

FOR SALE | RETAIL
BUILDING: 10,579 SF | LOT: 0.75 AC
10266 NORTH FWY
HOUSTON, TX 77037



DOWNTOWN HOUSTON

PRICE REDUCTION
\$1,850,000

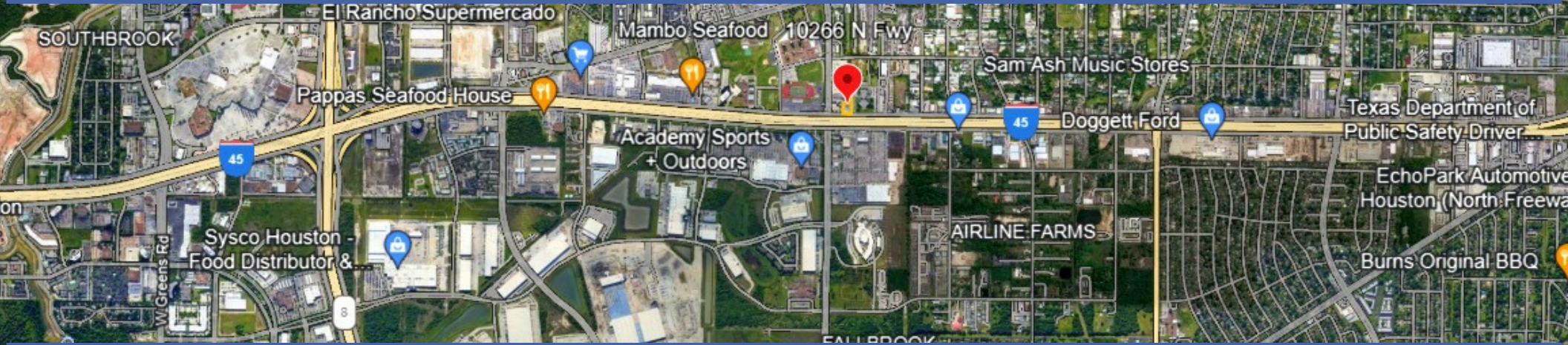


Carlos Iglesias
Broker

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PROPERTY SUMMARY

Sales Price: \$1,850,000
Property Type: Retail
Total Lot Size: 0.75 AC
Total GBA: 10,579 SF
Occupancy: 100%
Year Built: 1984
Renovated: 2022
Parking Spaces: 30

PROPERTY HIGHLIGHTS

- PRIME location for retail use with approx. 240,000 VPD I-45 North Freeway frontage and close proximity to Beltway 8
- Perfect location for retail development or owner user Currently at 100 % occupancy offering steady ROI
- With the flexibility to have the property vacated at the time of sale.
- Access road towards back of the property offers accessibility to recently developed restaurants like McDonald's, Chickfila, Cane's and Aldi.

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DEMOGRAPHICS

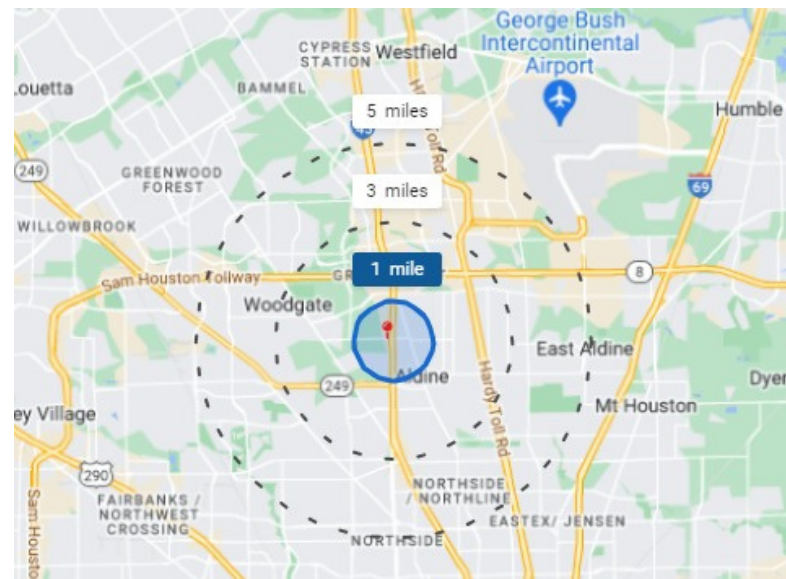
Radius **1 Mile 3 Mile**

Population 11,644 109,762

Households 3,146 32,467

Avg HH Income \$31,763 \$34,297

TRAFFIC STATISTICS



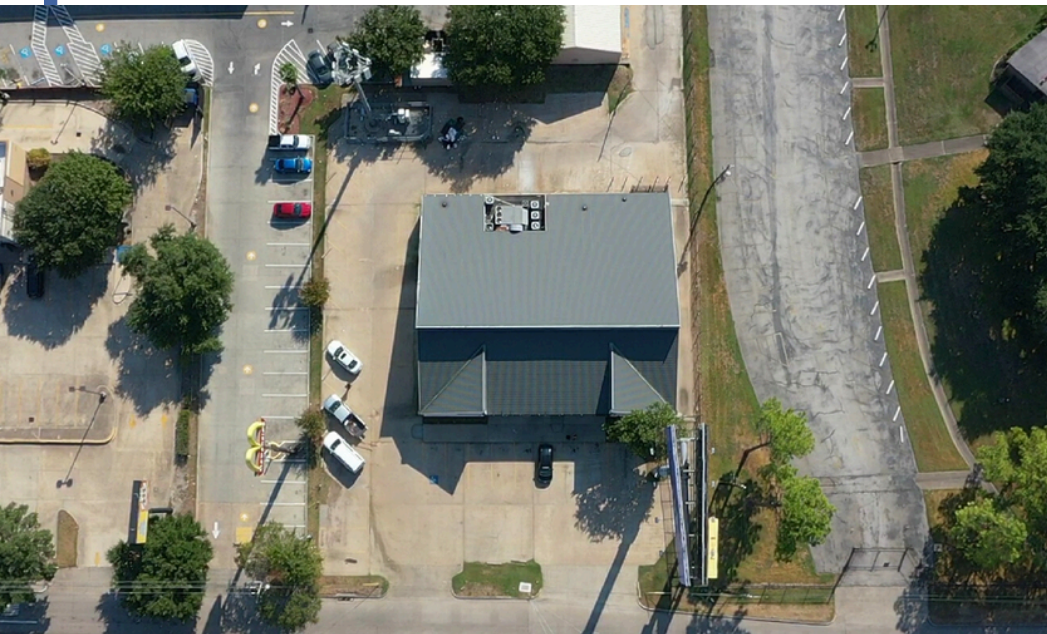
Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
West Road	Sweetwater Ln E	18,248	2022	0.08 mi
West Rd	Sweetwater Ln E	25,052	2022	0.13 mi
Sweetwater Ln	West Rd N	4,942	2022	0.18 mi
West Road	Winding Bayou Trce E	27,313	2022	0.21 mi
Midland Dr	North Fwy W	632	2022	0.26 mi
West Rd	Winding Bayou E	24,389	2022	0.34 mi
Northville St	Sunnywood Dr W	1,403	2022	0.40 mi
Airline Drive	West Rd S	16,184	2022	0.42 mi
Airline Dr	West Rd S	15,455	2022	0.43 mi
West Rd	Airline Dr W	4,486	2022	0.47 mi

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Store Front



Church Space



Barbershop



Furniture Store

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