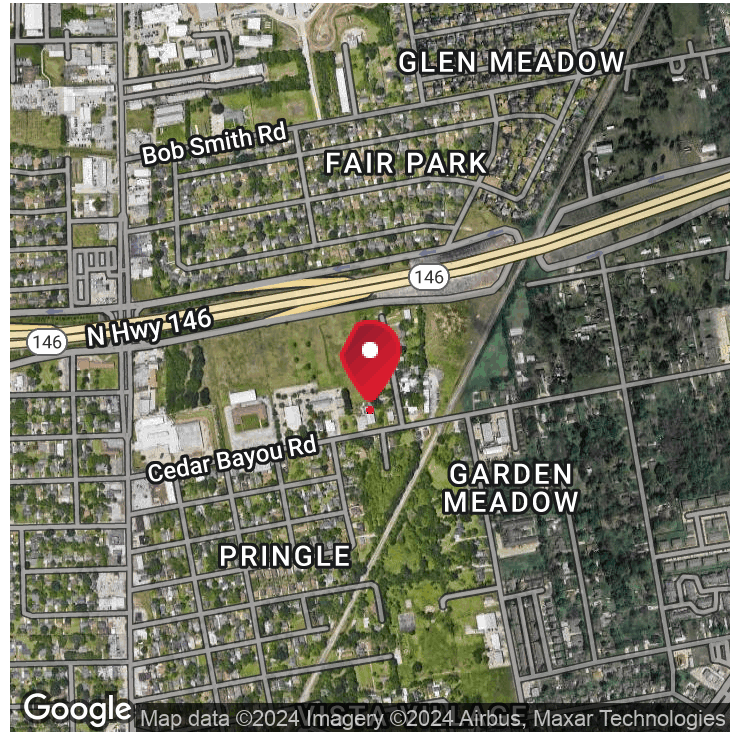


508 CEDAR BAYOU RD

BAYTOWN, TX 77520



OFFERING SUMMARY

Sale Price:	\$1,125,000
Building Size:	6,000 SF
Available SF:	
Lot Size:	3.2 Acres
Number of Units:	1
Price / SF:	\$187.50
Year Built:	1978
Renovated:	2007
Zoning:	General Commercial

PROPERTY OVERVIEW

This versatile 6,000 sq ft industrial warehouse offers 2,000 sq ft of showroom/office space and 4,000 sq ft of warehouse space. Featuring 3 exterior at-grade 10-foot doors, 3-phase power, and a fenced-in storage area, this property is designed for efficiency and security. Located on a spacious 3.2-acre lot near Hwy 146, Spur 330, and I-10, it provides excellent connectivity and potential for expansion. Perfect for businesses seeking a well-equipped and strategically positioned facility.

PROPERTY HIGHLIGHTS

- 6,000 SF industrial building
- 3,000 SF built in 1978, 1,000 SF added in 1986, and another addition of 2,000 SF was added in 2007
- Zoned General Commercial for versatile usage options
- Ideal for industrial, warehouse, or distribution operations
- Spacious unit suitable for various business needs
- Convenient access to major transportation routes and logistics hubs
- Ample parking and loading/unloading areas for efficiency
- Established in 1978, offering a proven track record of visibility in the community



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LINDSEY SHARP

Realtor

832.715.8343

lsharp@remax.net

TX #728092

REMAXCOMMERCIAL.COM

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FOR SALE

INDUSTRIAL PROPERTY

AERIAL PHOTO

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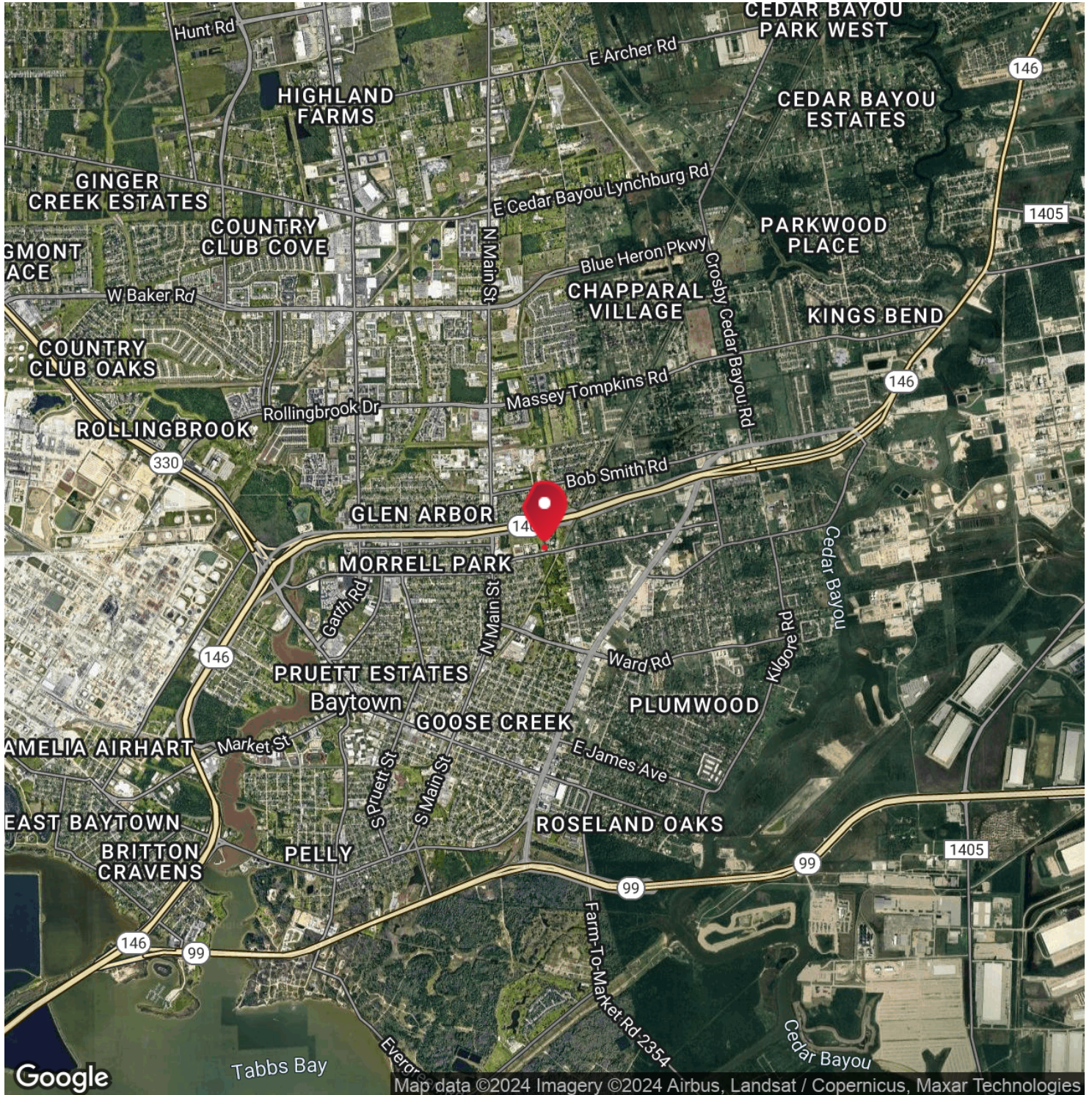
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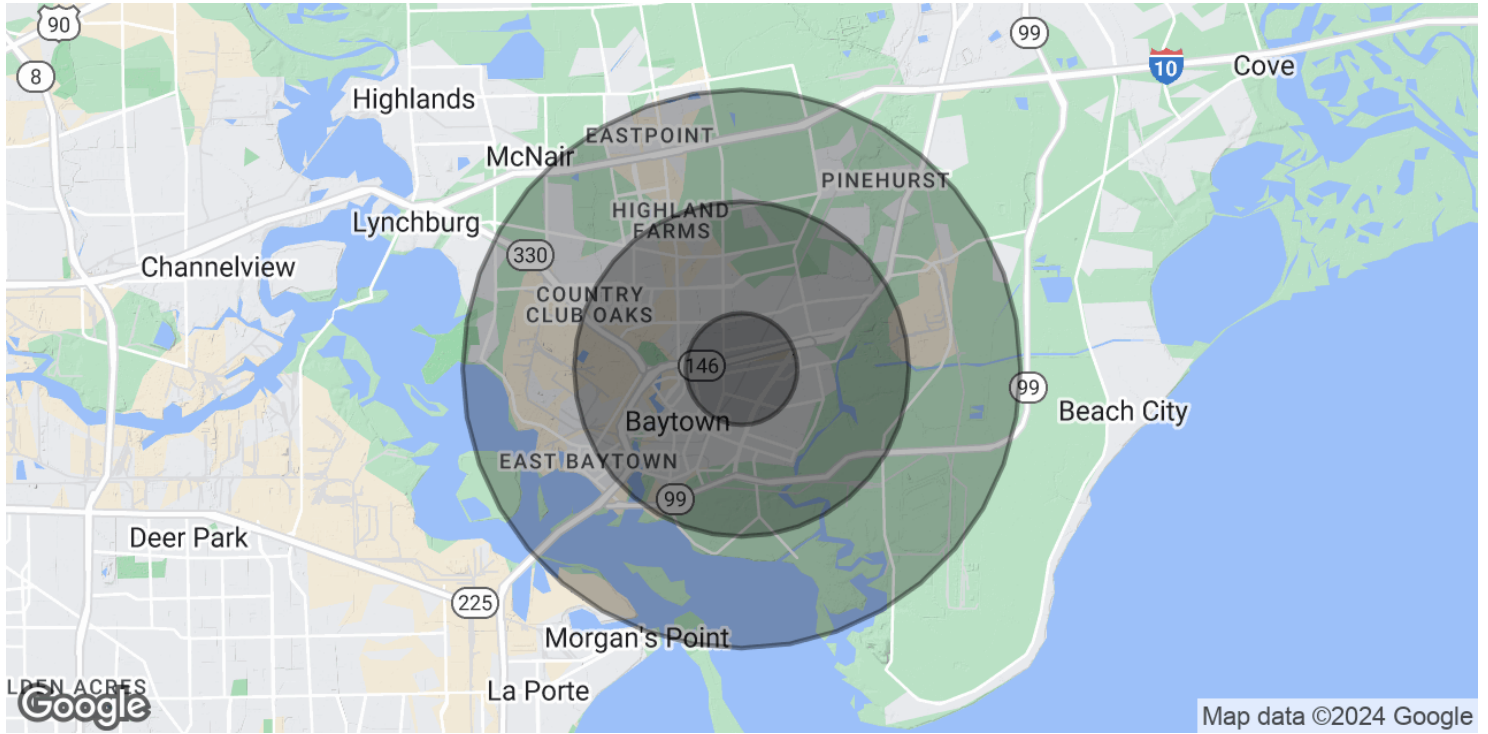
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,048	62,728	93,744
Average Age	37	36	36
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,964	22,695	32,887
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$63,899	\$71,221	\$78,065
Average House Value	\$278,428	\$228,760	\$233,921

Demographics data derived from AlphaMap



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