



OFFICE BUILDING & INDUSTRIAL BUILDING

4909 W. Pasadena Blvd, Deer Park, TX 77536



OFFERING SUMMARY

SALE PRICE:	\$821,500
LOT SIZE:	1.09 Acres
BUILDING SIZE:	6,600
PRICE / SF:	\$124.47

PROPERTY OVERVIEW

Price Reduced on this Great Owner Occupant / Investment Opportunity! The property features a 21,000+/- SF Parking Area, 4,500+/- SF Multi-Tenant Office Building, 2,100+/- SF Industrial Building (Building B), and Large Grass Yard. The Office Building is currently holding a 100% Occupancy Rate, and the Industrial Building is available for Lease. Main Office conference room is located in Suite 1, Primary Restroom is located in the Office Common Area, Secondary Restroom is located in Suite 2, Primary Reception Area located in the Office Lobby, and Secondary Reception Area located in Suite 1.

PROPERTY HIGHLIGHTS

- 1 mile to Beltway 8
- Existing Tenants
- Large Yard On-Site
- Ample Front Parking Spaces for Visitors
- Additional Parking Behind Office Building
- Second Building Access Door

KW COMMERCIAL
18050 Saturn Lane., Ste. 100
Houston, TX 77058

JEFF GEORGE
Agent
O: 281.336.3121
jgeorge@kw.com
TX #0463308

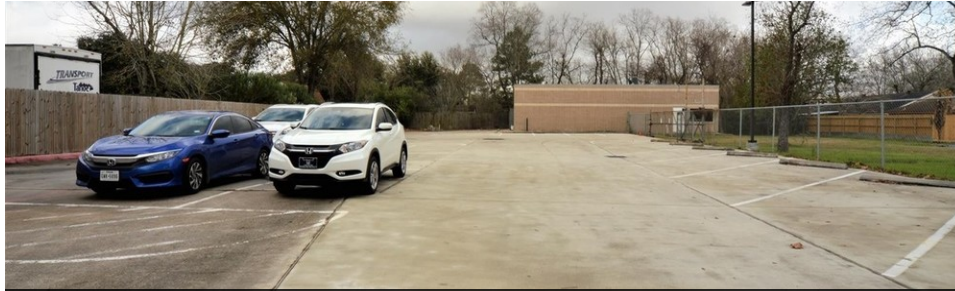
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OFFICE FOR SALE

OFFICE BUILDING - ADDITIONAL PHOTOS

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OFFICE LOBBY - Main Reception Area Location



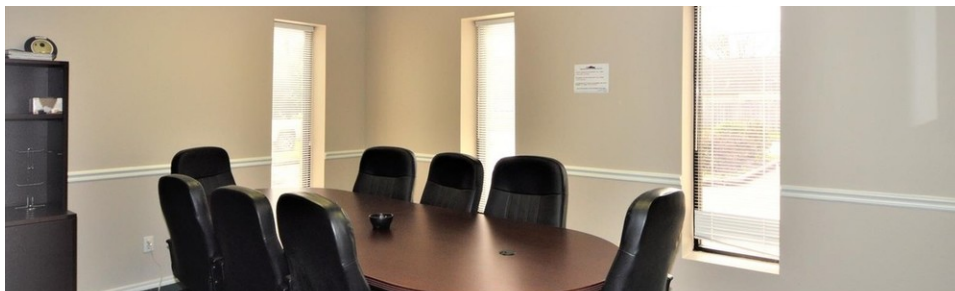
SUITE 1 - Private Office



SUITE 1 - Secondary Reception Area Location



OFFICE BUILDING - Entrance



SUITE 1 - Primary Conference Room Location



OFFICE BUILDING - Commuter View

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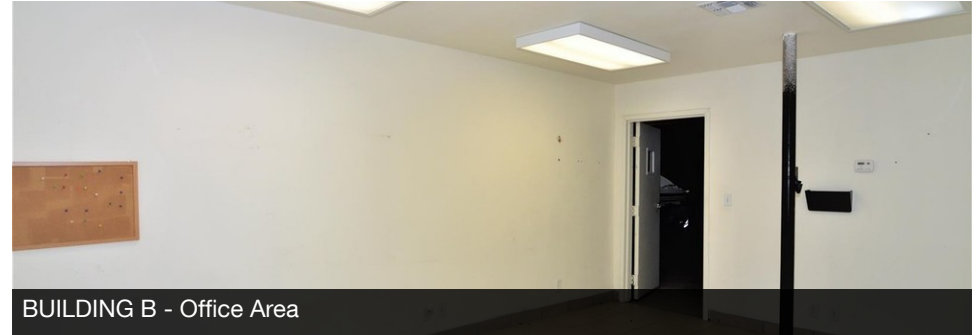
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BUILDING B - ADDITIONAL PHOTOS

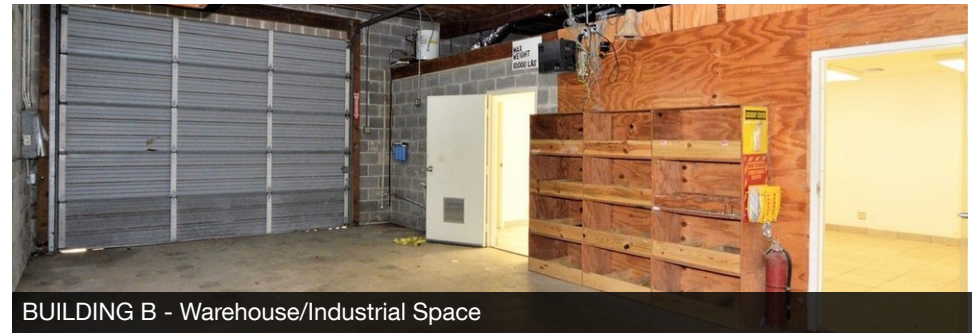
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BUILDING B - Entrance & Overhead Door



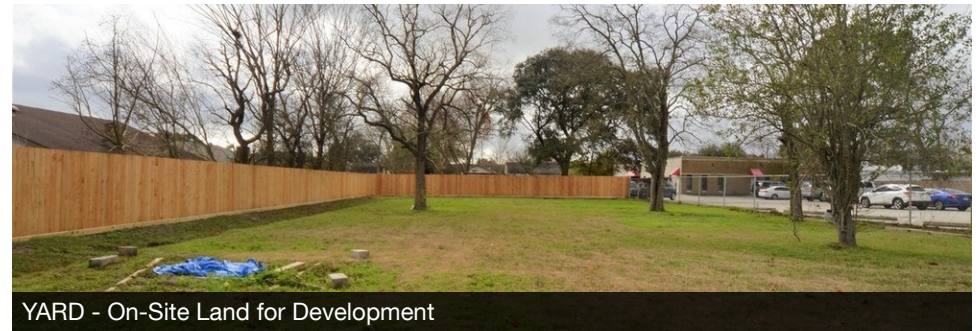
BUILDING B - Office Area



BUILDING B - Warehouse/Industrial Space



BUILDING B - Additional Parking Spaces



YARD - On-Site Land for Development

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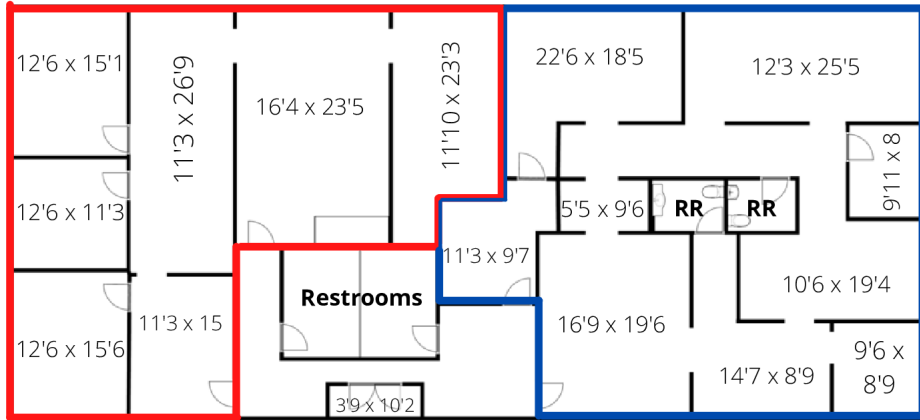
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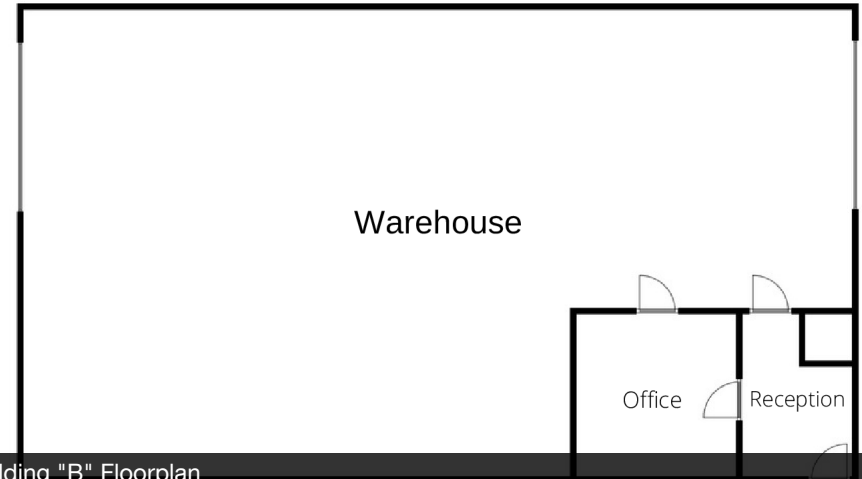
FLOORPLANS

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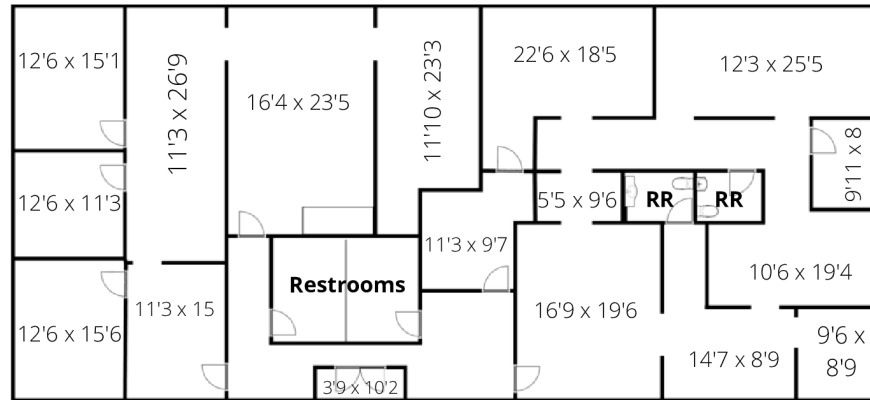


Building "A" Floorplan with sections

Salon



Building "B" Floorplan



Building "A" Floorplan

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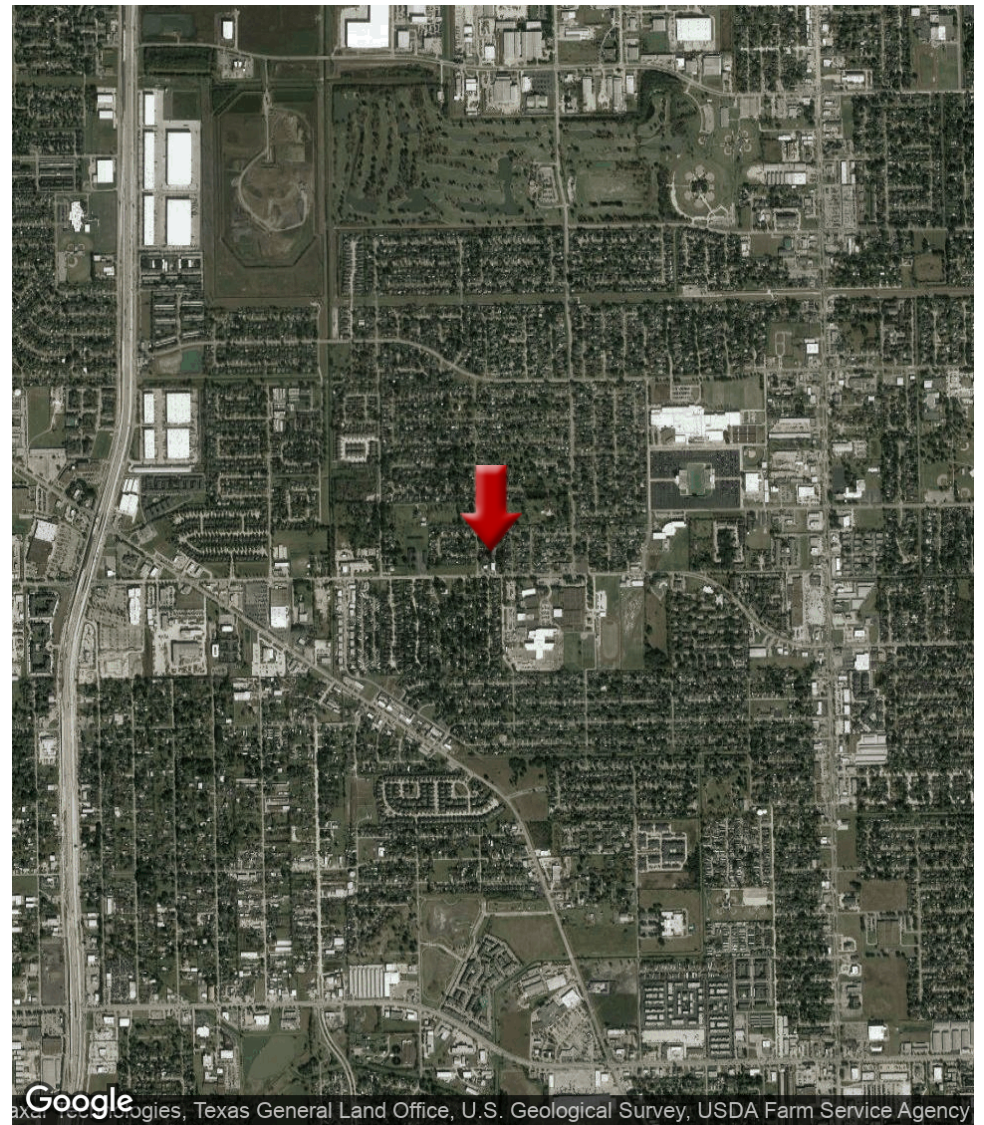
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LOCATION MAPS

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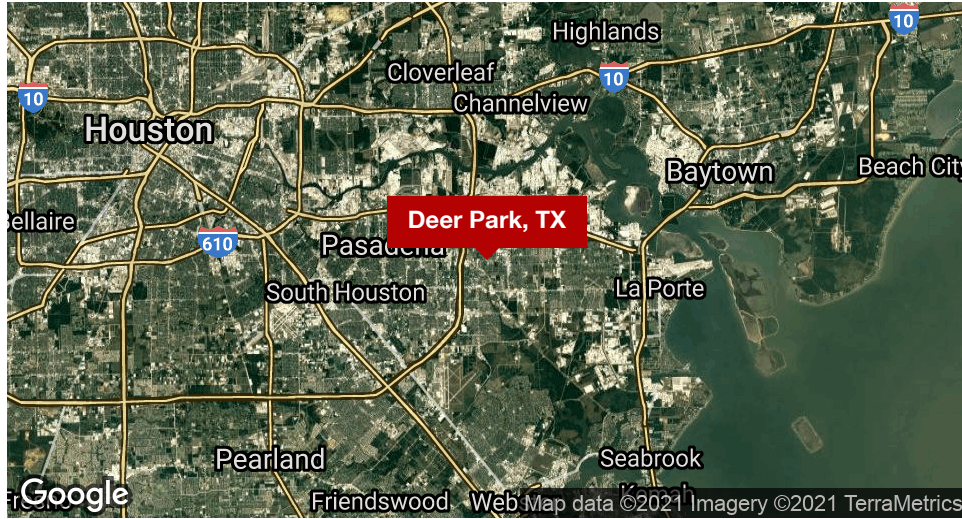
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LOCATION INFORMATION

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LOCATION DESCRIPTION

Community is located in southeast Harris County, and is a 25 minute commute south from downtown Houston. In 2010, Deer Park was recognized with Bloomberg-Business Week's annual award for the "Best Affordable Suburb" in Texas. Deer Park was awarded based on the cities high marks for green space, low crime rates, short commute times, and high quality school district. The City of Deer Park is located 11.2 miles from the Port of Houston, Port of Houston is ranked first in the United States in foreign waterborne commerce and second in total tonnage.



Office Location Highlights:

- Interstate 45 - 7.3 Miles
- State Highway 225 - 2.2 Miles
- Sam Houston Tollway - 1.1 Miles
- Hobby Airport - 14.1 Miles
- George Bush Intercontinental Airport - 35.5 Miles
- Bayport Terminal - 11.6 Miles
- Port of Houston Authority - 11.4 Miles

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,531	88,095	188,504
Median Age	31.3	32.8	32.0
Median Age (Male)	29.2	32.0	31.4
Median Age (Female)	33.0	33.7	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,847	29,187	61,346
# Of Persons Per HH	3.0	3.0	3.1
Average HH Income	\$61,345	\$68,662	\$65,411
Average House Value	\$94,744	\$135,178	\$130,474

* Demographic data derived from 2010 US Census

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