

## OFFICE FOR SALE

8.73 ACRES WITH WAREHOUSE AND OFFICE SPACE ON HWY 146 AND N. ALEXANDER

2921 N Alexander, Baytown, TX 77552



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	8.73 Acres
<b>BUILDING SIZE:</b>	38,330
<b>ZONING:</b>	General Commercial
<b>MARKET:</b>	Baytown
<b>PRICE / SF:</b>	-

### PROPERTY OVERVIEW

This is a former Pipeline Supply company located in Baytown, TX on the signalized hard corner of Hwy 146, N Alexander, Bob Smith and McKinney. It has approximately 31,000 SF of warehouse, 7,200 SF of Office/Showroom and additional covered storage on +/- 2.43 acres of fully fenced stabilized land with +/- 6.3 acres of excess land. The property has excellent visibility and access from three roads.

### PROPERTY HIGHLIGHTS

- Signalized Hard Corner Hwy 146, N Alexander, Bob Smith and McKinney
- Located at Hwy146 U-turn
- +/- 674' of Hwy 146 Frontage
- +/- 285' of N Alexander Frontage
- Four Road Access
- 38,330 SF Warehouse and office space
- Fully Fenced
- Covered Outside storage

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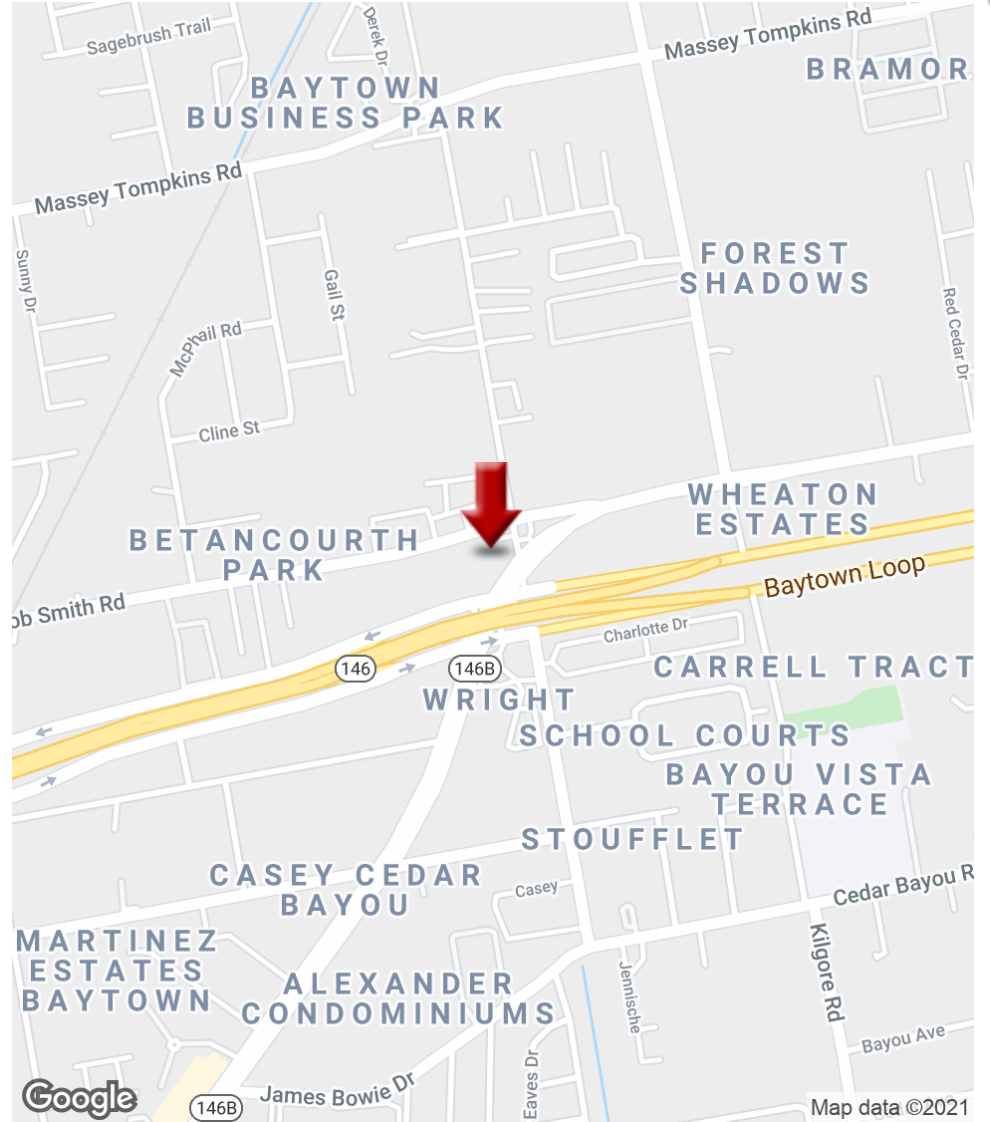
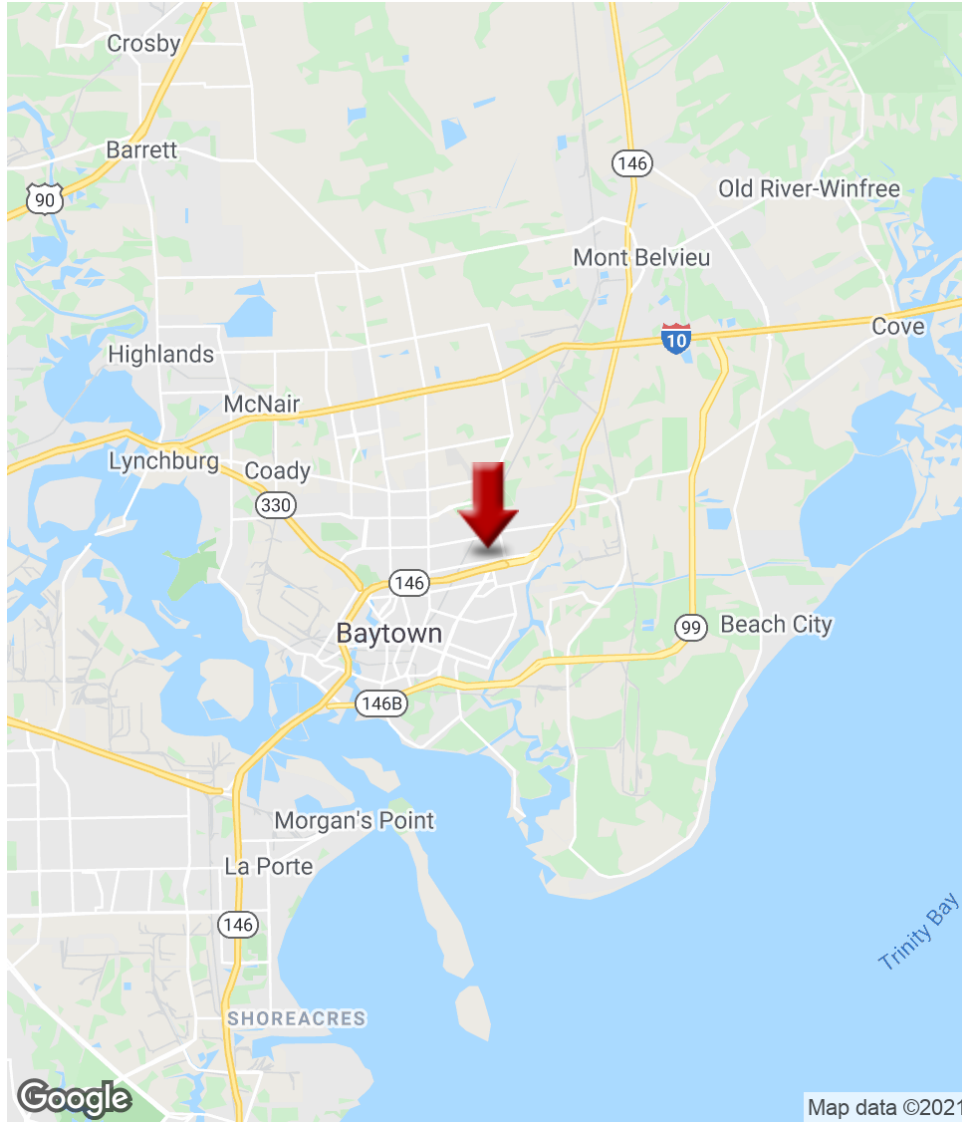
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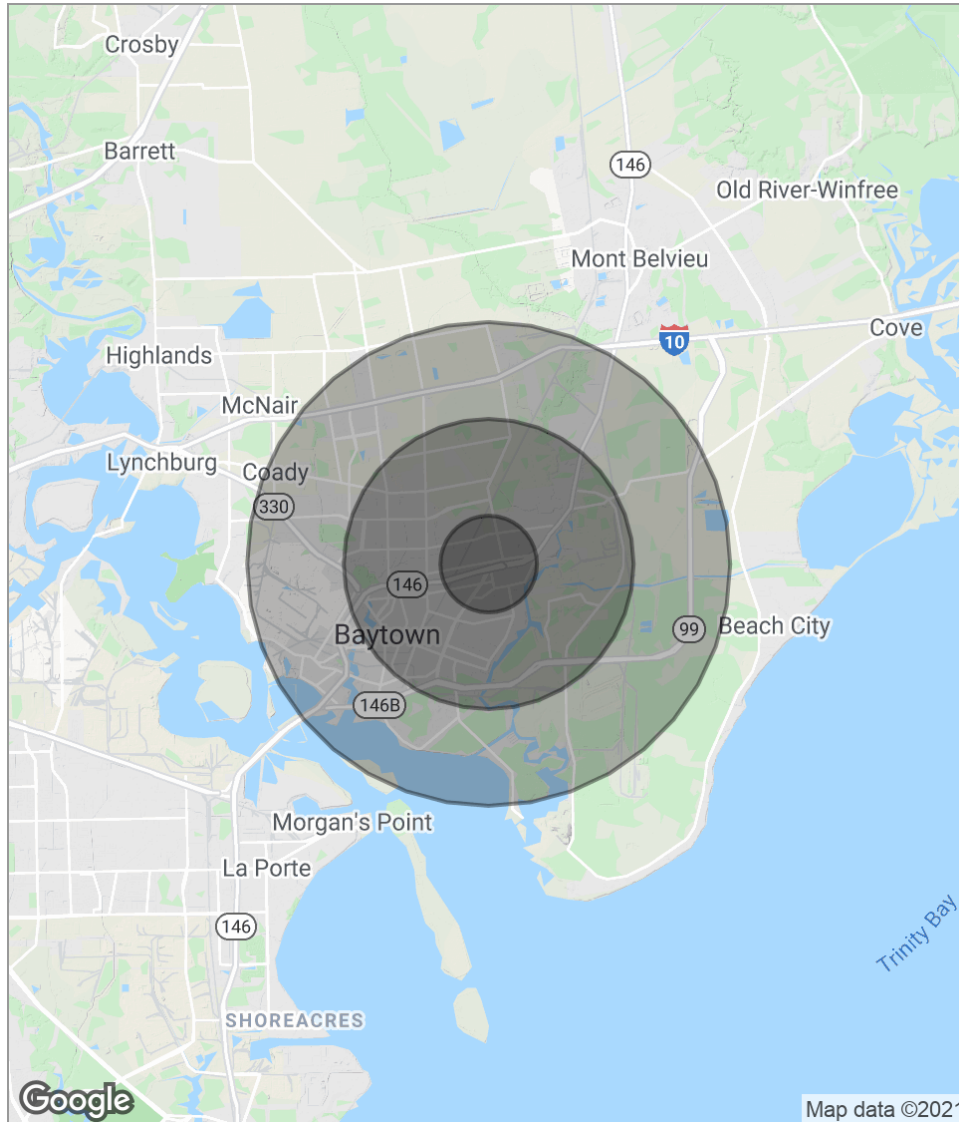
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,124	47,859	76,719
Median Age	32.9	30.9	30.9
Median Age (Male)	34.6	31.0	30.6
Median Age (Female)	31.3	30.9	31.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,910	16,108	25,820
# Of Persons Per HH	2.8	3.0	3.0
Average HH Income	\$56,011	\$56,427	\$60,023
Average House Value		\$105,780	\$121,356

\* Demographic data derived from 2010 US Census

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