



# 6555 NAVIGATION BLVD | **FOR SALE**

6555 NAVIGATION BOULEVARD, HOUSTON, TX 77011

Presented By

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### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Houston, Texas. This 2,100 SF building, constructed in 2013, offers a prime location for industrial, warehouse, and distribution prospects. The property boasts 24-hour access, 100% HVAC, and grade-level loading, ensuring seamless operations. Positioned on a corner lot within an Opportunity Zone, this fully-fenced property presents a lucrative proposition for savvy investors. With its strategic placement and versatile features, this property is primed to meet the needs of a wide range of businesses.

### PROPERTY HIGHLIGHTS

- 24 Hour Access
- 100% HVAC
- Corner Lot
- Fully-Fenced Lot
- Front Load
- Grade-Level Loading
- Property Located in Opportunity Zone

### LOCATION DESCRIPTION

6555 Navigation Blvd is a great commercial lot on the corner of Navigation Blvd and Terminal St located in the Inner Loop East End submarket (2nd Ward / Central Park) of the greater Houston market. The property sits on the boundary of a largely Commercial / Industrial area on one side and Residential on the other side.

### OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	0.28 Acres
Building Size:	2,100 SF

DEMOGRAPHICS	0.5 MILES	3 MILES	5 MILES
Total Households	1,390	38,003	128,337
Total Population	3,887	111,640	332,880
Average HH Income	\$50,816	\$68,012	\$78,036



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ADDITIONAL PHOTOS

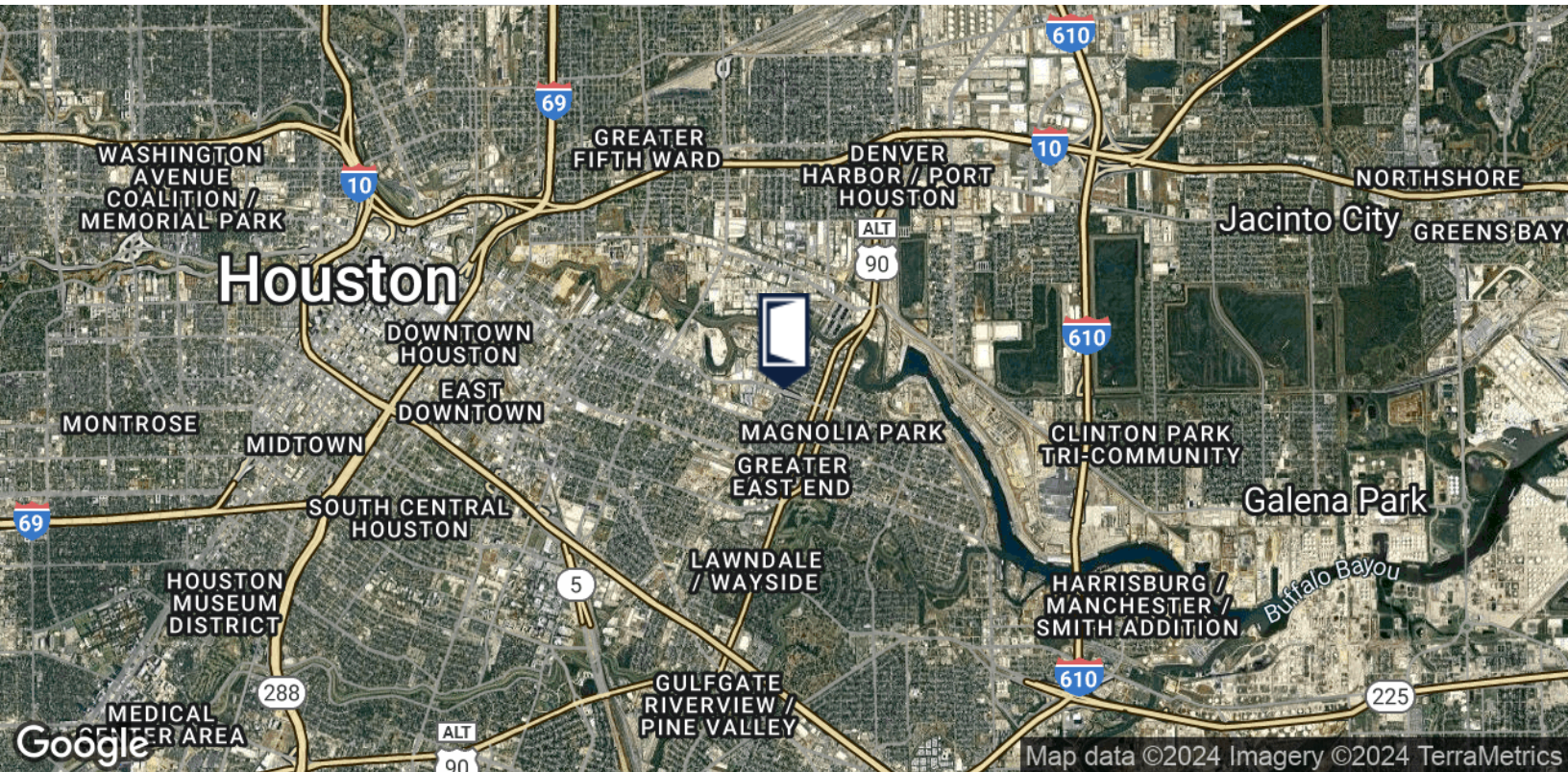
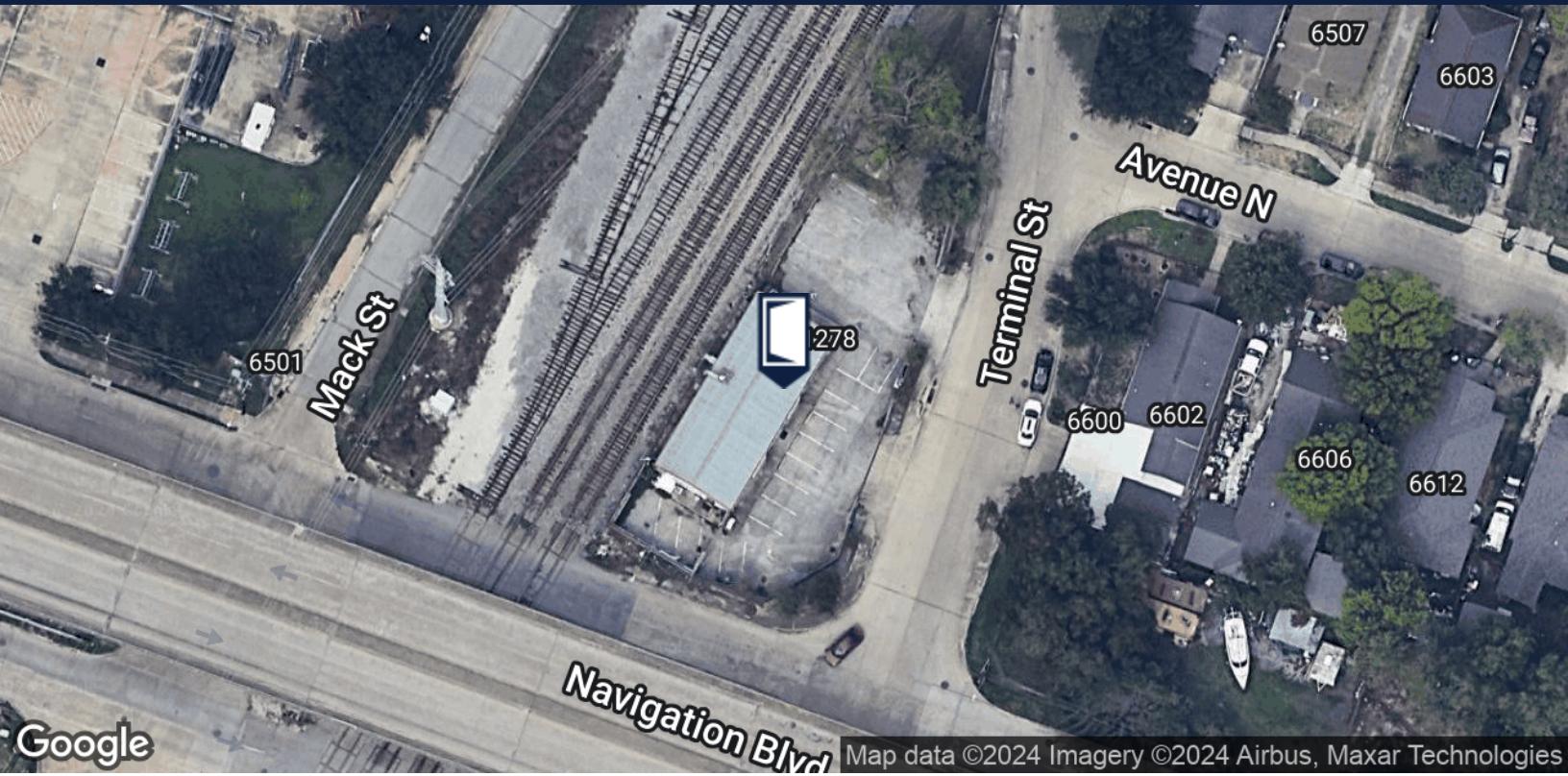


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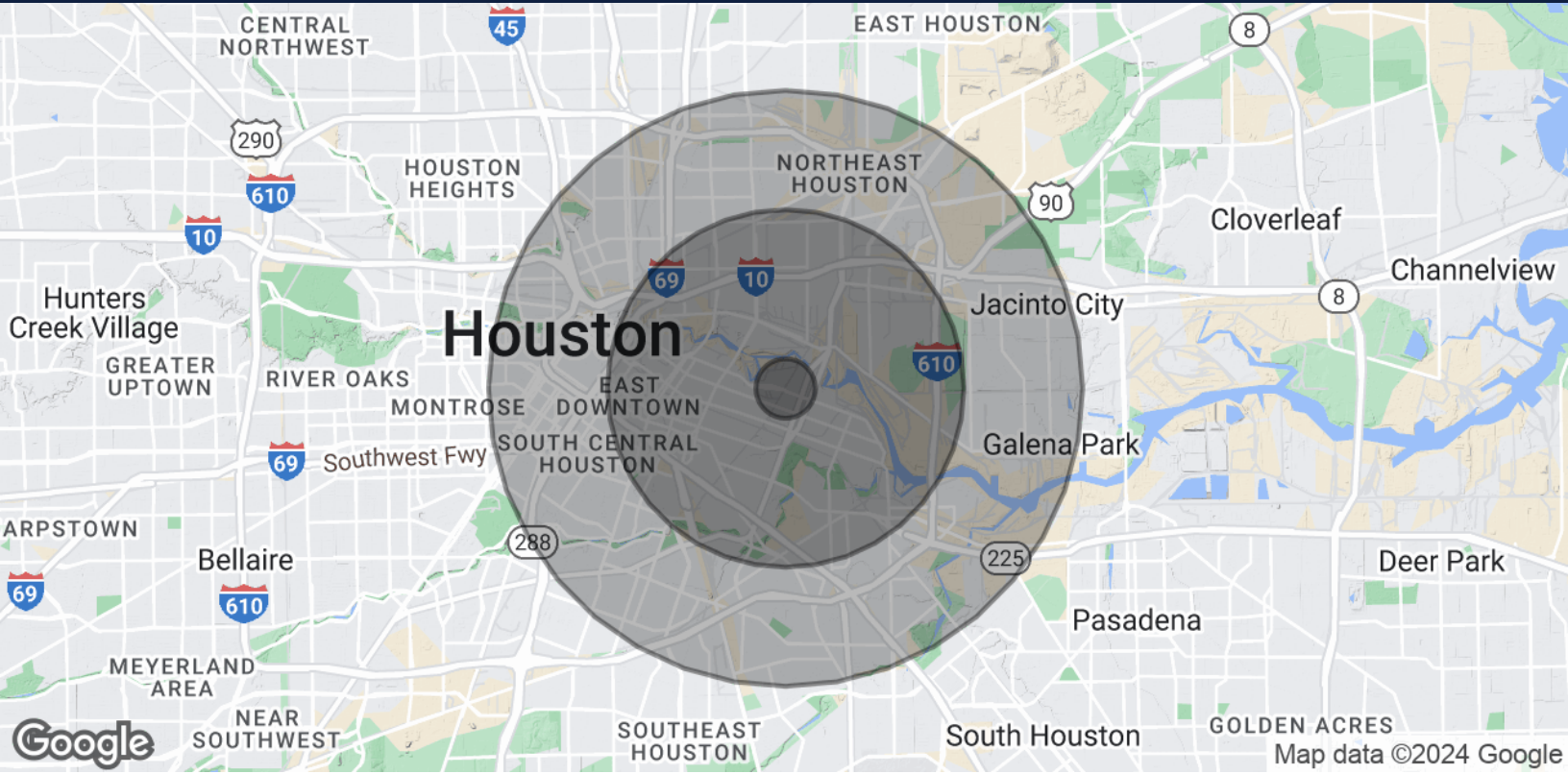
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	3 MILES	5 MILES
Total Population	3,887	111,640	332,880
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	5 MILES
Total Households	1,390	38,003	128,337
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$50,816	\$68,012	\$78,036
Average House Value	\$223,235	\$256,993	\$322,570

TRAFFIC COUNTS	
Navigation Blvd & Terminal St	12,717/day

Demographics data derived from AlphaMap