

OFFERING MEMORANDUM

115 ENGEL ST
HOUSTON, TX 77011

Welcome to this exceptional commercial property boasting a spacious 4,704 square foot building with tall ceilings, providing ample room for various business ventures.

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**THE COMMERCIAL
PROFESSIONALS**

PROPERTY SUMMARY

115 Engel St Houston, TX 77011

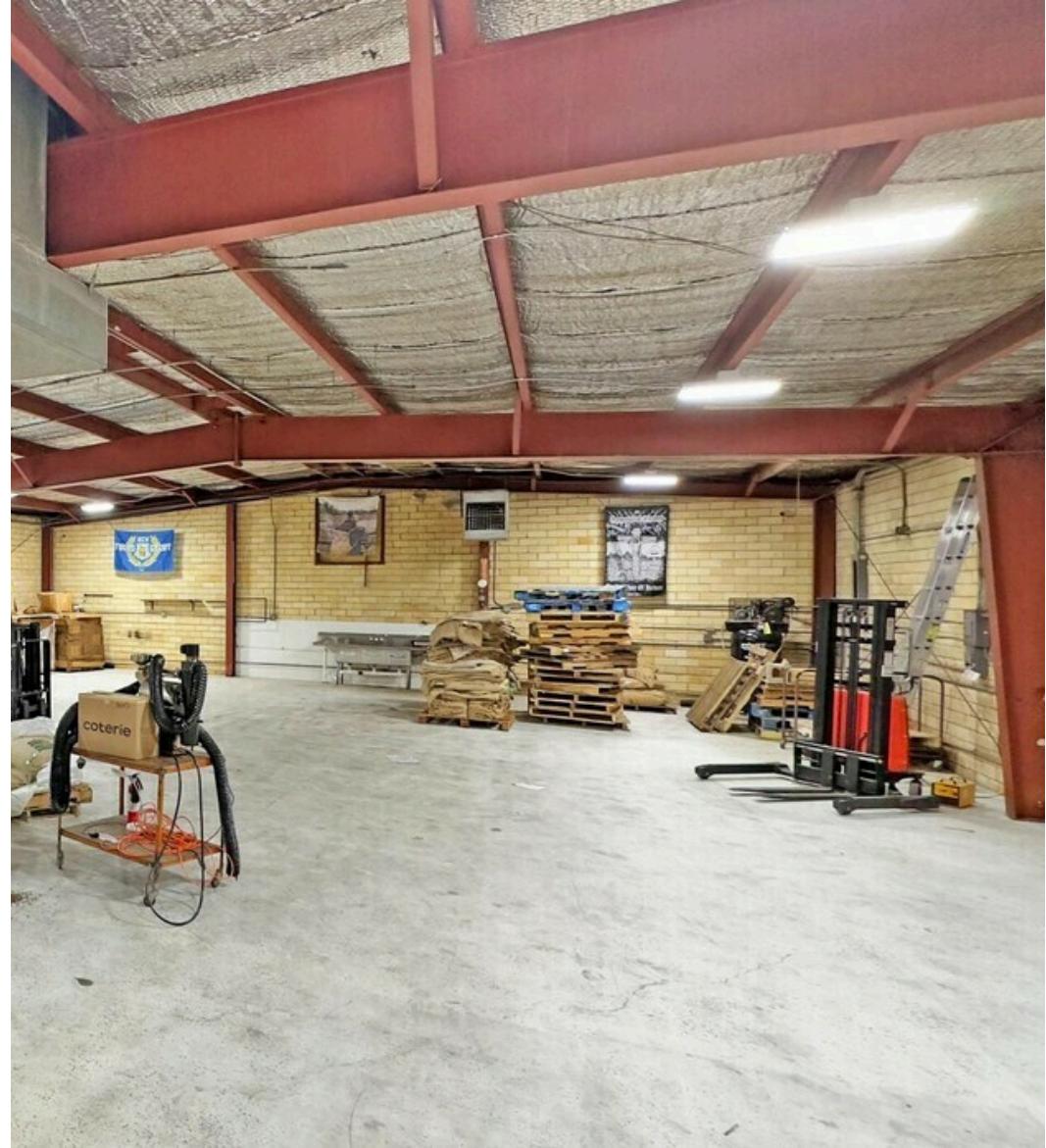
SALE PRICE: \$650,000

YEAR BUILT: 1959

PROPERTY TYPE: Industrial

BUILDING SIZE: 4,704 SF

Welcome to this exceptional commercial property boasting a spacious 4,704 square foot building with tall ceilings, providing ample room for various business ventures. Recently equipped with a brand-new A/C system, this space ensures optimal climate control year-round, fostering a comfortable environment for both customers and employees. With the added advantage of 3-phase power, the property enhances electrical efficiency, accommodating a range of power-intensive operations seamlessly. The heavy brick construction, devoid of windows, not only offers a robust foundation but also ensures heightened security and privacy.

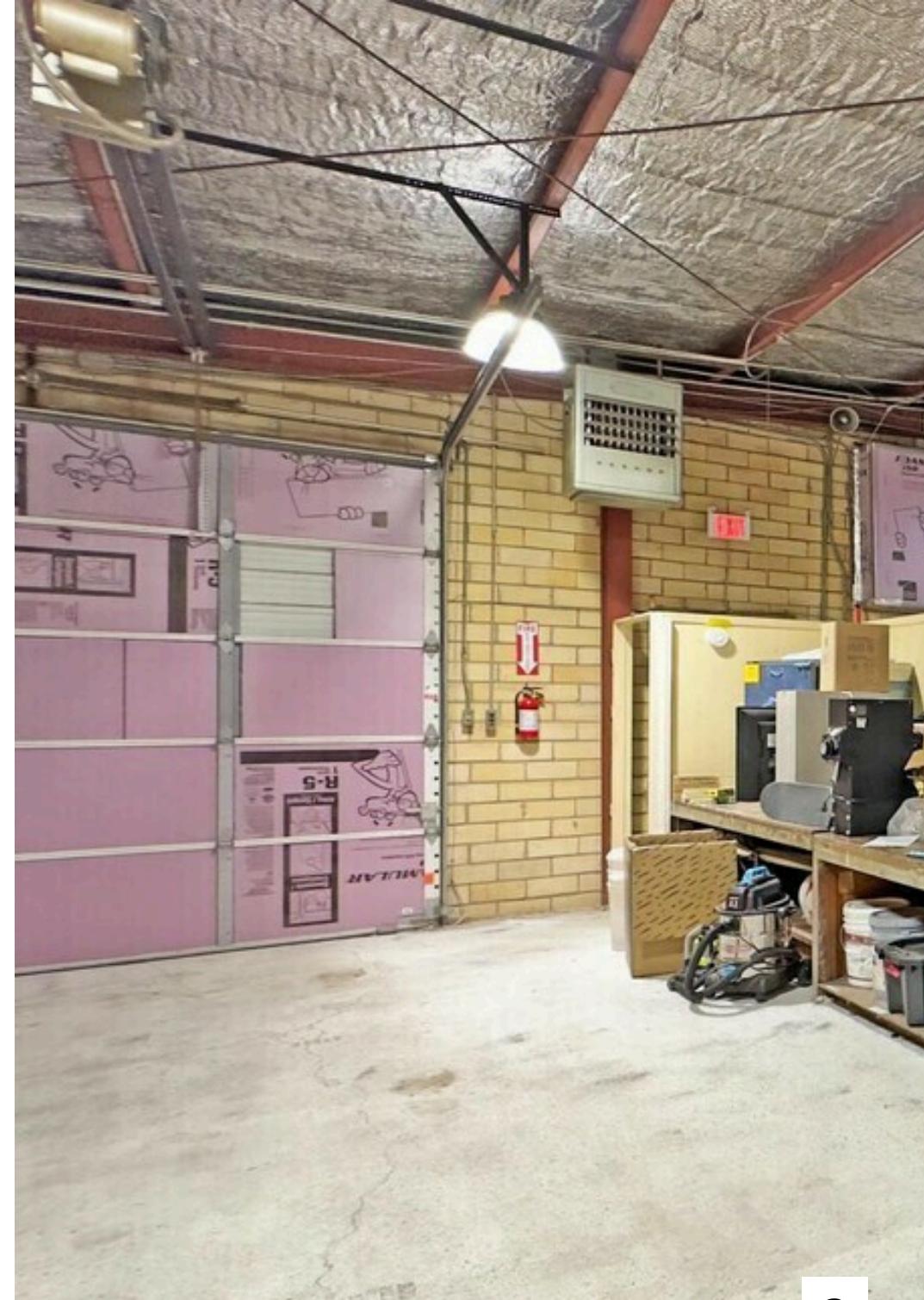


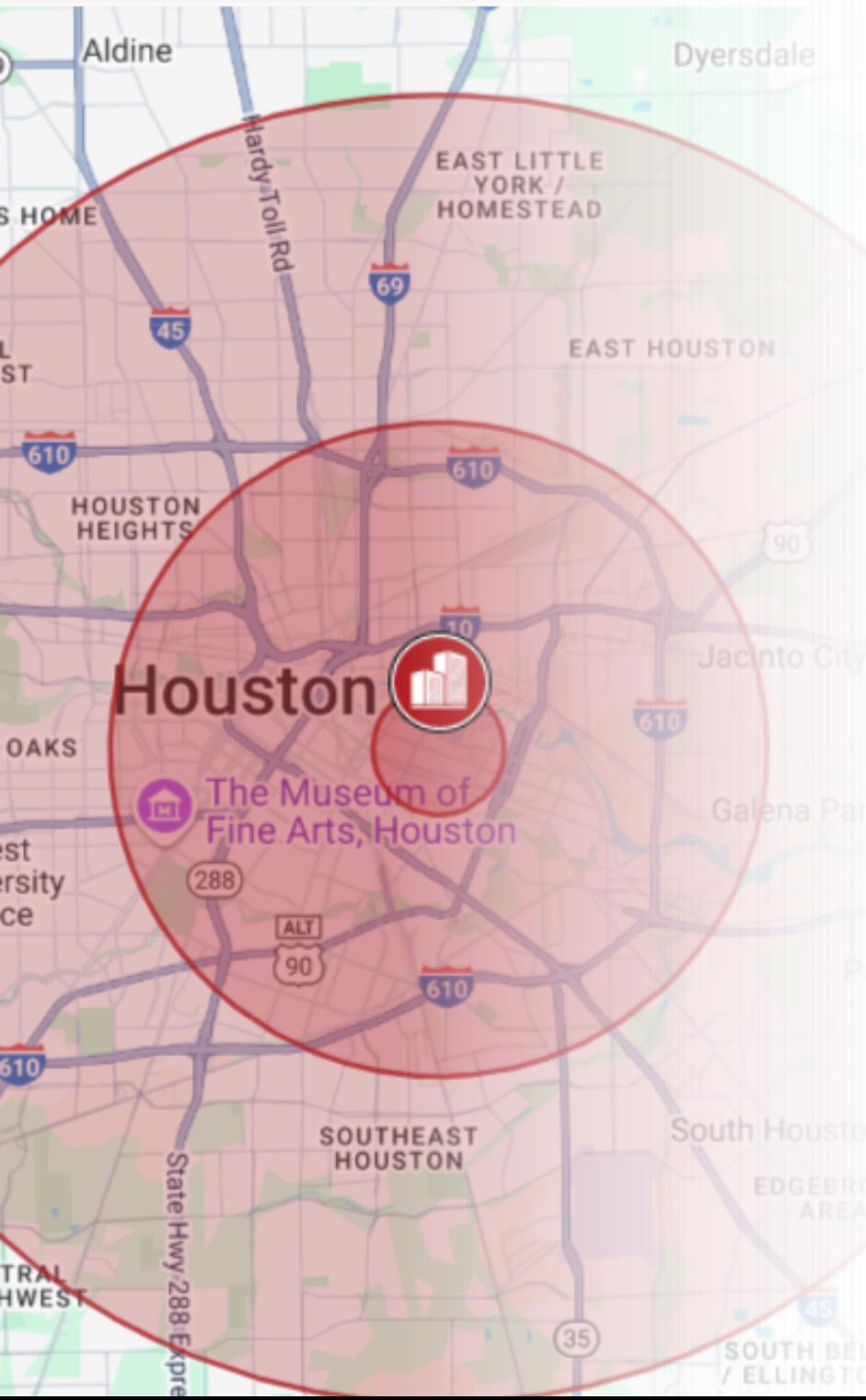
PROPERTY HIGHLIGHTS

Income Producing 4704 sq. ft. Industrial Space for Sale

Convenient access is facilitated by an electric roll-up door, streamlining loading and unloading processes. Inside, upgraded bathrooms provide modern amenities, enhancing the overall experience for occupants. Safety is paramount, evidenced by the installation of new security cameras throughout the premises.

- Lease space is currently leased**** Leased at \$3,500 + NNN for 1 year: Ends Jan 2026
- 4,704 sq ft building with high ceilings
- Newly installed A/C for optimal climate control
- 3 phase power for enhanced electrical efficiency
- Heavy brick construction with no windows and new security cameras installed for added security
- Electric roll-up door for convenient access
- Upgraded bathrooms for improved facilities
- 2 commercial 3-bay sinks for versatile use





AREA OVERVIEW

This industrial warehouse is strategically positioned at the corner of Engel Street and Avenue H, placing it in the heart of a dynamic and bustling area. Just a few blocks away is the Houston Metro Rail line stop at Altic/Howard Hughes, offering excellent public transport connectivity. This location is deeply integrated within a diverse community, surrounded by a wide array of local businesses that include retail stores, restaurants, schools, and residential housing.

	0.3 Miles	0.5 Miles	1 Miles
Total households	6,588	152,572	535,713
Total population	14,041	343,914	1,272,019
Persons per household	2.1	2.3	2.4
Average household income	\$45,254	\$71,131	\$86,053
Average house value	\$145,421	\$220,838	\$261,279
Average age	36.7	34.6	34.5
Average age male	36.7	34.2	34
Average age female	38.2	35.1	34.9

RETAILER MAP





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