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PROPERTY **SUMMARY**

8316 La Porte Rd Houston, TX 77012

SALE PRICE: \$670,000

YEAR BUILT: 1970

PROPERTY TYPE: Industrial

LOT SIZE: 4,946 SF

BUILDING SIZE: 4,730 SF

2 buildings on property: 1 is 2700 sq. ft. (needs work not being used at this time)
Main building is 4730 sq. ft office space with 3 bathrooms, installed new shower, has AC.

Seller built out new warehouse space little over 2000 sqft, has crane, had recent electrical work, 3 phase power, AC installed in warehouse and added 10ft roll-up door. 12' ceiling height.



PROPERTY HIGHLIGHTS

Well-Positioned Industrial Redevelopment Opportunity – 8316 LaPorte, Minutes from Downtown & Major Highways

- Located in Houston's East End / Harrisburg Industrial Districts
- Excellent access to I-10, Loop 610, Hwy 225, and Port Houston
- Ample parking and outdoor storage ideal for overflow inventory, fleet staging, or materials handling
- Total of 5 lots with dual access points (front and rear entrances)

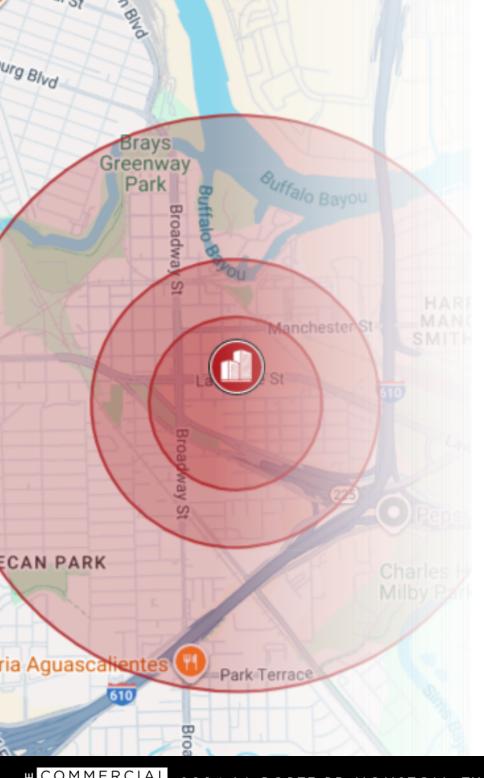
Two buildings on-site:

- Secondary building: 2,700 SF (not currently in use; needs work)
- Main building: 4,730 SF office space with 3 bathrooms, new shower,
 and AC.

Recently built warehouse addition:

- Over 2,000 SF
- Equipped with crane
- Recent electrical upgrades with 3-phase power
- AC installed and 10' roll-up door added
- 12' ceiling height
- Property is fully fenced with gated access and security cameras installed
- Roof repaired in 2025
- Acreage: 0.57 acres





AREA **OVERVIEW**

Located in Houston's East End neighborhood (ZIP 77012), this property offers easy access to Loop 610, Highway 225, and I-45, and is conveniently situated near Metro Rail and public transit routes for effortless commuting. It is close to shopping centers, restaurants, and local schools, just minutes from Mason Park and the Houston Botanic Garden, and approximately 15 minutes from Downtown Houston.

	0.3 Miles	0.5 Miles	1 Miles
Total households	227	872	3,731
Total population	636	2,567	11,281
Persons per household	2.8	2.9	3
Average household income	\$51,488	\$53,703	\$56,469
Average house value	\$126,097	\$132,000	\$135,667
Average age	39	37	37
Average age male	39	37	37
Average age female	38	37	37

RETAILER MAP

