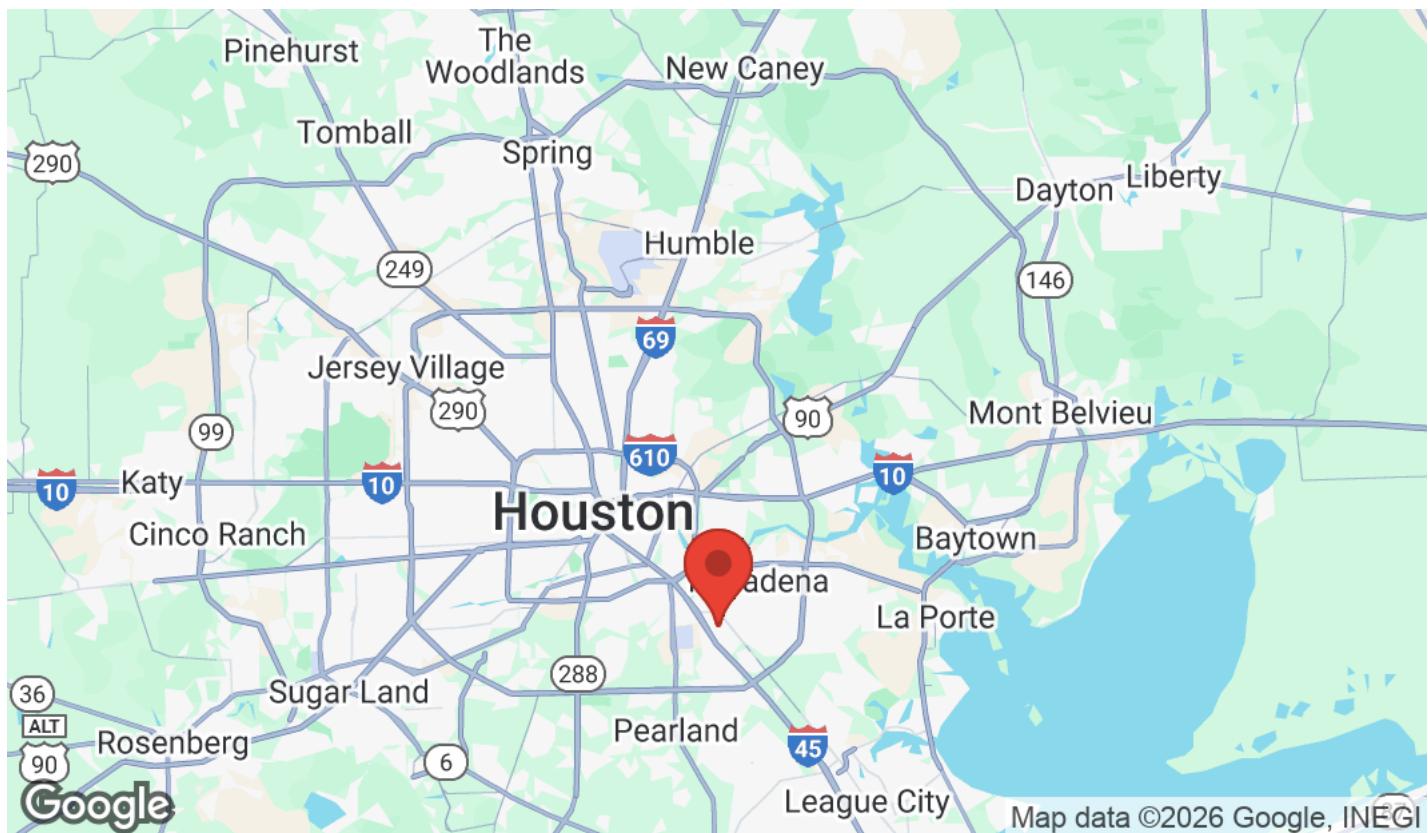


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LOCATION MAPS

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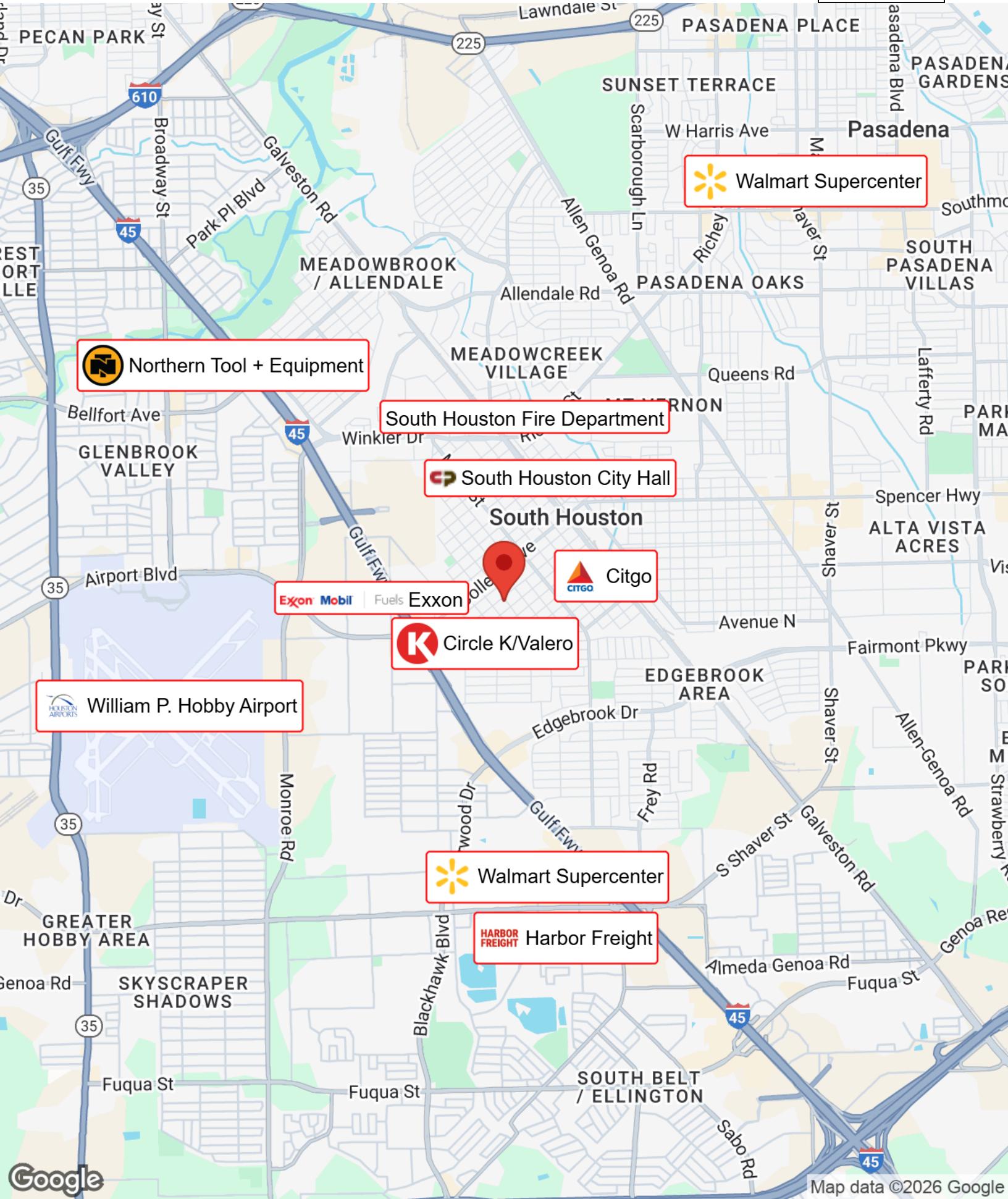


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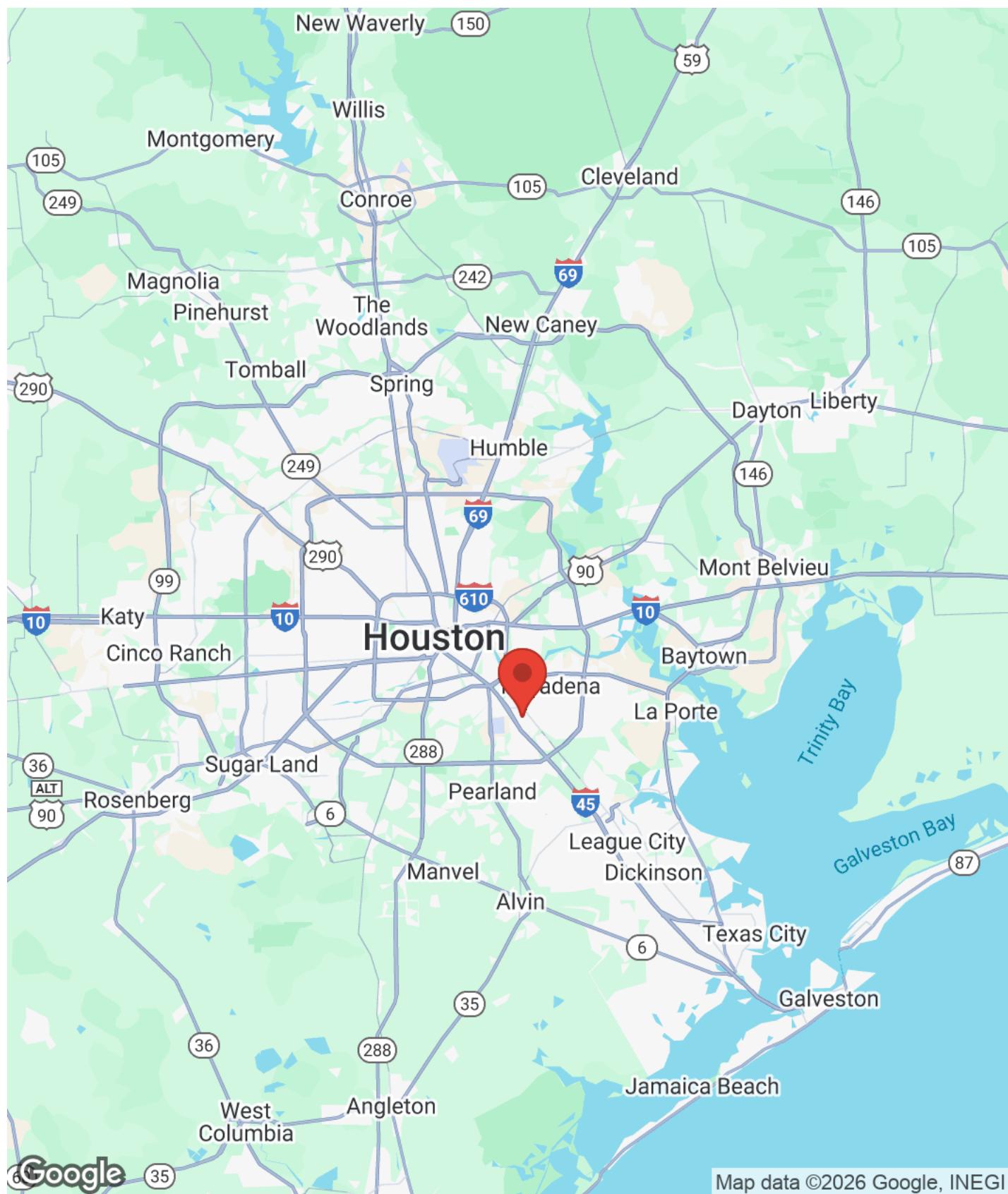
BUSINESS MAP

1202 WASHINGTON STREET



REGIONAL MAP

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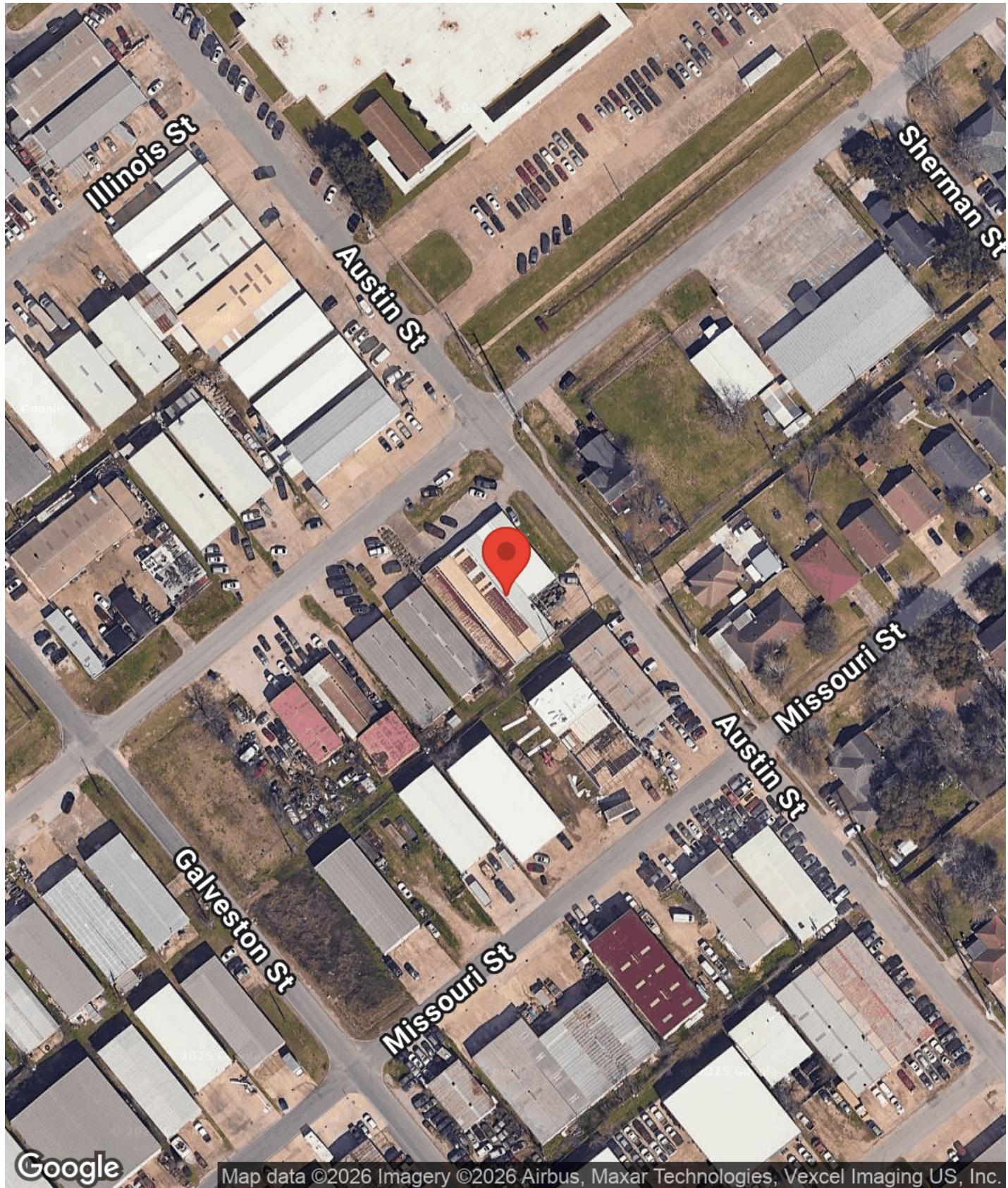


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AERIAL MAP

1202 WASHINGTON STREET



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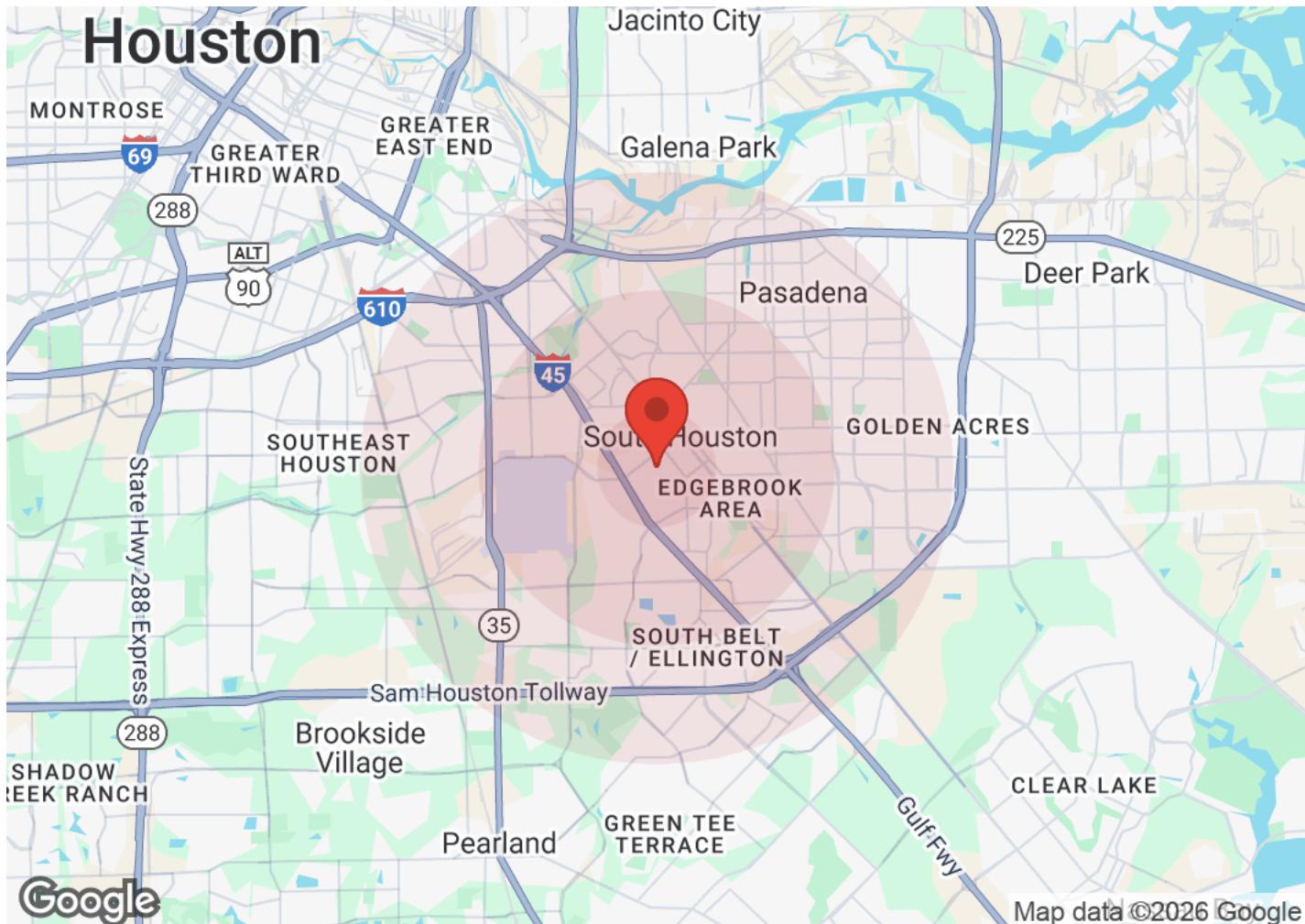
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DEMOCRAPHICS

1202 WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,289	69,136	164,785
Female	7,146	69,176	165,162
Total Population	14,434	138,312	329,947
Age			
Ages 0-14	3,179	31,022	71,664
Ages 15-24	2,613	24,227	55,692
Ages 25-54	5,919	57,520	136,868
Ages 55-64	1,406	13,303	32,557
Ages 65+	1,317	12,240	33,166
Race			
White	1,426	15,491	44,675
Black	993	16,030	37,944
Am In/AK Nat	9	138	264
Hawaiian	N/A	14	33
Hispanic	11,654	100,415	230,567
Asian	251	5,118	13,495
Multi-Racial	88	982	2,574
Other	13	124	363

Income	1 Mile	3 Miles	5 Miles
Median	\$58,363	\$54,988	\$58,835
< \$15,000	735	4,967	11,227
\$15,000-\$24,999	357	4,473	9,628
\$25,000-\$34,999	215	4,612	10,775
\$35,000-\$49,999	664	6,610	14,701
\$50,000-\$74,999	673	7,895	19,479
\$75,000-\$99,999	573	5,892	15,479
\$100,000-\$149,999	859	6,655	16,733
\$150,000-\$199,999	275	2,415	5,868
> \$200,000	181	1,415	4,428

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,034	50,239	120,500
Occupied	4,534	44,935	108,317
Owner Occupied	2,437	20,326	52,792
Renter Occupied	2,097	24,609	55,525
Vacant	501	5,304	12,183

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Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 Michael Bossart	License No. 588215	Email michaelb@kw.com	Phone (713) 461-9393
Designated Broker of Firm Roger Aad	License No. 692211	Email Rogeraad@kw.com	Phone 713-461-9393
Licensed Supervisor of Sales Agent/Associate Timothy Larson	License No. 0695022	Email tlarson@kw.com	Phone (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

IABS 1-1