

Property Summary

404- 406 Newport Boulevard, League City, HI 77573

FOR SALE



PROPERTY DESCRIPTION

Excellent **owner-user or investment opportunity** featuring two recently remodeled flex office/warehouse buildings totaling **±5,800 SF on ±33,733 SF**. Both spaces feature updated **LVP flooring, fresh paint and LED lighting**, along with functional office and warehouse/storage areas. Ideal for contractors, HVAC, plumbing, electrical, roofing, pool companies and other service businesses needing office, storage and fleet parking. An owner-user can **occupy one building and lease the other to offset ownership costs**, with potential **SBA 504 financing as low as 10% down for qualified buyers**. Investors can also lease both spaces at market rates, offering a **pro forma cap rate approaching 9%**.

404 Newport – ±2,400 SF features a reception area, two private offices, open bullpen/work area with kitchenette, conference room, warehouse space, and a small garage/storage area.

406 Newport – ±3,400 SF features a reception area, six private offices, conference room with sink, two restrooms, and warehouse/storage space.

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	33,773 Acres
Building Size:	5,800 SF
Projected NOI at Market Rent (base rent \$15/SF):	\$87,000.00
Cap Rate:	8.79%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,136	4,286
Total Population	676	2,496	11,147
Average HH Income	\$109,152	\$102,717	\$114,448

Jason Suchecki

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Senior Advisor

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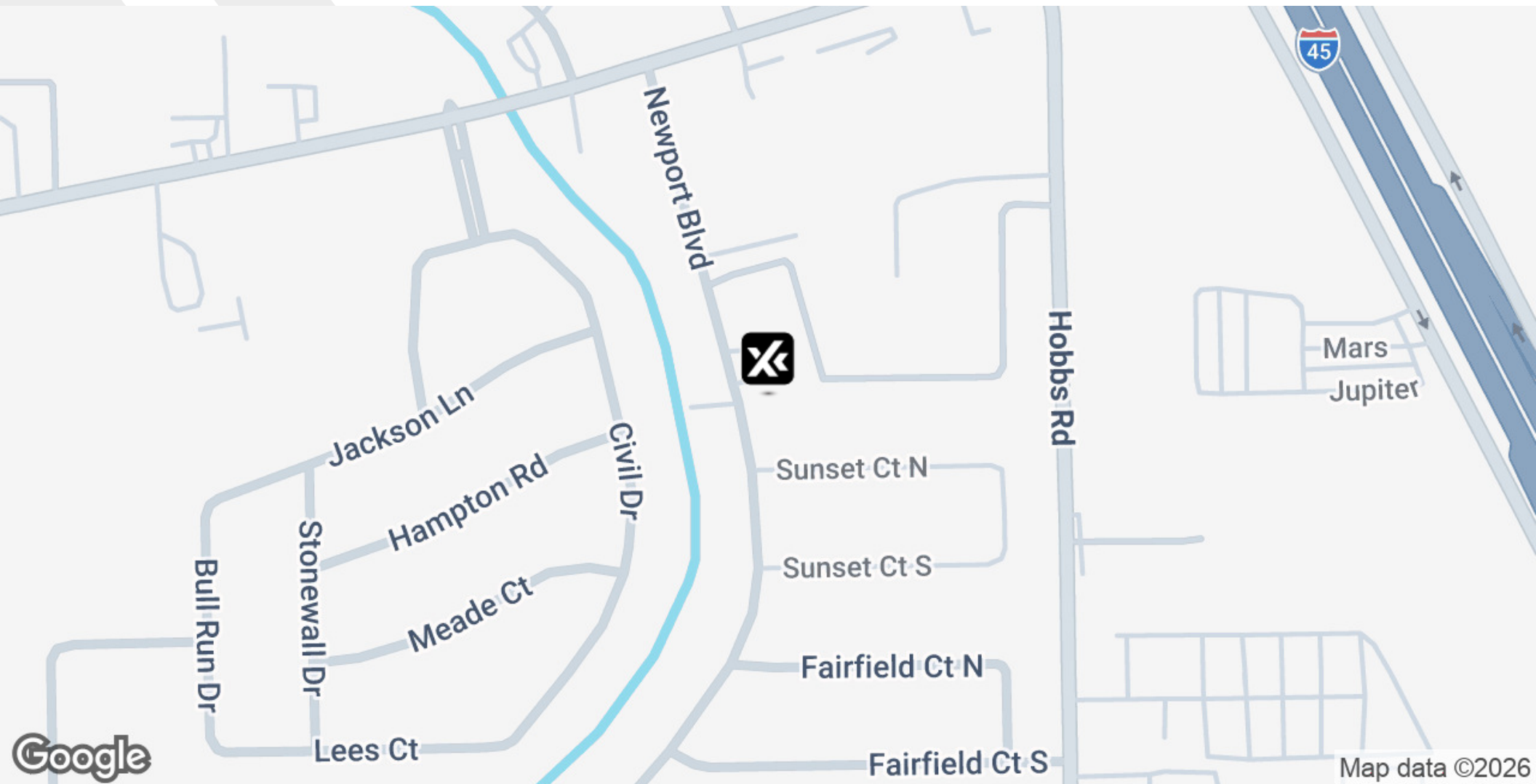


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Location Map

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Additional Photos

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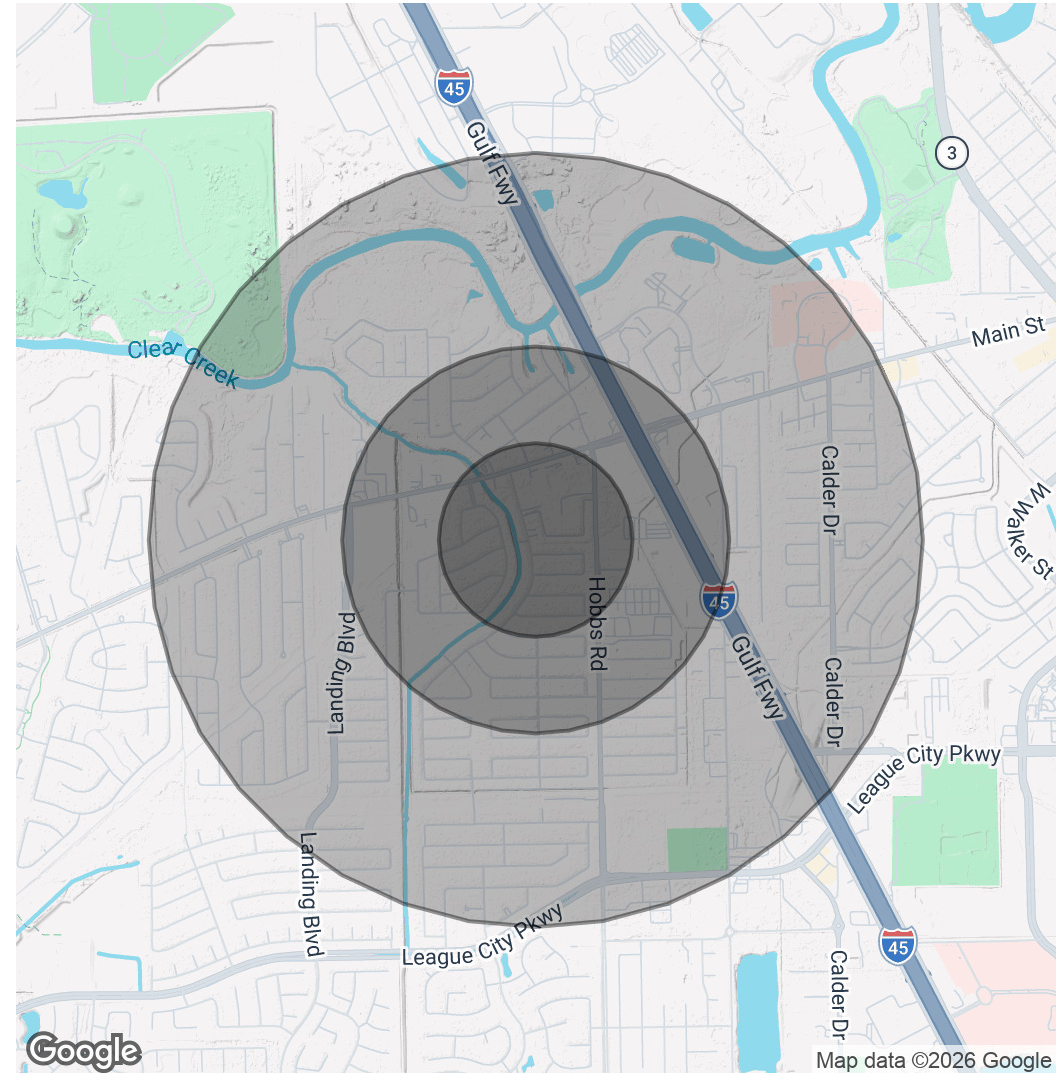
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	676	2,496	11,147
Average Age	44.3	43.4	38.2
Average Age (Male)	36.8	36.6	35.9
Average Age (Female)	49.1	49.3	42.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,136	4,286
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$109,152	\$102,717	\$114,448
Average House Value	\$300,604	\$283,335	\$280,270

2023 American Community Survey (ACS)



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