

RETAIL BUILDING FOR SALE

8380 SPENCER HIGHWAY, LA PORTE, TX 77571



OFFERING SUMMARY

PRICE:	\$765,000
BUILDING SF:	9,800 SF
FRONTAGE:	105.00 FT
YEAR BUILT:	1978
ZONING:	N/A
FLOOD ZONE:	X

PROPERTY OVERVIEW

- 100% Occupied
- Corner Location
- Traffic Count: 19,306 AADT (TxDOT-2021)
- Close Proximity to Beltway 8, Highway 146, and Highway 225

PROPERTY DESCRIPTION

The subject property is a freestanding 9,800 sq.ft. retail building located on Spencer Highway in La Porte, TX. Currently 100% occupied, situated on .35 acres with a daily traffic count of 19,000+ AADT (TxDOT-2021). Close proximity to major thoroughfares such as Beltway 8, Highway 146, Highway 288. This property offers exceptional exposure and heavy traffic counts being located near major retailers including H-E-B, Walmart Supercenter, Starbucks, Chick-fil-a, ALDI, and many more!

Do not disturb the existing business, its employees or visitors!



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18050 Saturn Lane Suite #100
Houston, TX 77058



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KELLERWILLIAMS REALTY

Each Office Independently Owned and Operated

CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director
O: (917) 743-6241
C: (917) 743-6241
chaundra@kwcommercial.com
667270, Texas

MORGAN GRAY

Commercial Associate
O: (281) 900-9872
morgangray@kwcommercial.com
777203, Texas