

OFFICE FOR SALE

6130 WHEATLEY - 5.8 ACRES OF LAND WITH 9264 OFFICE BUILDING

6130 Wheatley, Houston, TX 77091



OFFERING SUMMARY

SALE PRICE:	\$4,850,000
LOT SIZE:	5.68 Acres
BUILDING SIZE:	9,264
RENOVATED:	2001
MARKET:	Northwest corridor
SUBMARKET:	Acres Homes & Highland Heights
PRICE / SF:	\$523.53

PROPERTY OVERVIEW

FOR SALE - 5.68+- acres with a Class B Office building with 9,264 square feet located in Acres Homes.

Seller will subdivide 3.68+- Acres with the building.

Acres Homes is a neighborhood located in northwest Houston, Texas. The 9-square-mile area is loosely bounded by the city limits and West Gulf Bank Road to the north; Pinemont Drive to the south; North Shepherd Drive to the east; and Alabonson Drive to the west. Wikipedia

PROPERTY HIGHLIGHTS

- Located in an opportunity zone
- Well-traveled street
- Investment property

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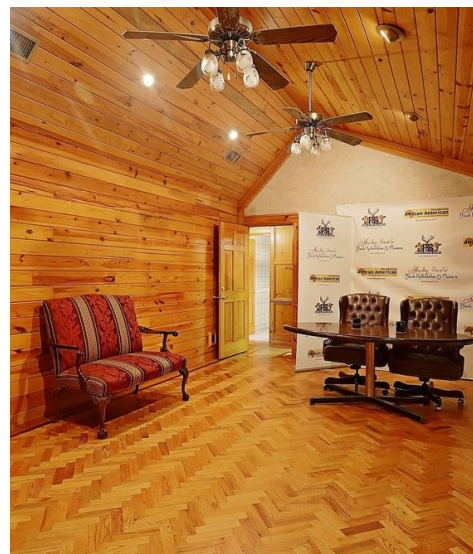
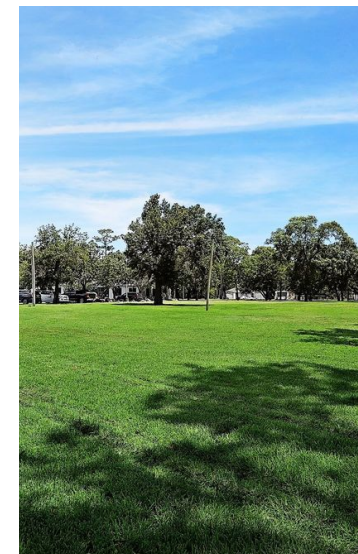
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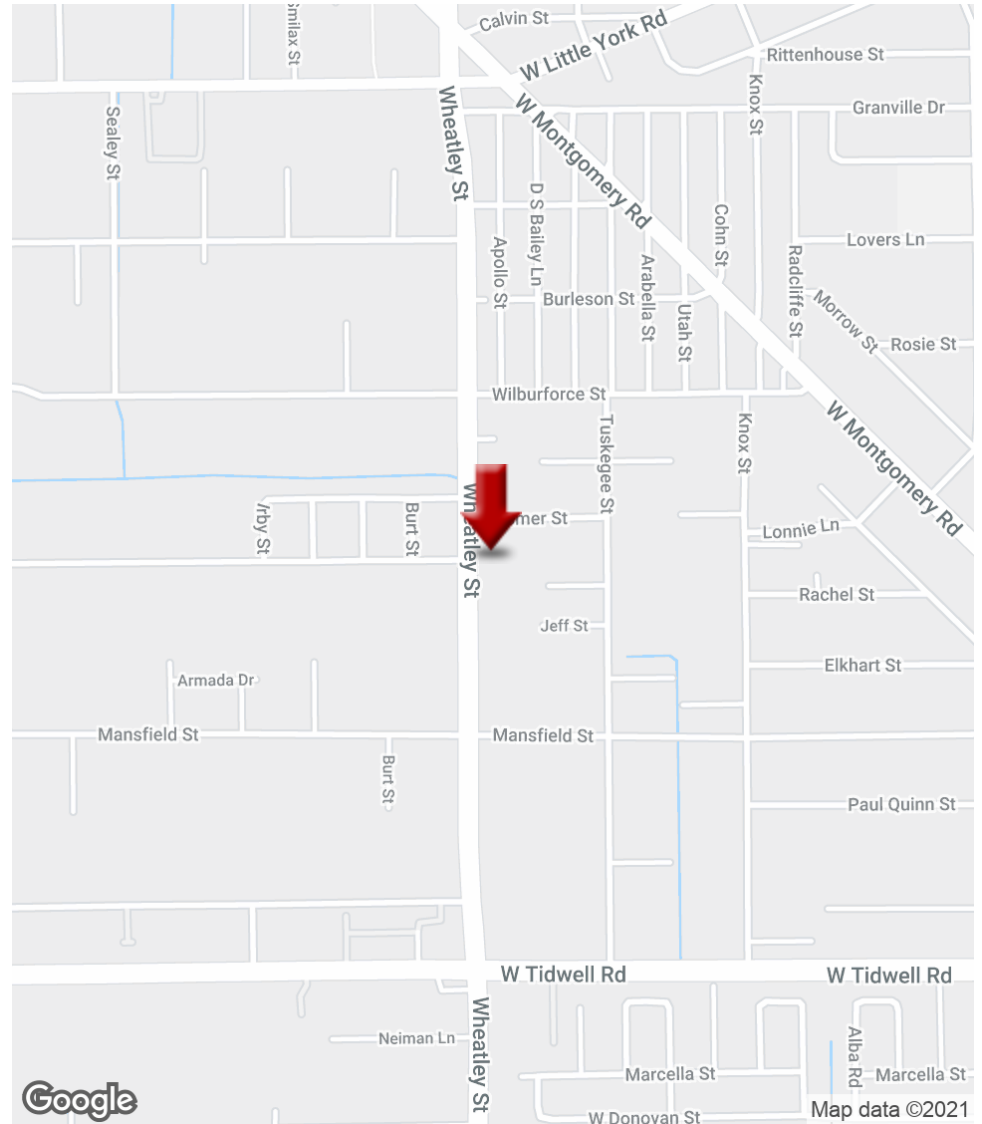
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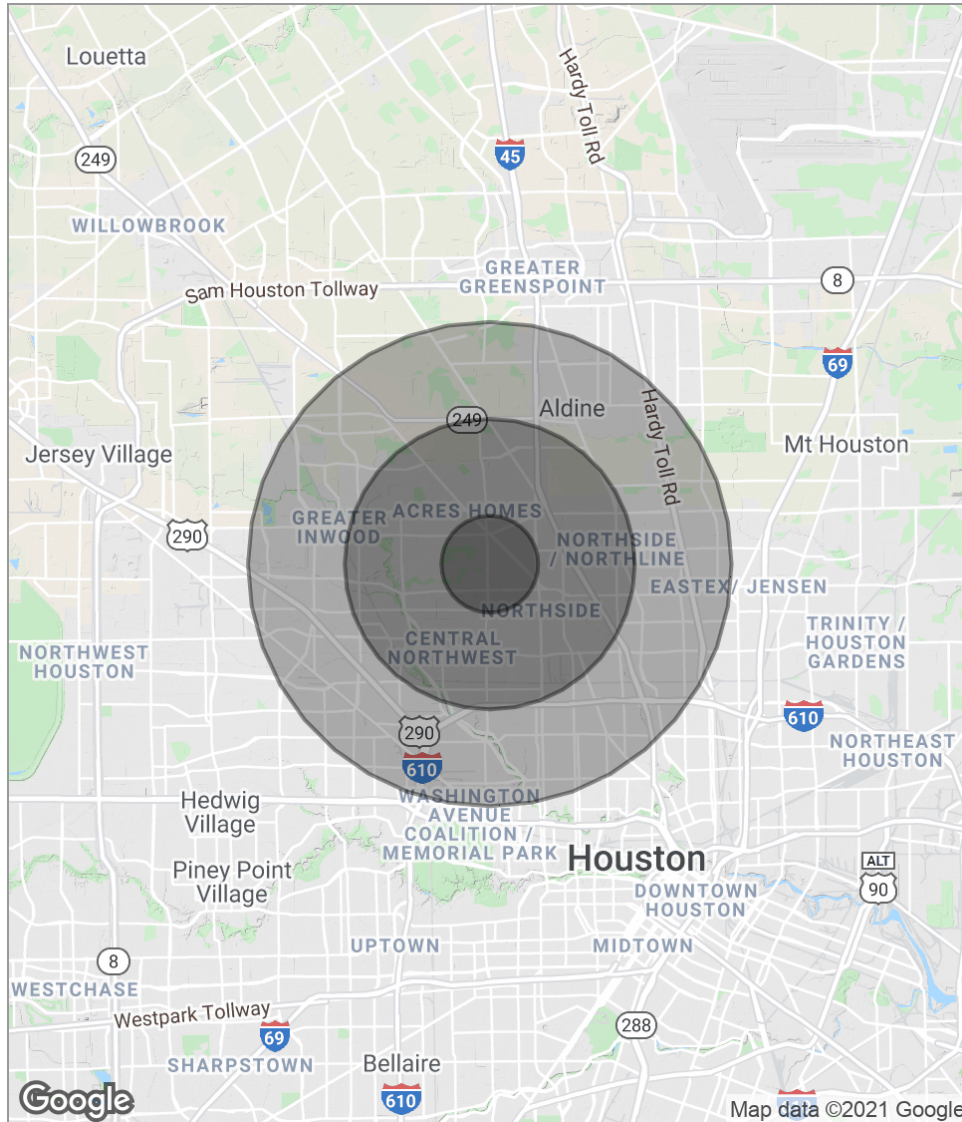
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,927	117,569	327,690
Median Age	40.8	32.9	31.7
Median Age (Male)	40.9	31.9	31.0
Median Age (Female)	39.6	34.3	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,509	39,427	110,666
# Of Persons Per HH	2.8	3.0	3.0
Average HH Income	\$43,497	\$51,764	\$54,227
Average House Value	\$134,712	\$146,689	\$160,845

** Demographic data derived from 2010 US Census*

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