

15616 ENNIS RD

SUGAR LAND, TX 77498

FOR SALE & FOR LEASE

CONTACT BROKER FOR PRICING



PROPERTY OVERVIEW

The Abel Property Group at KW Commercial Signature is pleased to present the exclusive listing For Lease and For Sale of .9982 acres at 15616 Ennis Rd. This property is conveniently located off W. Belfort, with easy access to both Hwy 6 and the Grand Parkway.

This fully fenced, gated, and stabilized property is ideal for investors seeking a short- or long-term income stream through trailer and RV storage. Alternatively, owner-operators can use it as a laydown yard or for equipment storage. The lot has been raised by 2 feet, with approximately 6–8 inches of gravel added for durability.

The 800-square-foot office/storage space is fully insulated and features a 14-foot overhead door. All utilities are available on the property: MUD water and sewer are connected to the restroom, and the electric meter is pending installation, awaiting tenant setup.

OFFERING SUMMARY

Price	Contact Broker
Lot Size	0.9982 AC
Lease Term	5 yr
Zoning	Light Industrial

CHRIS ABEL

Commercial Director
chris.abel@kwcommercial.com
(281) 552-8423

ABEL PROPERTY GROUP

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www.kwcommercial.com

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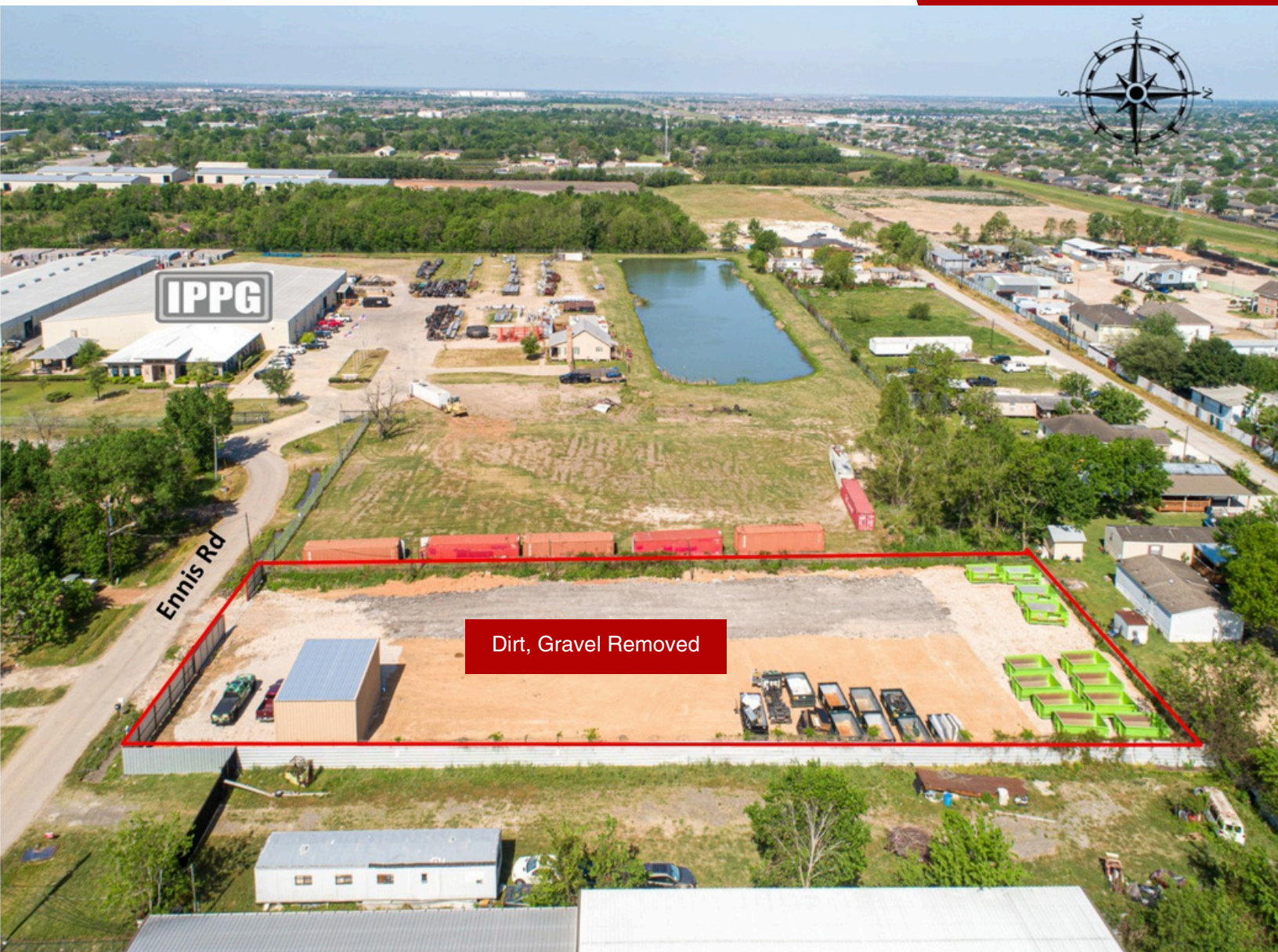
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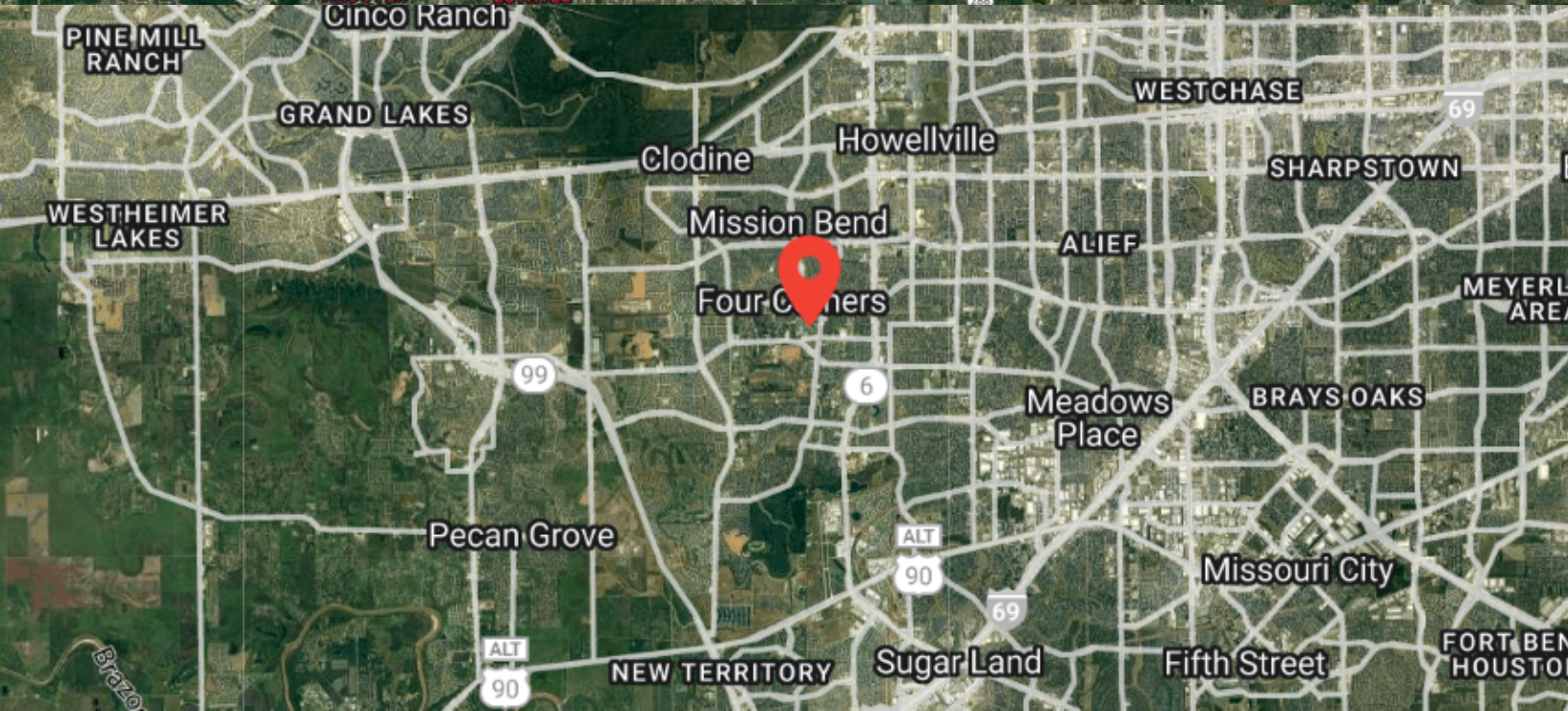
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
MALE	6,027	80,732	159,810
FEMALE	7,337	83,595	161,776
TOTAL POPULATION	13,364	164,327	321,586
AGE			
AGES 0-14	3,355	37,900	73,320
AGES 15-24	2,410	26,653	49,335
AGES 25-54	4,979	62,624	127,775
AGES 55-64	1,503	19,557	37,208
AGES 65+	1,117	17,593	33,948
RACE			
WHITE	2,779	58,194	118,053
BLACK	4,872	42,199	83,666
AM IN/AK NAT	8	172	456
HAWAIIAN	N/A	5	7
HISPANIC	4,042	50,888	107,011
MULTI-RACAL	4,726	46,658	96,516
INCOME			
MEDIAN	\$60,665	\$62,354	\$54,403
< \$15,000	248	3,044	9,191
\$ 15,000 - \$ 24,999	245	3,200	8,534
\$ 25,000 - \$ 34,999	364	4,698	10,722
\$ 35,000 - \$ 49,999	468	6,817	15,569
\$ 50,000 - \$ 74, 999	688	10,573	20,264
\$ 75,000 - \$ 99, 999	670	7,366	12,896
\$ 100,000 - \$ 149,999	713	9,169	15,014
\$ 150,000 - \$ 199,999	111	2,611	5,155
> \$200,000	91	1,641	3,264
HOUSING			
TOTAL UNITS	3,387	53,213	111,011
OCCUPIED	3,273	50,606	102,751
OWNER OCCUPIED	2,902	40,069	68,937
RENTER OCCUPIED	371	10,537	33,814
VACANT	114	2,607	8,260