

# RICARDO'S TIRE BUILDING | FOR SALE & LEASE

4920 W 34TH ST, HOUSTON, TX 77092



## Property Description

Discover a prime investment opportunity in this versatile property located in the Houston area. Boasting a total of 19,060 SF across 10 units, this well-maintained building, constructed in 1950, offers a compelling blend of industrial and flex space. With a favorable 70% occupancy rate, this property presents a strong foundation for immediate and continued returns on investment. Zoned NZ, it provides flexibility for diverse usage and expansion potential. Take advantage of this strategic acquisition to bolster your industrial portfolio and seize the potential for long-term growth in a thriving market.

## Property Highlights

- Highly sought-after location
- Former Tire Shop w/ Equipment
- Strategic and convenient setting
- 19,060 SF building
- 10 units

### FOR MORE INFORMATION:



**RON BROWN**  
 PRINCIPAL  
 936.689.7228  
 RON@TX-CRG.COM

## Offering Summary

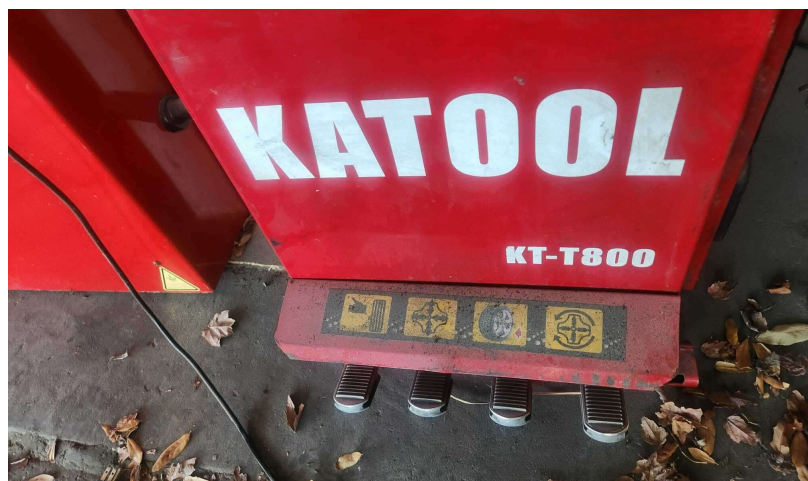
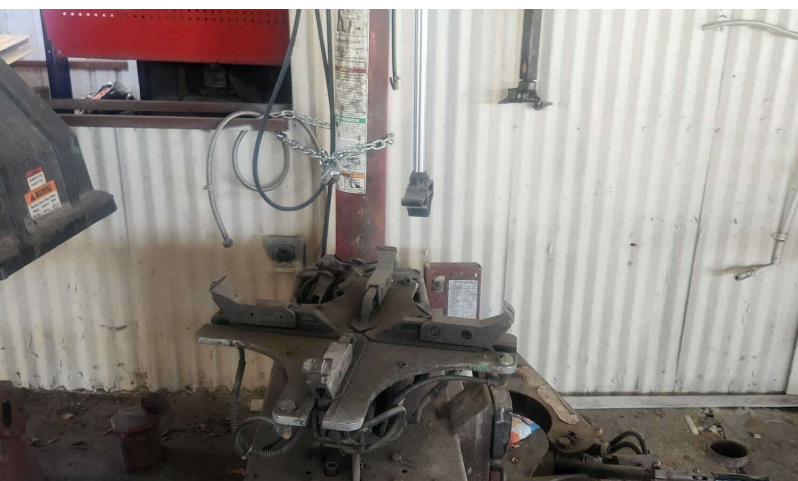
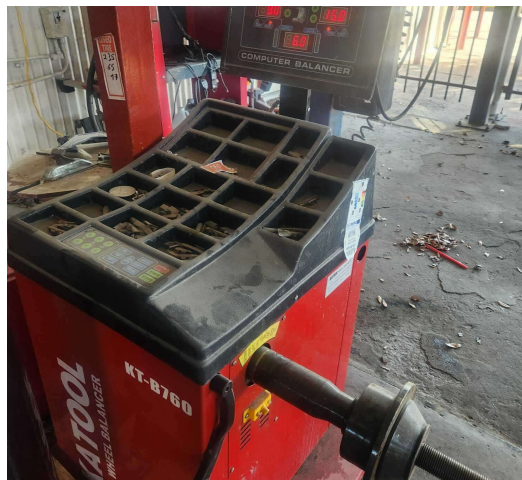
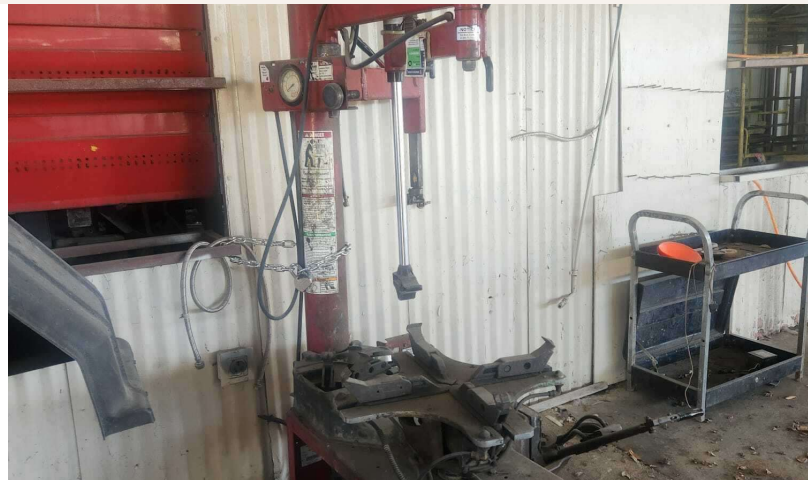
Sale Price:	\$2,500,000
Lease Rate:	Negotiable
Number of Units:	10
Available SF:	
Lot Size:	64,492 SF
Building Size:	19,060 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	614	2,494	6,256
Total Population	1,334	5,467	14,488
Average HH Income	\$69,414	\$68,418	\$75,714



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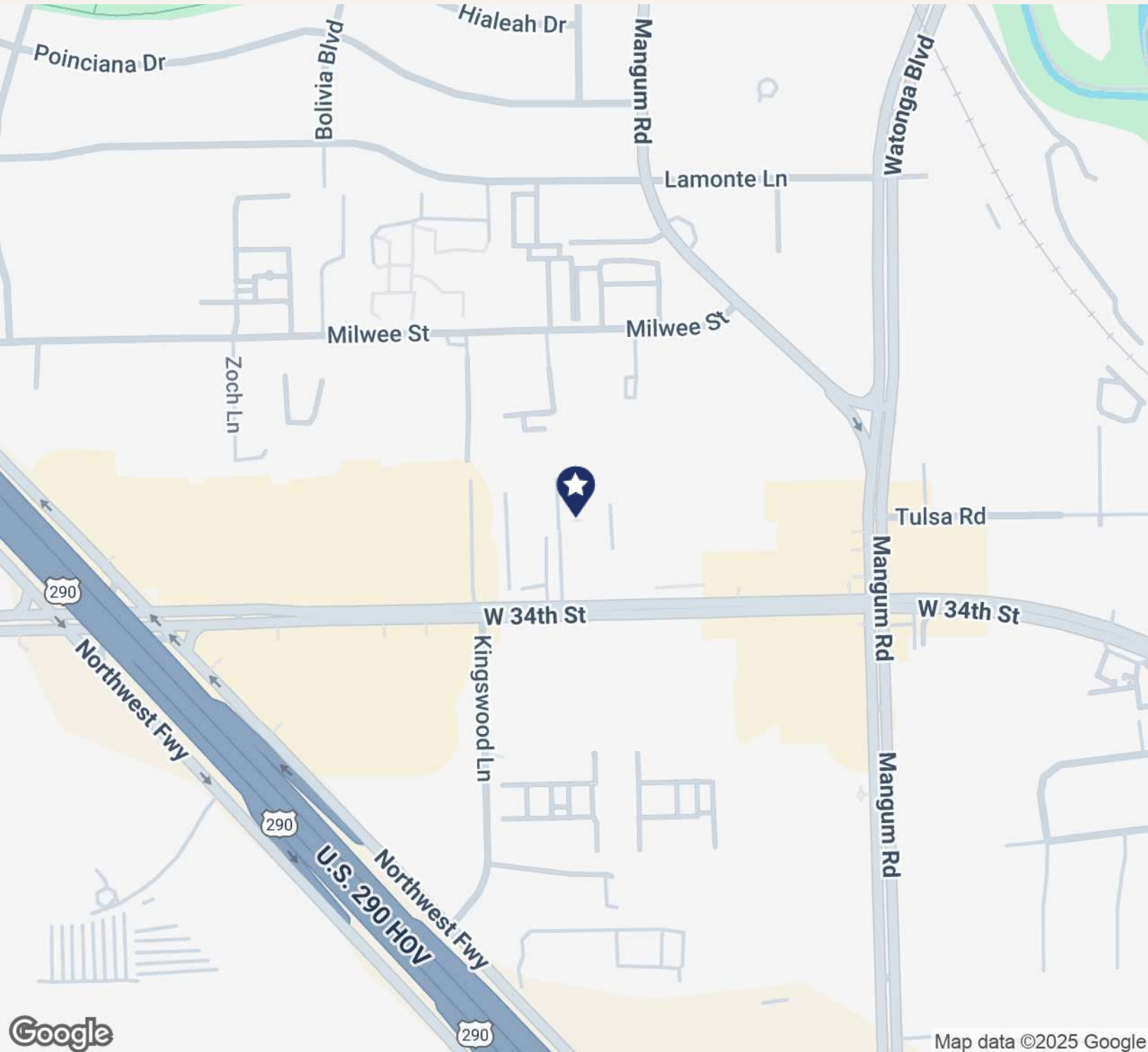
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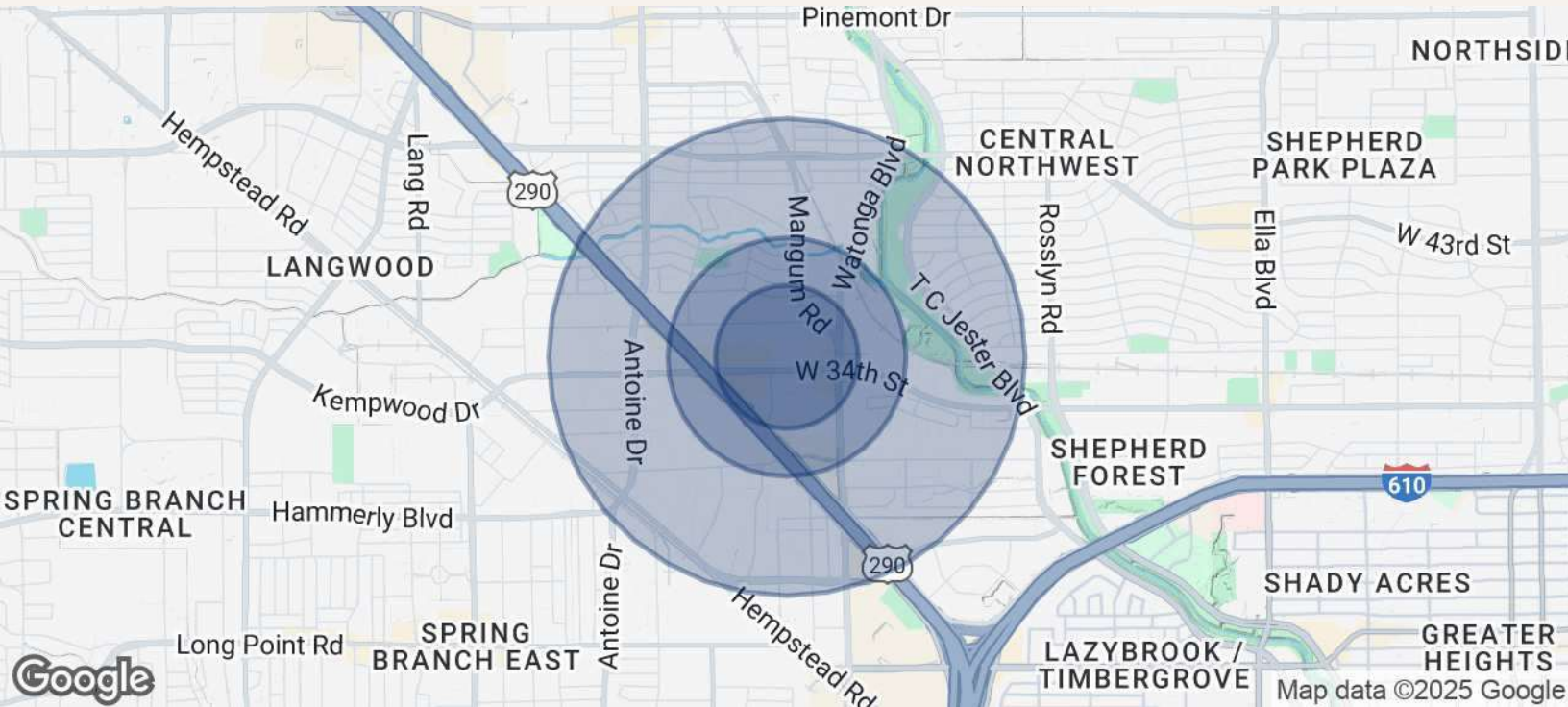
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,334	5,467	14,488
Average Age	38	37	37
Average Age (Male)	38	37	37
Average Age (Female)	38	38	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	614	2,494	6,256
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$69,414	\$68,418	\$75,714
Average House Value	\$250,516	\$227,292	\$307,612

Demographics data derived from AlphaMap

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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

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