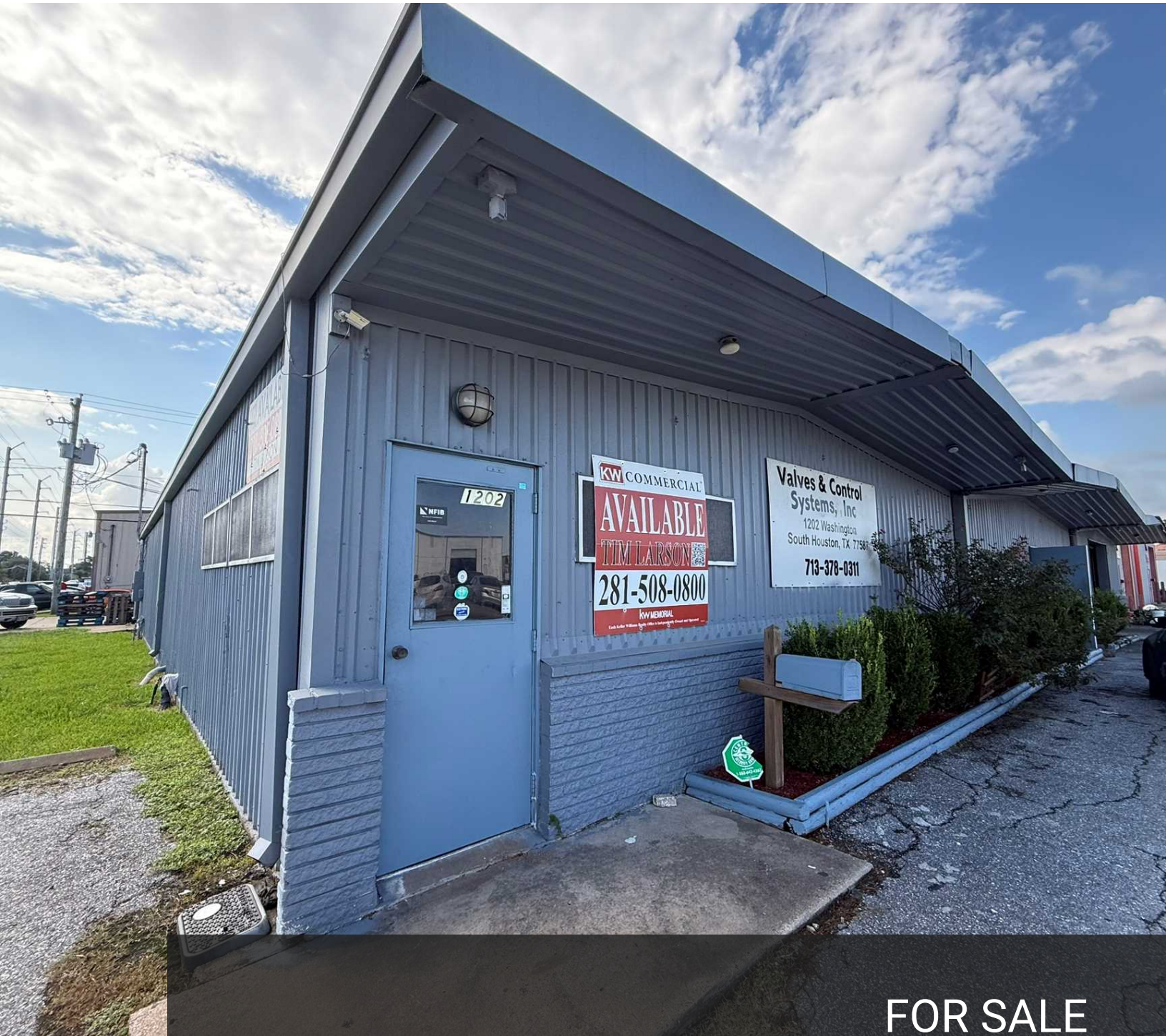


INDUSTRIAL WAREHOUSE FOR SALE

SOUTH HOUSTON TX- INDUSTRIAL WAREHOUSE

1202 WASHINGTON STREET, SOUTH HOUSTON, TX 77587



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



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

1202 WASHINGTON STREET



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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:	\$800,000
BUILDING SF:	8,760/SF
PRICE / SF:	\$91.32
CAP RATE:	9.0%
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.



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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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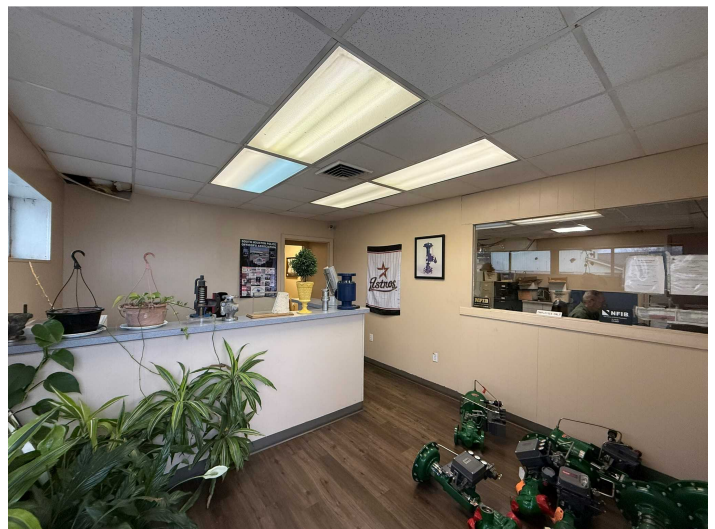
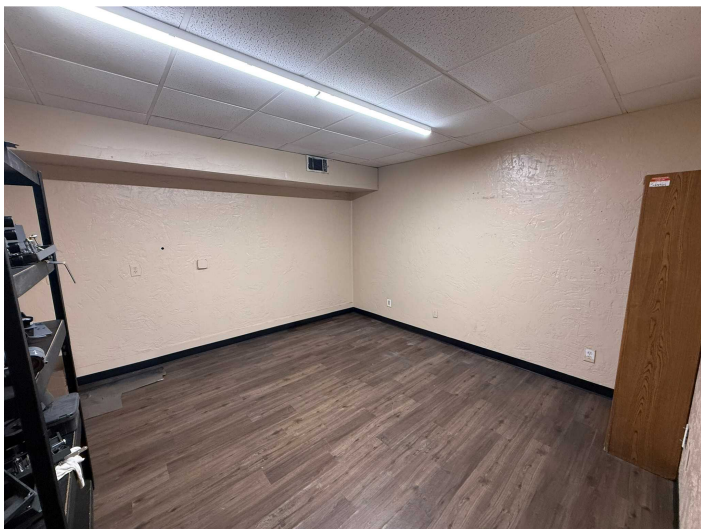


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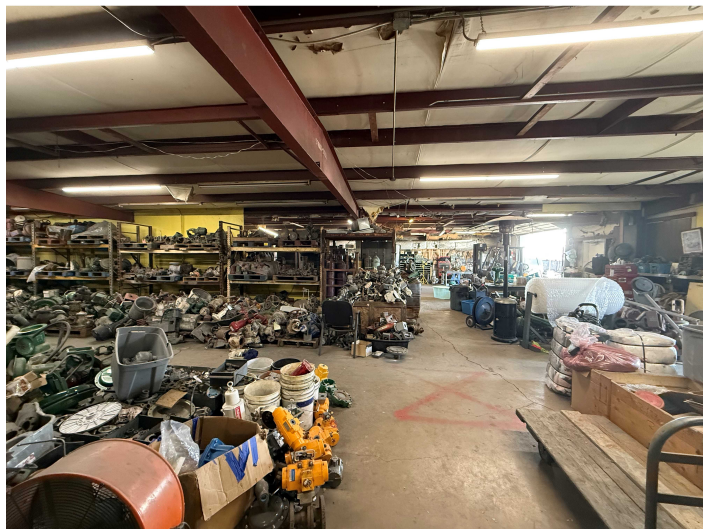


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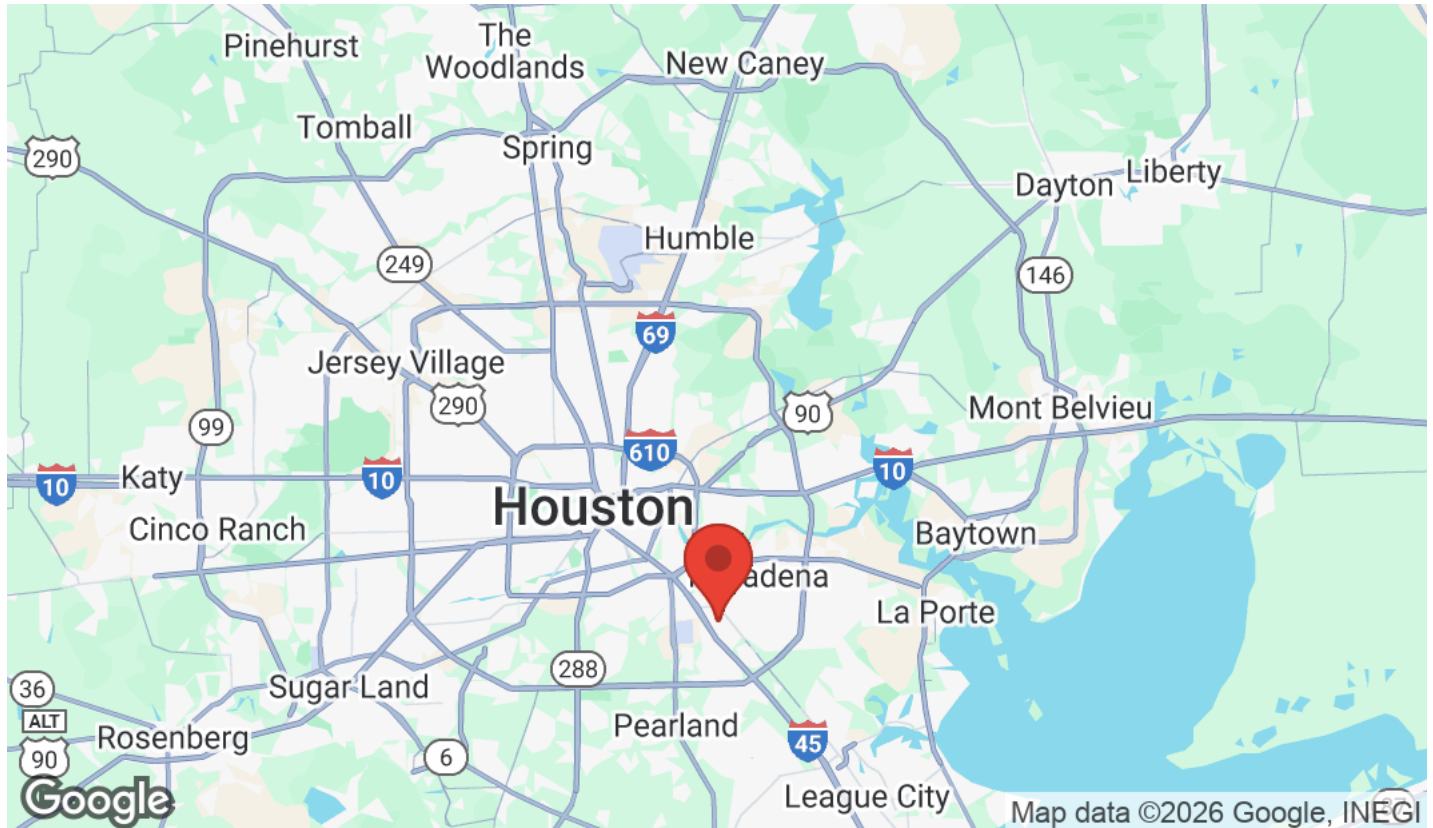


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LOCATION MAPS

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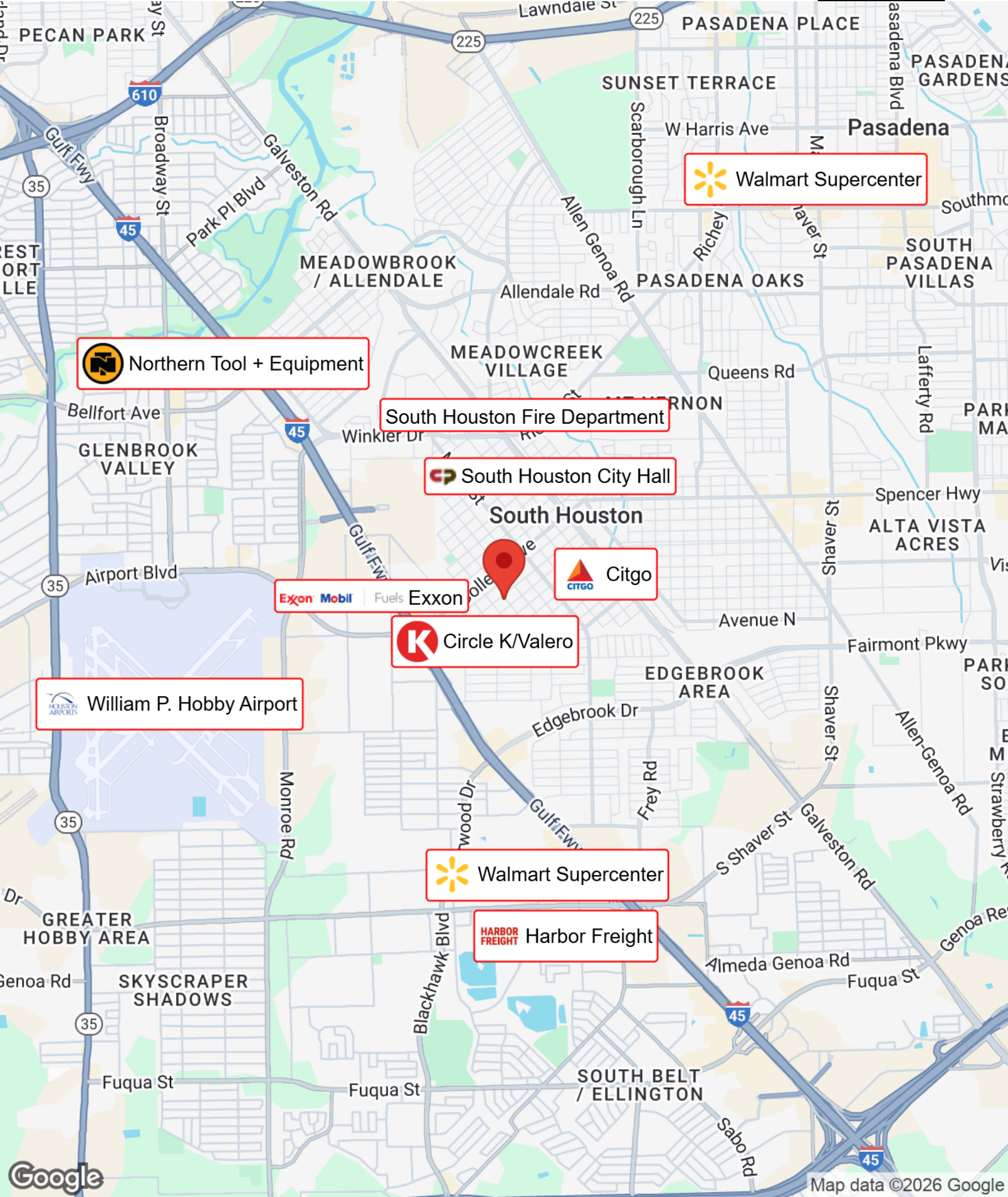


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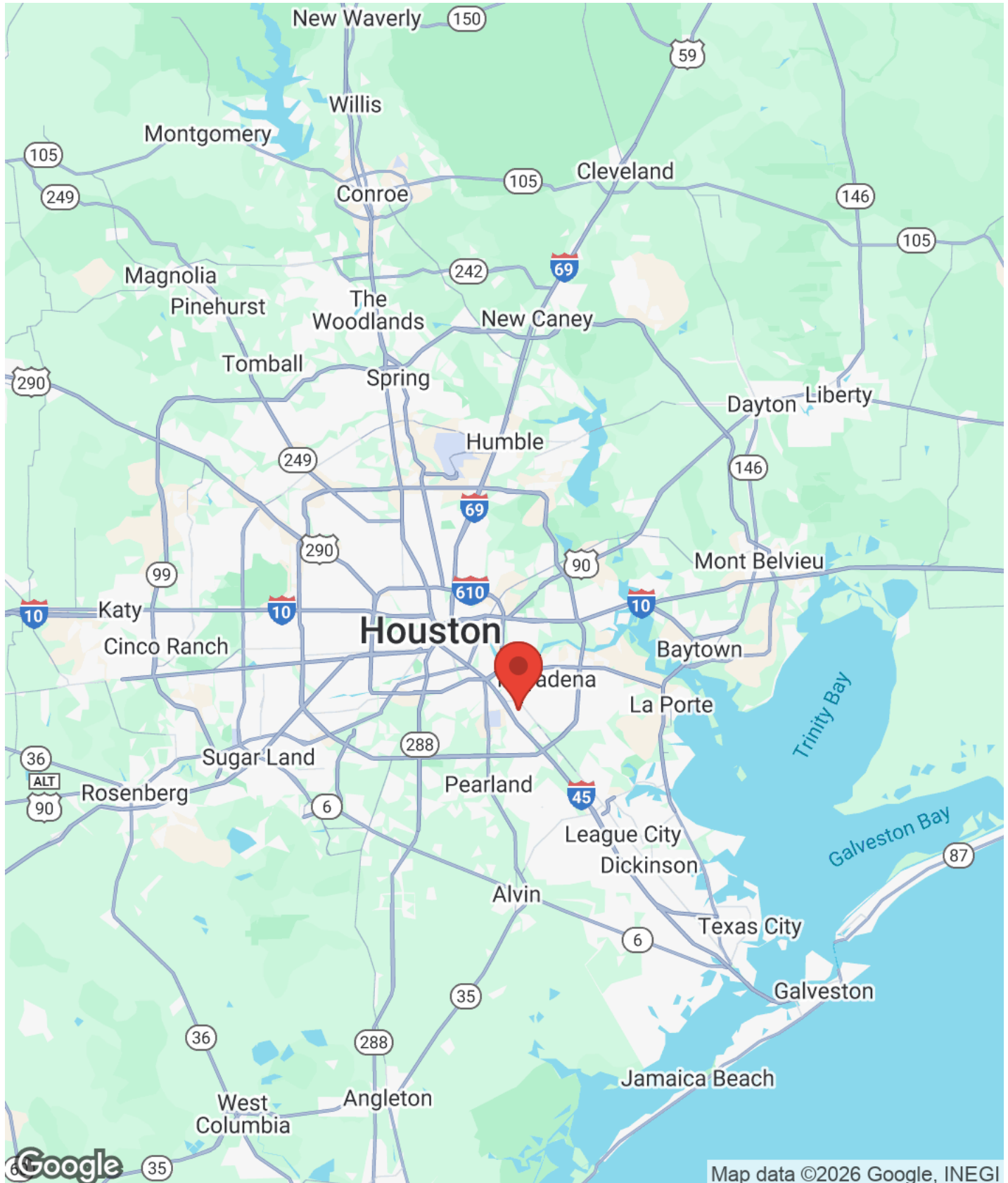
BUSINESS MAP

1202 WASHINGTON STREET



REGIONAL MAP

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AERIAL MAP

1202 WASHINGTON STREET



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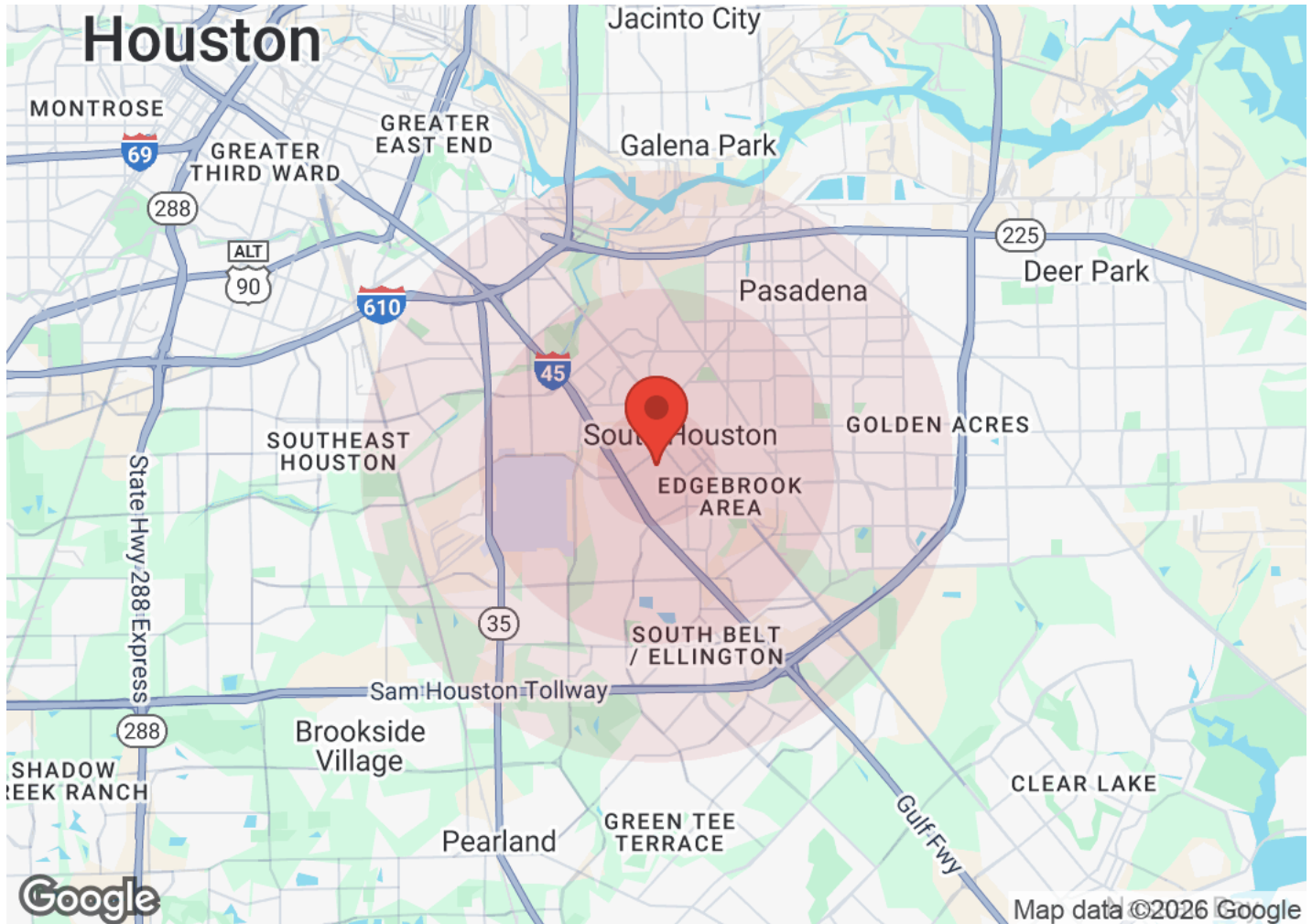
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DEMOGRAPHICS

1202 WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,289	69,136	164,785	Median	\$58,363	\$54,988	\$58,835
Female	7,146	69,176	165,162	< \$15,000	735	4,967	11,227
Total Population	14,434	138,312	329,947	\$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
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	1,426	15,491	44,675	Total Units	5,034	50,239	120,500
Black	993	16,030	37,944	Occupied	4,534	44,935	108,317
Am In/AK Nat	9	138	264	Owner Occupied	2,437	20,326	52,792
Hawaiian	N/A	14	33	Renter Occupied	2,097	24,609	55,525
Hispanic	11,654	100,415	230,567	Vacant	501	5,304	12,183
Asian	251	5,118	13,495				
Multi-Racial	88	982	2,574				
Other	13	124	363				

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IABS- LISTING AGENT

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov IABS 1-2