



# FOR SALE

# LA PORTE | TX

8380 Spencer Hwy  
La Porte, TX 77571

## Highlights

- Price: \$765,000
- Building Size: 9,800 SF
- Lot Size: 15,246 SF
- Acreage: 0.35 AC (Approx.)
- Floors: 2
- Parcel ID: 102-181-000-0028
- Year Built: 1978
- Traffic Count: 19,306 AADT (TxDOT-2021)

## Property Description

The subject property is a freestanding 9,800 sq.ft. retail building located on Spencer Highway in La Porte, TX. Currently 100% occupied, situated on .35 acres with a daily traffic count of 19,000+ AADT (TxDOT-2021). Close proximity to major thoroughfares such as Beltway 8, Highway 146, Highway 288. This property offers exceptional exposure and heavy traffic counts being located near major retailers including H-E-B, Walmart Supercenter, Starbucks, Chick-fil-a, ALDI, and many more!

Do not disturb the existing business, its employees or visitors!



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