



# Investment Sale

3.76 acres of land available

**2110 Aldine Western Rd.  
Houston, TX 77038**

## Site features:

**Land:** 3.76 acres

## Improvements:

- Land fully paved and stripped for a minimum of 200 parking spaces
- Six-foot chain link fence around the entire perimeter with three (3) strands of barbed wire, one (1) for above the fence
- Two (2) 26-foot wide electric gates
- LED perimeter lighting

## Investment Summary:

**Tenant:** Federal Express Corporation

**Price:** Contact Broker

**Base Rent:** \$181,200/year

**Lease Type:** Modified Gross

**Expenses:** Taxes:  $\pm$ \$30,000/Yr, Insurance  $\pm$ \$10,000/Yr, and Utilities/CAM  $\pm$ \$6,000/Yr

**Tenant in Place Since:** September 23, 2023

**Lease Expiration:** September 30, 2033

**Rental Escalations:** None

**Renewal Option:** One (1) five-year at fair market rent

**Comments:** Not located in city limits of Houston



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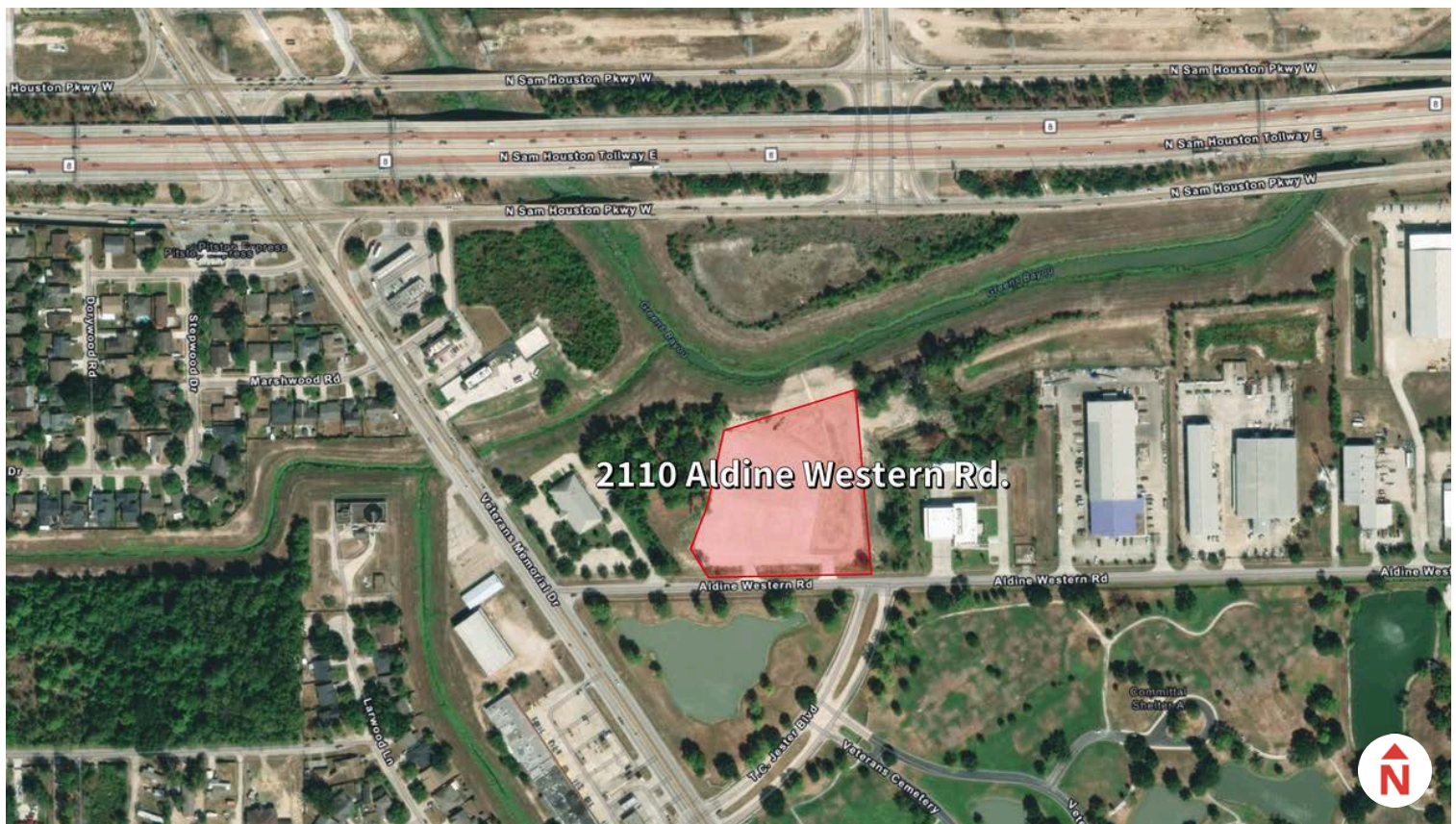
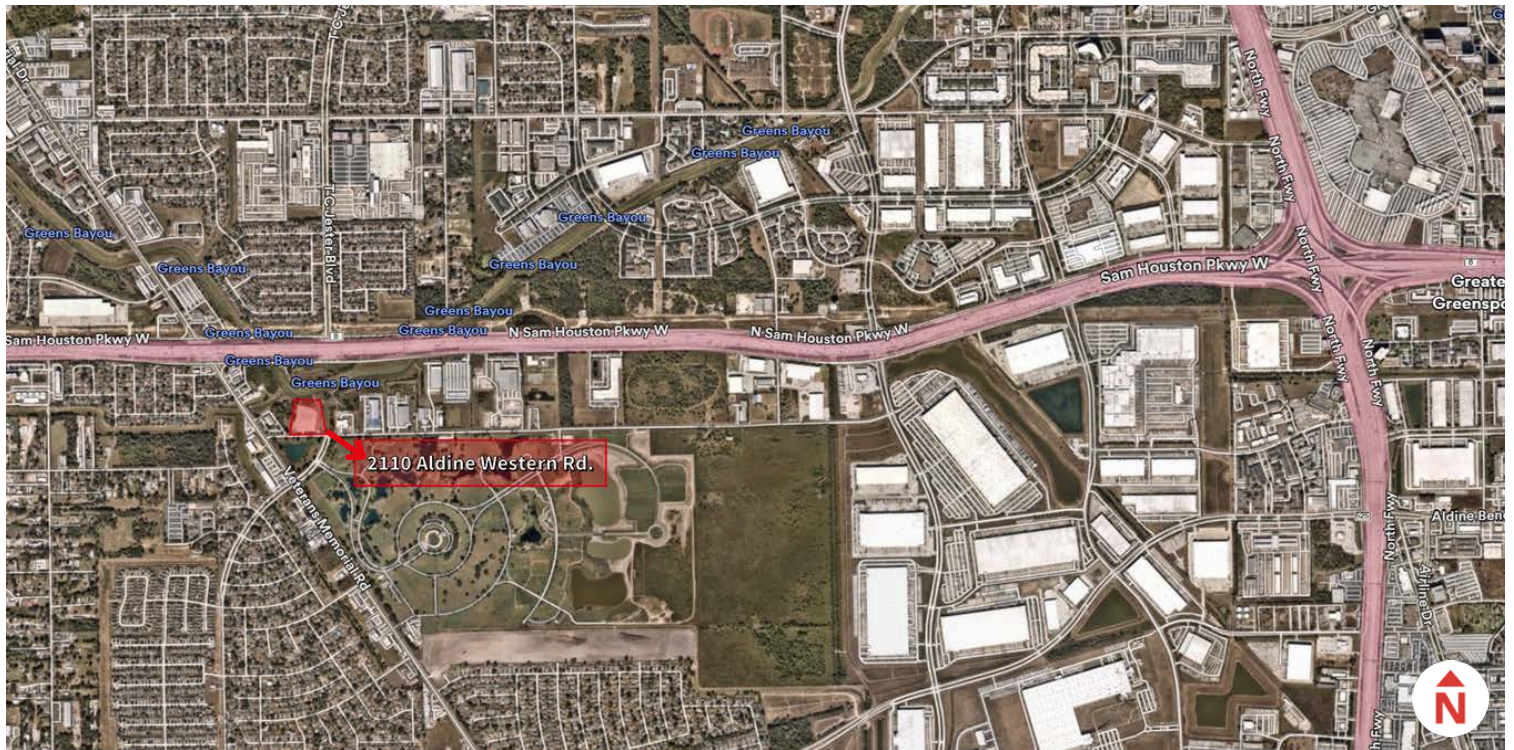
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