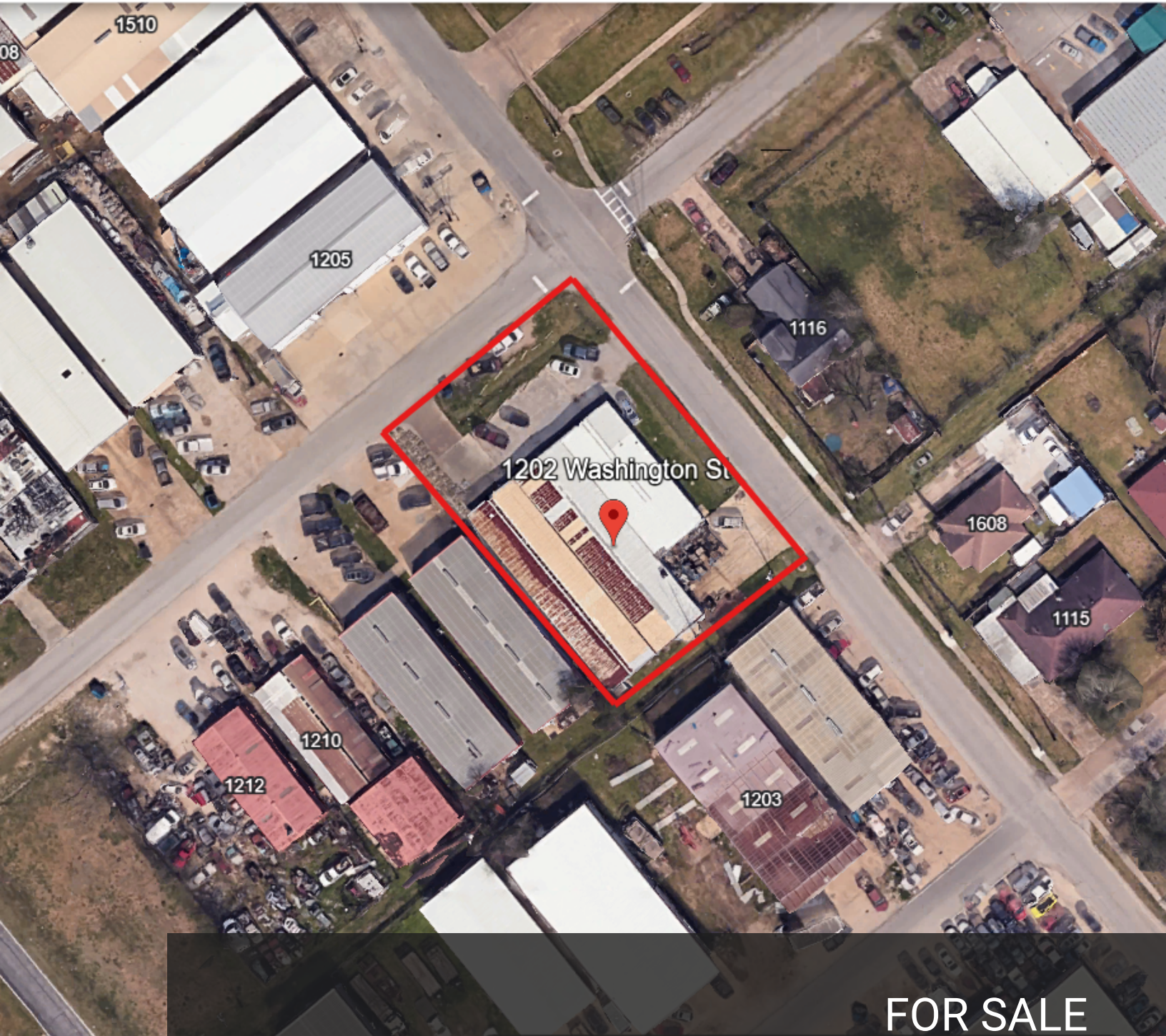


# INDUSTRIAL WAREHOUSE FOR SALE

SOUTH HOUSTON TX WAREHOUSE- 1202 WASHINGTON ST.

1202 WASHINGTON STREET, SOUTH HOUSTON, TX 77587



**KELLER WILLIAMS HOUSTON MEMORIAL**

1220 Augusta Dr  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**TIM LARSON**

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Disclaimer

1202 WASHINGTON STREET



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

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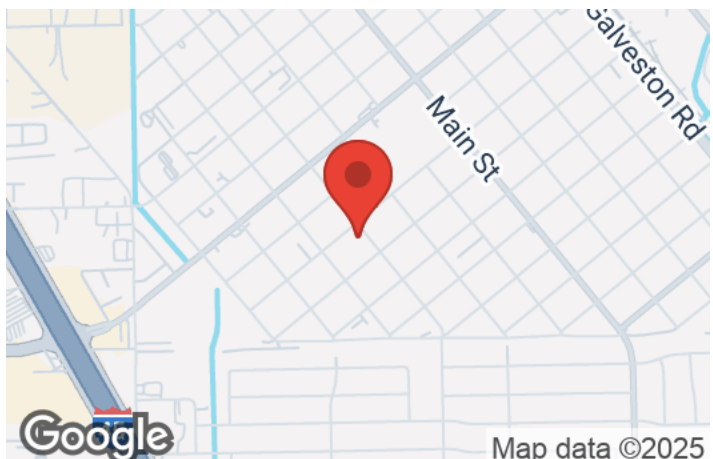


## OFFERING SUMMARY

<b>PRICE:</b>	\$1,225,000
<b>BUILDING SF:</b>	8,760/SF
<b>PRICE / SF:</b>	\$139.84
<b>LOT SIZE:</b>	14,910 SF
<b>OCCUPANCY:</b>	OWNER VACATING
<b>WAREHOUSE SF:</b>	~7,500 SF
<b>GRADE DOORS:</b>	2
<b>CLEAR HEIGHT:</b>	10'
<b>POWER:</b>	480V 3-PHASE
<b>YEAR BUILT:</b>	1963 YB

## PROPERTY OVERVIEW

Corner lot Industrial Warehouse in South Houston, TX. Approximately 7,500 SF of Warehouse space, & 1,260 SF of Office space on a 14,910 SF lot. Well-suited for both Owner-Occupants and/or as an Investment Property. Not far from Hobby Airport & the Port of Houston, near I-45 & Beltway 8. This business district is popular for a wide variety of professional trades. Current Owner-Occupant is vacating.



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## LOCATION & HIGHLIGHTS

1202 WASHINGTON STREET



### LOCATION INFORMATION

Building Name: South Houston TX Ind Warehouse  
Street Address: 1202 Washington St.  
City, State, Zip: South Houston TX 77587  
County: Harris  
Market: Southeast  
Cross Streets: Austin Street  
Signal Intersection: College



### LOCATION OVERVIEW

Southeast of downtown Houston, TX. Not far from Hobby Airport & the Port of Houston, near I-45, Beltway 8, SH-610, & SH-225. This business district is popular for a wide variety of professional trades including automotive, shipping, manufacturing, commercial contractors, and more. South Houston is a business friendly community. Current Owner-Occupant is vacating.



### PROPERTY HIGHLIGHTS

- Corner lot Industrial Warehouse in South Houston, TX.
- Approximately 7,500 SF of Warehouse space, & 1,260 SF of Office space on a 14,910 SF lot.
- Well-suited for both Owner-Occupants and/or as an Investment Property.
- South Houston is a business friendly community.

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# PROPERTY PHOTOS

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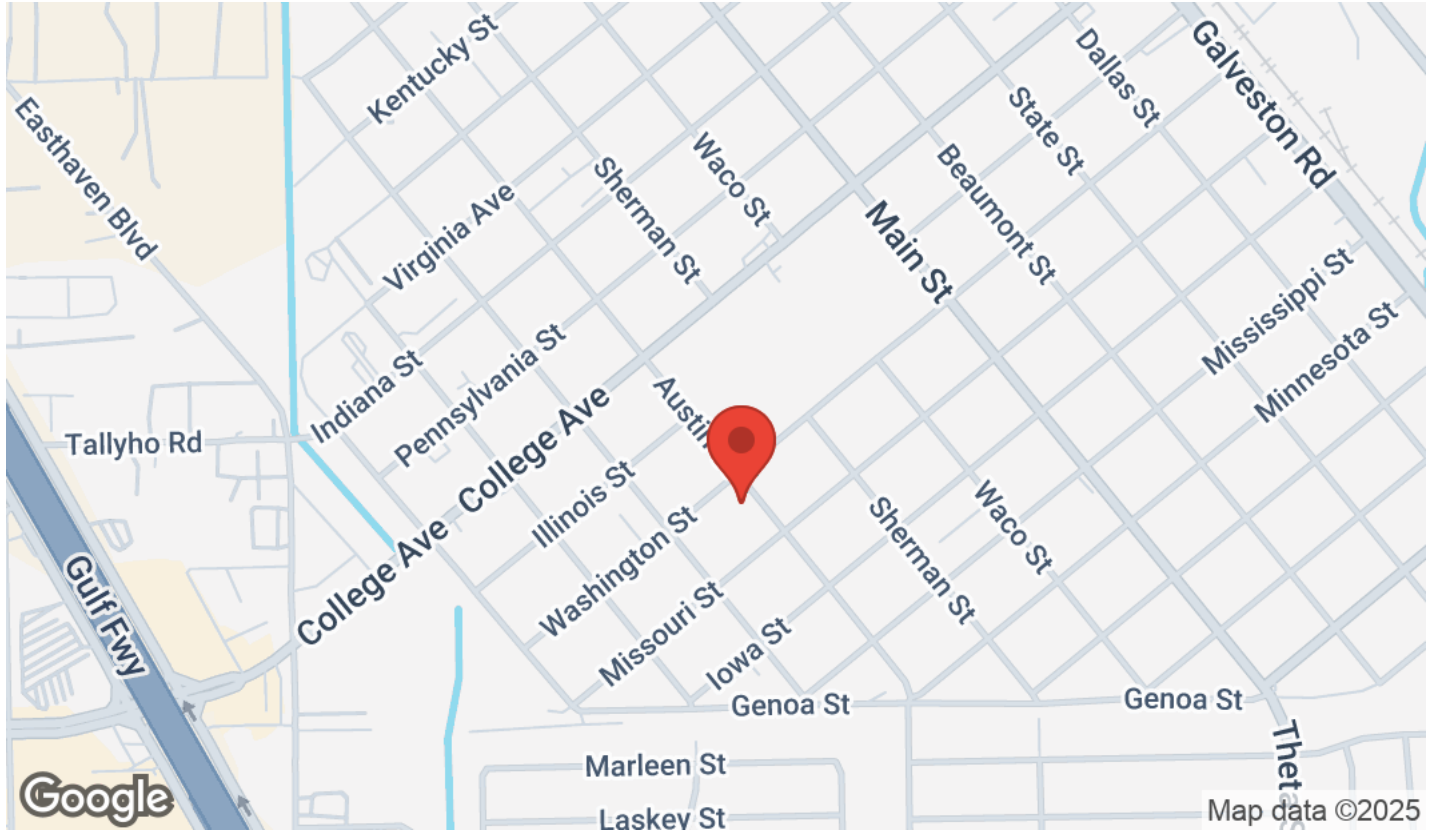


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# LOCATION MAPS

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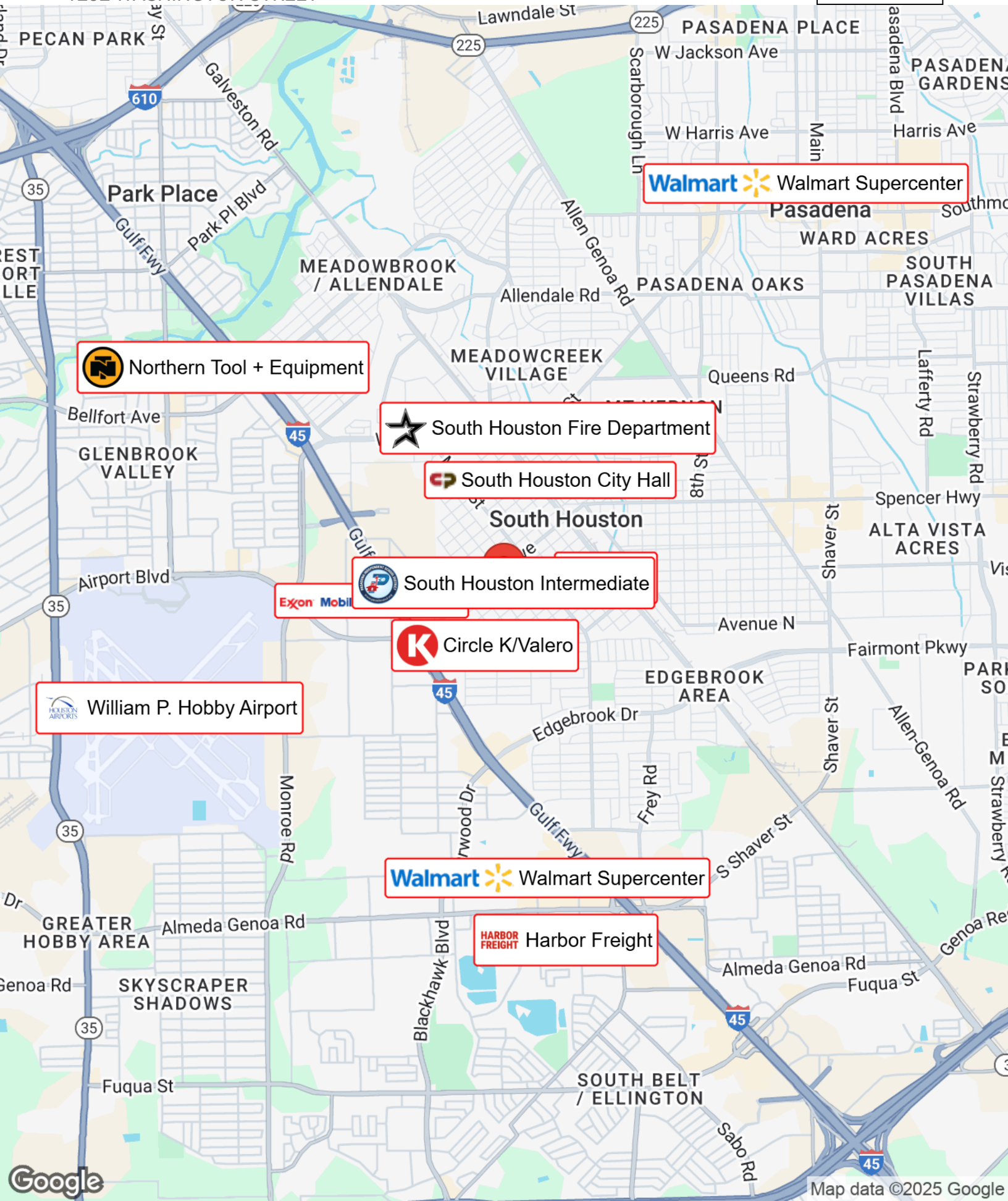


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# BUSINESS MAP

1202 WASHINGTON STREET



Northern Tool + Equipment

South Houston Fire Department

South Houston City Hall

South Houston Intermediate

Circle K/Valero

William P. Hobby Airport

Walmart Supercenter

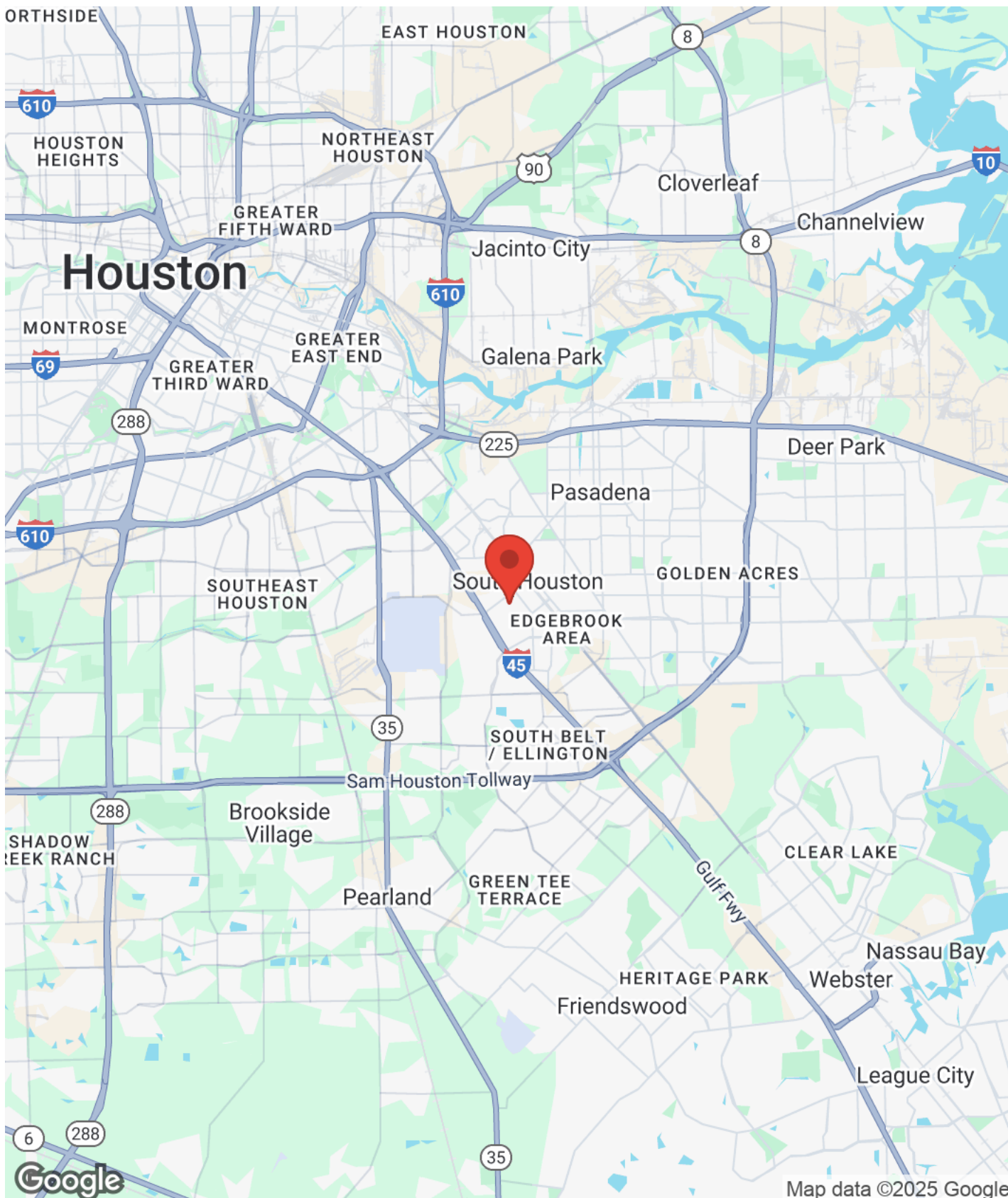
Harbor Freight

Walmart Supercenter  
Pasadena



# REGIONAL MAP

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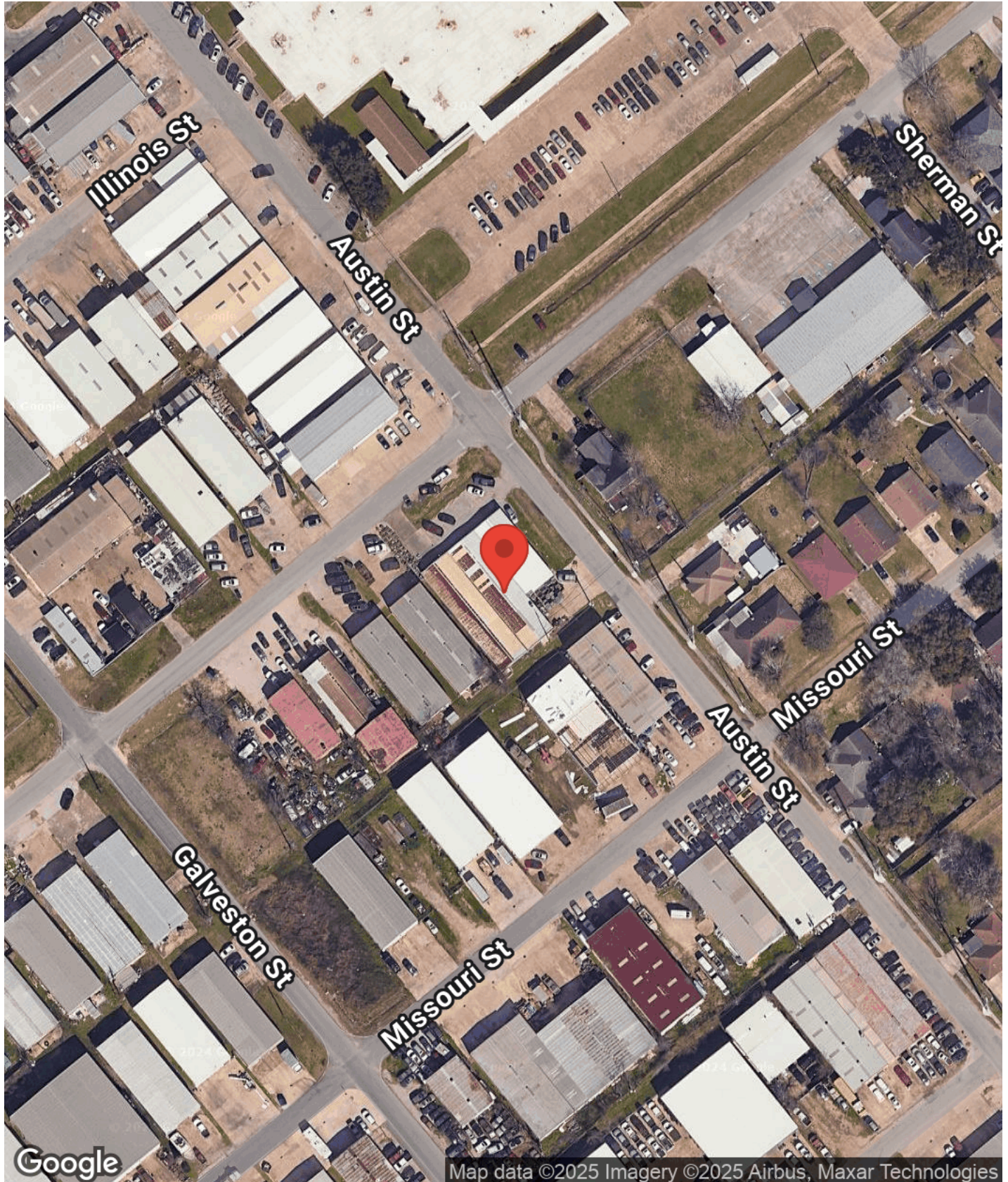


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# AERIAL MAP

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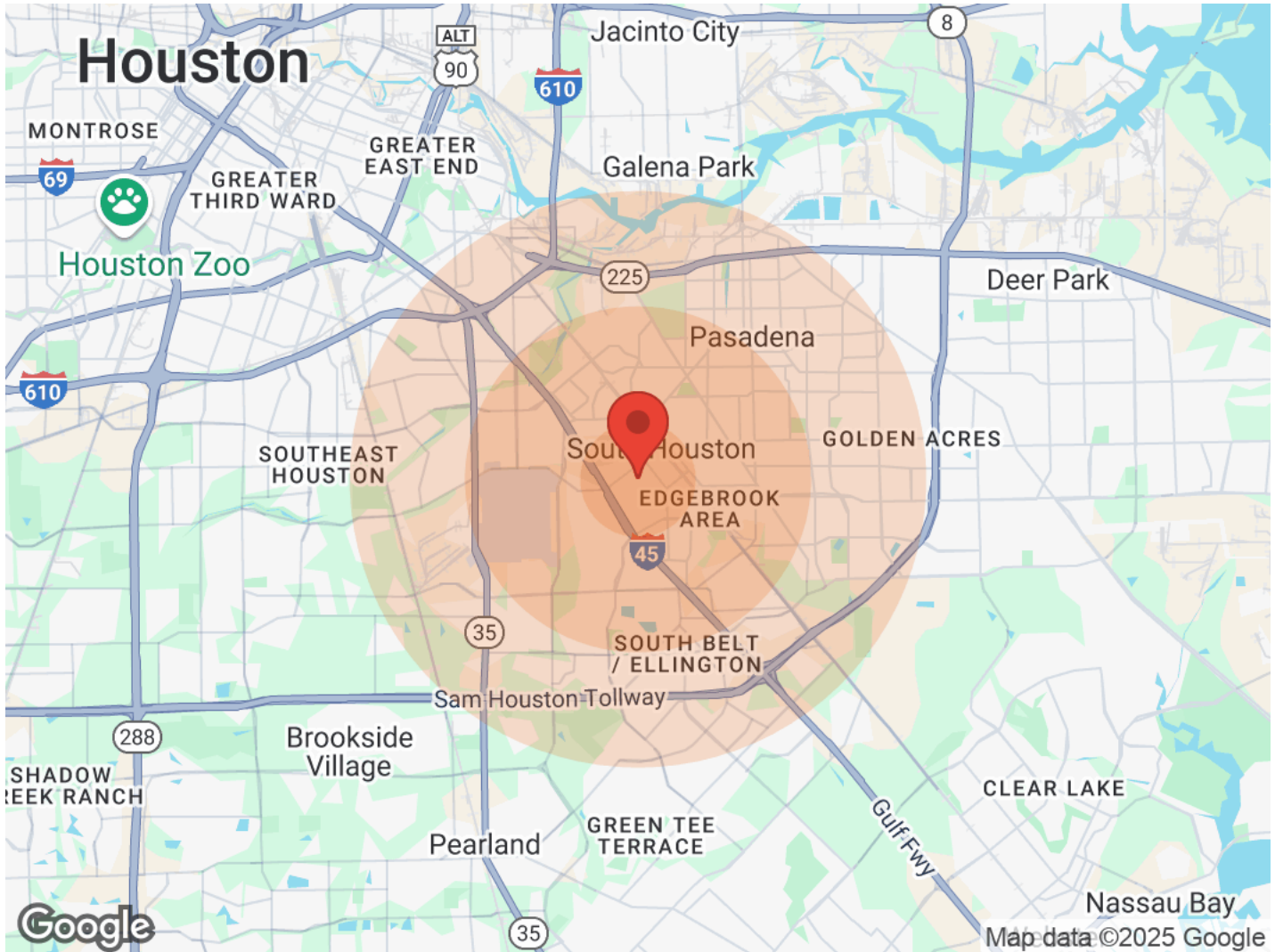


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# DEMOGRAPHICS

1202 WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,179	79,128	178,648
Female	8,105	78,099	175,715
Total Population	16,284	157,227	354,363

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,597	43,535	95,560
Ages 15-24	2,573	24,366	54,071
Ages 25-54	6,719	64,156	145,026
Ages 55-64	1,387	13,492	31,813
Ages 65+	1,008	11,678	27,893

Race	1 Mile	3 Miles	5 Miles
White	10,206	93,259	215,721
Black	754	13,985	30,858
Am In/AK Nat	22	365	824
Hawaiian	N/A	5	11
Hispanic	14,411	125,303	269,002
Multi-Racial	10,460	91,340	195,460

Income	1 Mile	3 Miles	5 Miles
Median	\$38,133	\$38,182	\$39,225
< \$15,000	663	7,539	16,402
\$15,000-\$24,999	804	8,157	17,206
\$25,000-\$34,999	694	7,786	16,414
\$35,000-\$49,999	906	8,086	18,321
\$50,000-\$74,999	874	9,115	20,660
\$75,000-\$99,999	403	4,268	11,347
\$100,000-\$149,999	236	2,905	7,833
\$150,000-\$199,999	14	445	1,693
> \$200,000	69	247	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,047	52,174	119,592
Occupied	4,605	46,520	107,670
Owner Occupied	2,856	22,908	55,987
Renter Occupied	1,749	23,612	51,683
Vacant	442	5,654	11,922

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11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

<b>Keller Williams Realty Memorial</b>	<b>9000862</b>	<b>klrw10@kw.com</b>	<b>(713)461-9393</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Bossart</b>	<b>588215</b>	<b>michaelb@kw.com</b>	<b>(713)461-9393</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mitch Rainey</b>	<b>601107</b>	<b>Compliance@KWMemorial.com</b>	<b>(713)470-2176</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tim Larson</b>	<b>0695022</b>	<b>tlarson@kw.com</b>	<b>(281)508-0800</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Keller Williams Memorial/KW Commercial, 1220 Augusta Drive, Suite 300 Houston TX 77057  
Timothy Larson

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

IABS 1-0 Date

SWC FM 762 - 48

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