

FOR SALE

1900 W ALABAMA ST
HOUSTON, TEXAS 77098



1900 W Alabama St

Chase Cooper
Associate

713.405.7486

chase.cooper@partnersrealestate.com

John Ytterberg
Associate

713.275.9633

john.ytterberg@partnersrealestate.com

partners

FOR SALE

AVAILABLE

- ± 3,808 SF
- Freestanding Masonry Warehouse / Showroom
- Corner Lot — On-Site Parking
- Entire Building Available

Sale Price: \$2,250,000

PROPERTY HIGHLIGHTS

- Built 1984 — masonry brick construction, distinctive white exterior, hard corner visibility on W Alabama
- 20' clear height + 22' building height
- Grade-level drive-in door (12' wide x 10' tall)
- Finished 2-story interior: private office and climate-controlled storage mezzanine above main floor
- Corner lot (0.16 AC / 7,044 SF) with 8 on-site parking spots



Property Overview

**1900 W ALABAMA ST
HOUSTON, TEXAS 77098**

Address	1900 W Alabama St, Houston, TX 77098
Property Type	Industrial Warehouse / Owner-User Retail Showroom
Current Use	Owner-Occupied Retail Showroom / Antiques
Submarket	Montrose · Inner Loop River Oaks
Building Size	3,808 SF — Single-story, Class B, Masonry brick
Site	0.16 AC / 7,044 SF
Year Built	1984
Clear Height	20' clear · 22' building height
Drive-In Door	1 grade-level — 12' wide × 10' tall
Mezzanine	Finished upper level — private office + climate-controlled storage. According to the owner, the mezzanine is not included in the 3,808 sf, so the usable SF is closer to ~4,500 SF.
Zoning	NZ — No parking minimum inside Loop 610 (2019)
2025 Taxes	\$20,721/yr (\$5.44/SF)
Parcel ID	0542290000030
List Price	\$2,250,000 (\$591/SF building · \$319/SF land)



Property Photos

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Property Photos

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Property Photos

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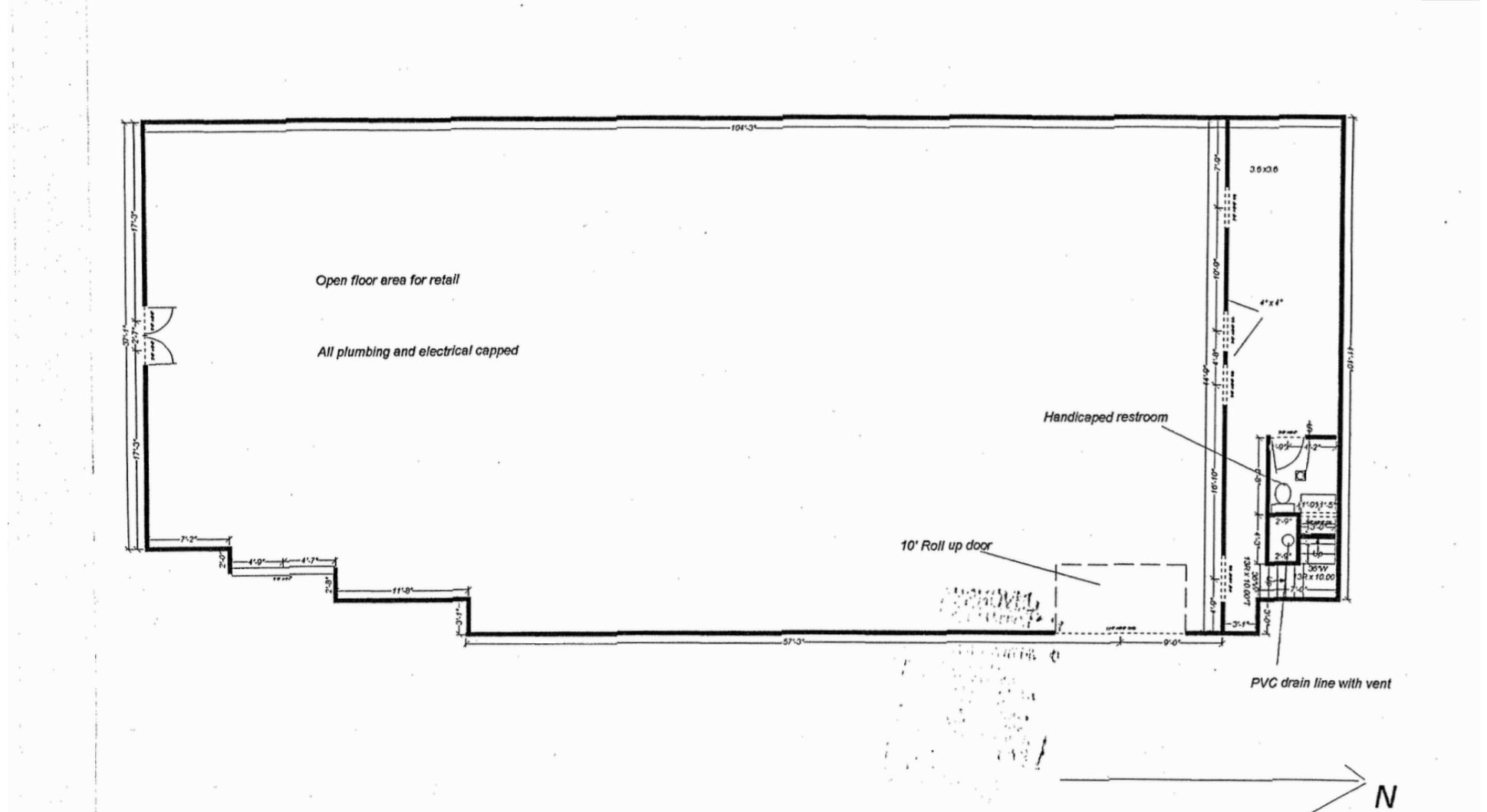


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Floor Plan

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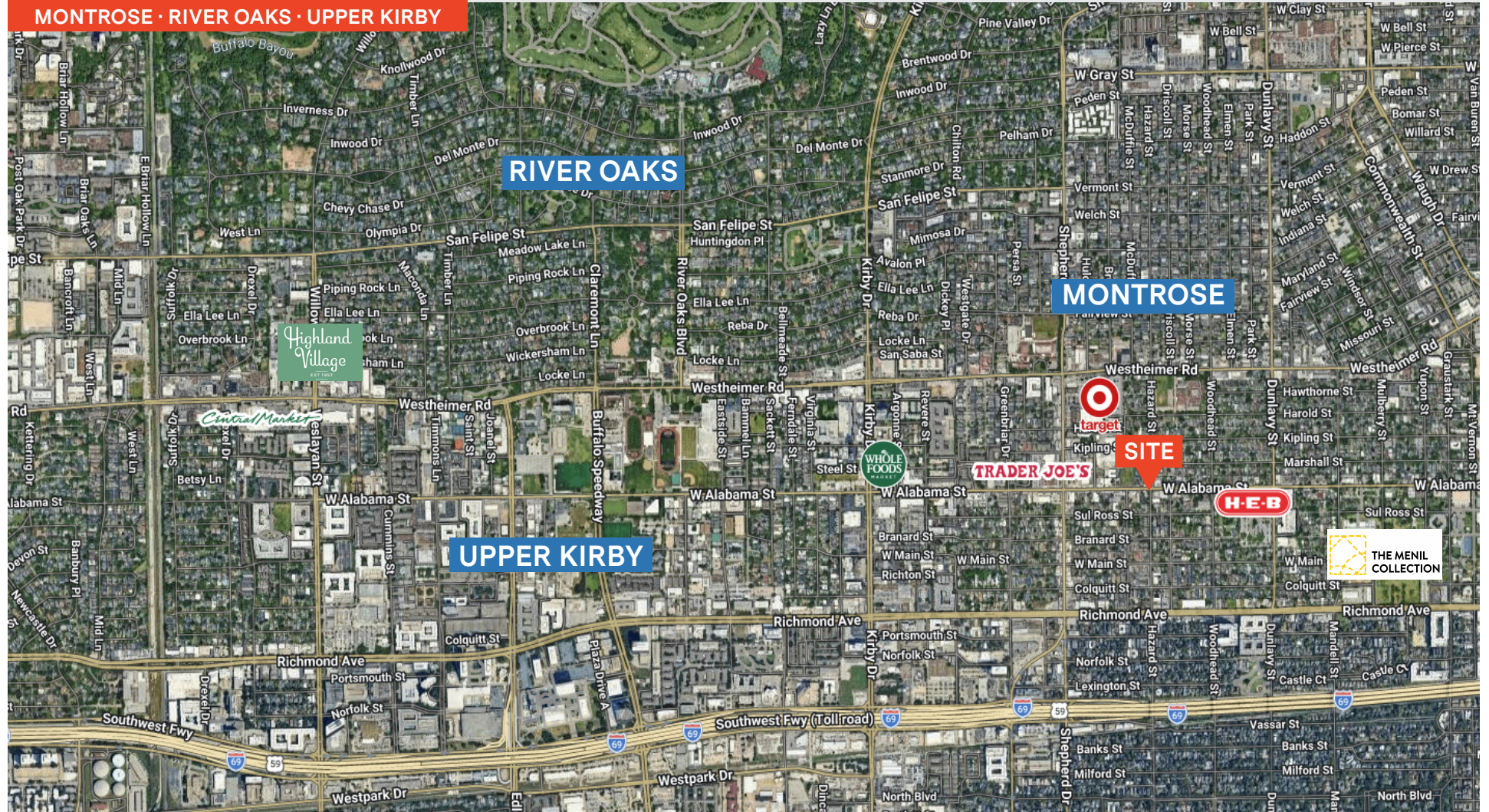


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Retailer Overview

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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	27,022	191,034	481,870
2026 Population	30,802	223,309	545,002
2031 Projected Population	31,195	233,901	568,976
Annual Growth (2026-2031)	0.3%	0.9%	0.9%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	15,966	103,952	231,207
2026 Households	16,943	120,190	263,828
2031 Projected Households	17,249	127,476	278,307
Annual Growth (2026-2031)	0.4%	1.2%	1.1%
Annual Growth (2010-2026)	1.0%	3.0%	2.5%

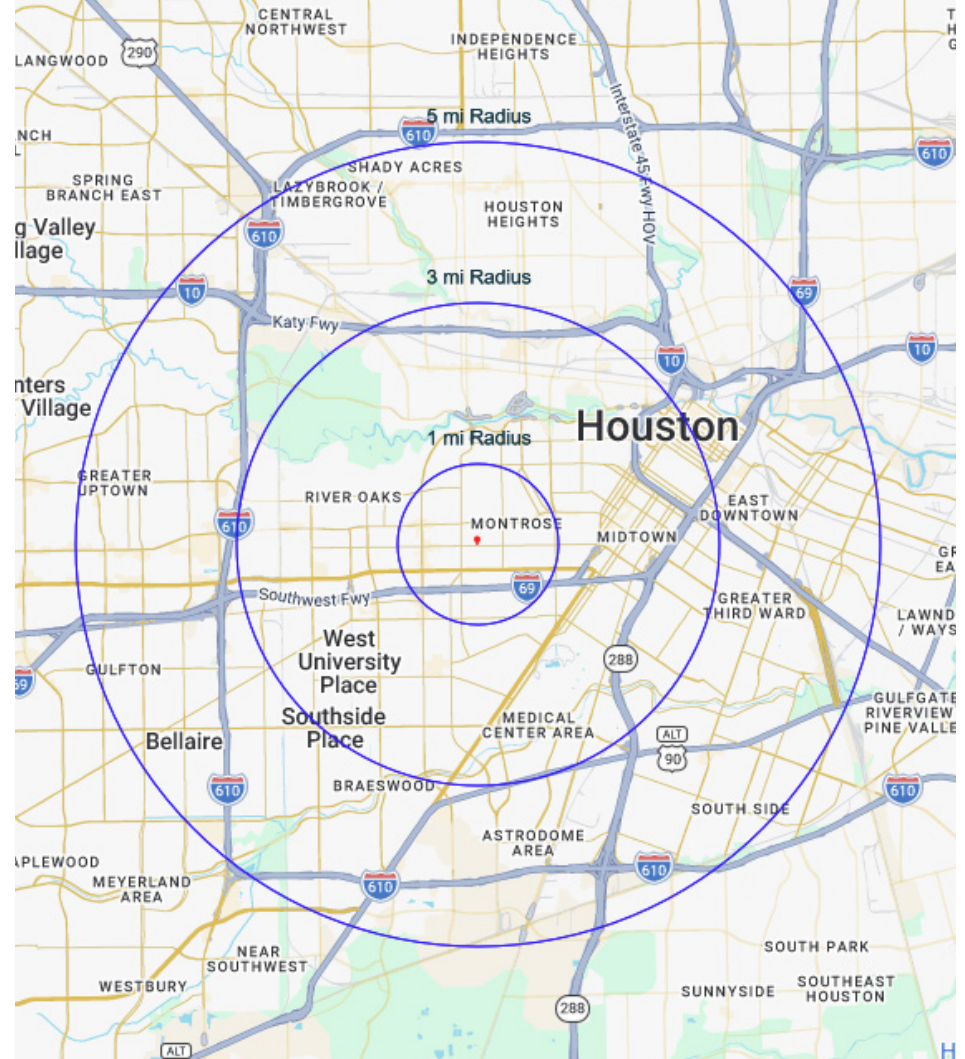
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$224,132	\$201,045	\$179,943
Median Household Income	\$138,581	\$128,488	\$116,309

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	25,219	309,128	578,191
Total Businesses	3,661	27,928	54,241

2020 Census, 2026 Estimates with Delivery Statistics as of 09/26

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Information About Brokerage Services



2-10-2025

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Chase Cooper	794571	chase.cooper@partnersrealestate.com	713 405 7486
Sales Agent/Associate's Name	License No.	Email	Phone
John Ytterberg	806231	john.ytterberg@partnersrealestate.com	713 275 9633
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date