

OFFERING MEMORANDUM

14613 S POST OAK RD
HOUSTON, TX 77045

This property offers a total of 6,160 square feet across three units, providing a versatile investment with built-in income and future upside.



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PROPERTY SUMMARY

14613 S Post Oak Rd Houston, TX 77045

SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	6,160 SF
YEAR BUILT:	2002
LOT SIZE:	18,449 SF
BUILDING SIZE:	Retail/Restaurant/
PROPERTY TYPE:	Mixed Use

This property offers a total of 6,160 square feet across three units, providing a versatile investment with built-in income and future upside. The front 3,492-square-foot space is currently leased to a cheese manufacturing company through March 2028 at \$5,500 per month gross, with the tenant responsible for water, electricity, and trash service.

This unit includes a restroom, office, walk-in cooler, and air conditioning, and is separately metered. The remaining 2,688 square feet is currently occupied by the seller, who will vacate upon closing.



PROPERTY HIGHLIGHTS

Prime 6,160 SF Retail/Restaurant Property on S Post Oak

- Total of 6,160 SF across three units.

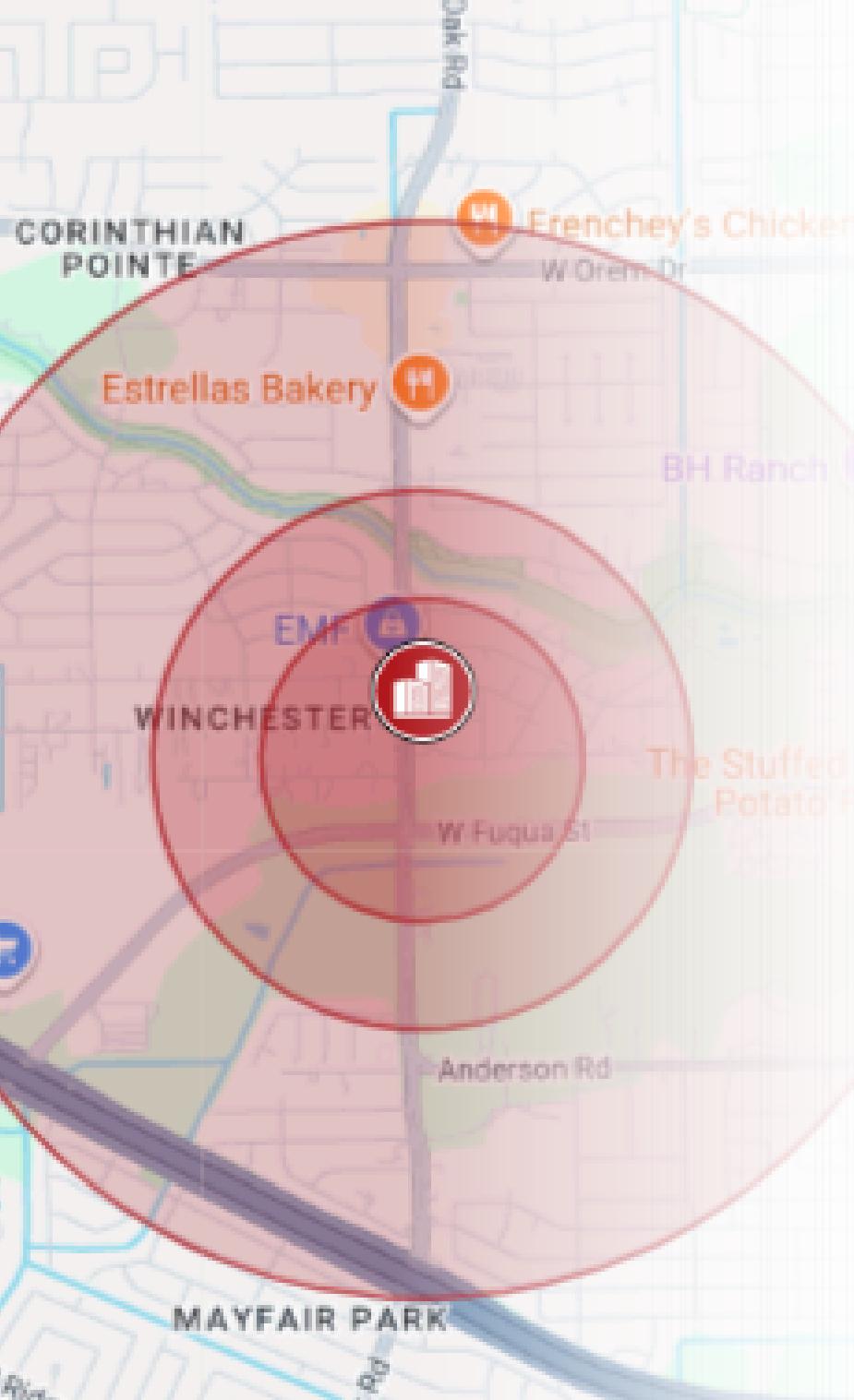
Unit 1:

- 3,492 SF – separately metered
- Currently leased to a cheese manufacturing company through March 2028
- \$5,500/month gross rent
- Tenant pays water, electric, and trash
- Includes 1 restroom, an office, walk-in cooler, and AC

Units 2 & 3:

- 2,688 SF combined (shared meter)
- Seller currently occupies; will vacate at closing
- One unit has AC; the other does not
- Both include restrooms
- Flexible layouts suitable for multiple business types, including:
- restaurant, car repair (roll-up door), corner store, bakery, laundromat, and more





AREA OVERVIEW

Located on the highly visible S Post Oak Road corridor in Houston, TX, this property benefits from strong daily traffic and convenient access to major thoroughfares, including Highway 90 and Beltway 8. Situated just minutes from the Houston Medical Center, NRG Stadium, and major residential neighborhoods, the site offers excellent visibility for retail or restaurant operations

	0.3 Miles	0.5 Miles	1 Miles
Total households	141	483	3,188
Total population	476	1,612	10,604
Persons per household	3.4	3.3	3.3
Average household income	\$62,958	\$63,388	\$63,631
Average house value	\$142,249	\$142,265	\$148,951
Average age	37	37	37
Average age male	36	36	36
Average age female	37	37	37

RETAILER MAP





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