

LAND FOR LEASE

34823 FM 1301, WEST COLUMBIA

34823 FARM TO MARKET ROAD 1301, WEST COLUMBIA, TX 77486



FOR LEASE

KW COMMERCIAL HOUSTON METRO

4265 San Felipe St #800
Houston, TX 77027



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER, CRE

Managing Director

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bfaber@kwcommercial.com

657051, Texas

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EXECUTIVE SUMMARY

34823 FARM TO MARKET ROAD 1301



OFFERING SUMMARY

APN:	2240-0045-000
LEASE RATE:	\$0..18 /SF/Yr.
LEASE TERM:	Negotiable
LOT SIZE:	404,629 SF
BUILDING SF:	3,500
FRONTAGE:	645
CROSS STREETS:	Old Damon Rd.
TENANTS/UNITS:	2
FLOORS:	1
GRADE DOORS:	2
YEAR BUILT:	1965

PROPERTY OVERVIEW

34823 FM 1301 is a just under 10 acre opportunity of sprawling land including a former single-family home that is primed for excellent use as a small office hub for meeting. The property also includes a shed/garage structure for storage equipment use. Ideal use for a business need with plenty of land, office and storage space.

LOCATION HIGHLIGHTS

The property is located in a prime area of Southeast Texas on West Columbia's major Farm to Market road with excellent access. Located just 15 minutes from Phillips 66, Chevron and Kinder Morgan refineries, it is a major hub for the oil & gas business. In addition, West Columbia is currently undergoing a \$96.5 million expansion of State Highway 36 in town – signaling all-around growth for the city. The opportunities for this property are endless.

PROPERTY HIGHLIGHTS

- 645 Feet of FM 1301 frontage
- Gated Entrance
- Approx. 2,500 SF Home/Office
- Approx 1,100 SF Shop.

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PROPERTY PHOTOS

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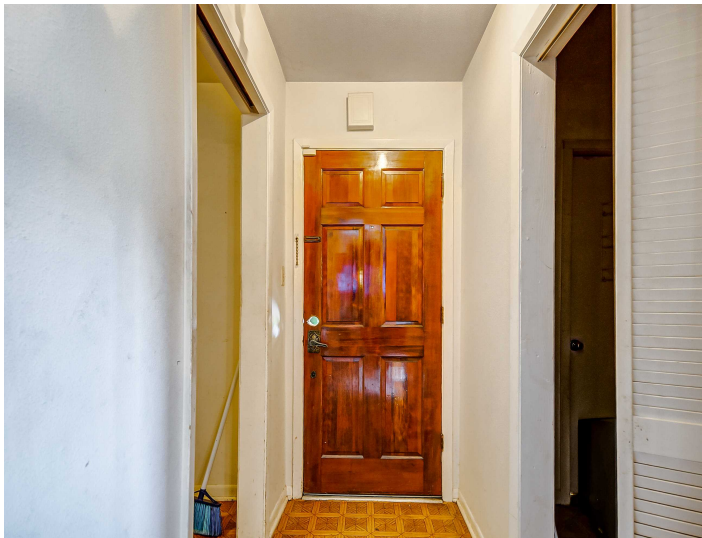
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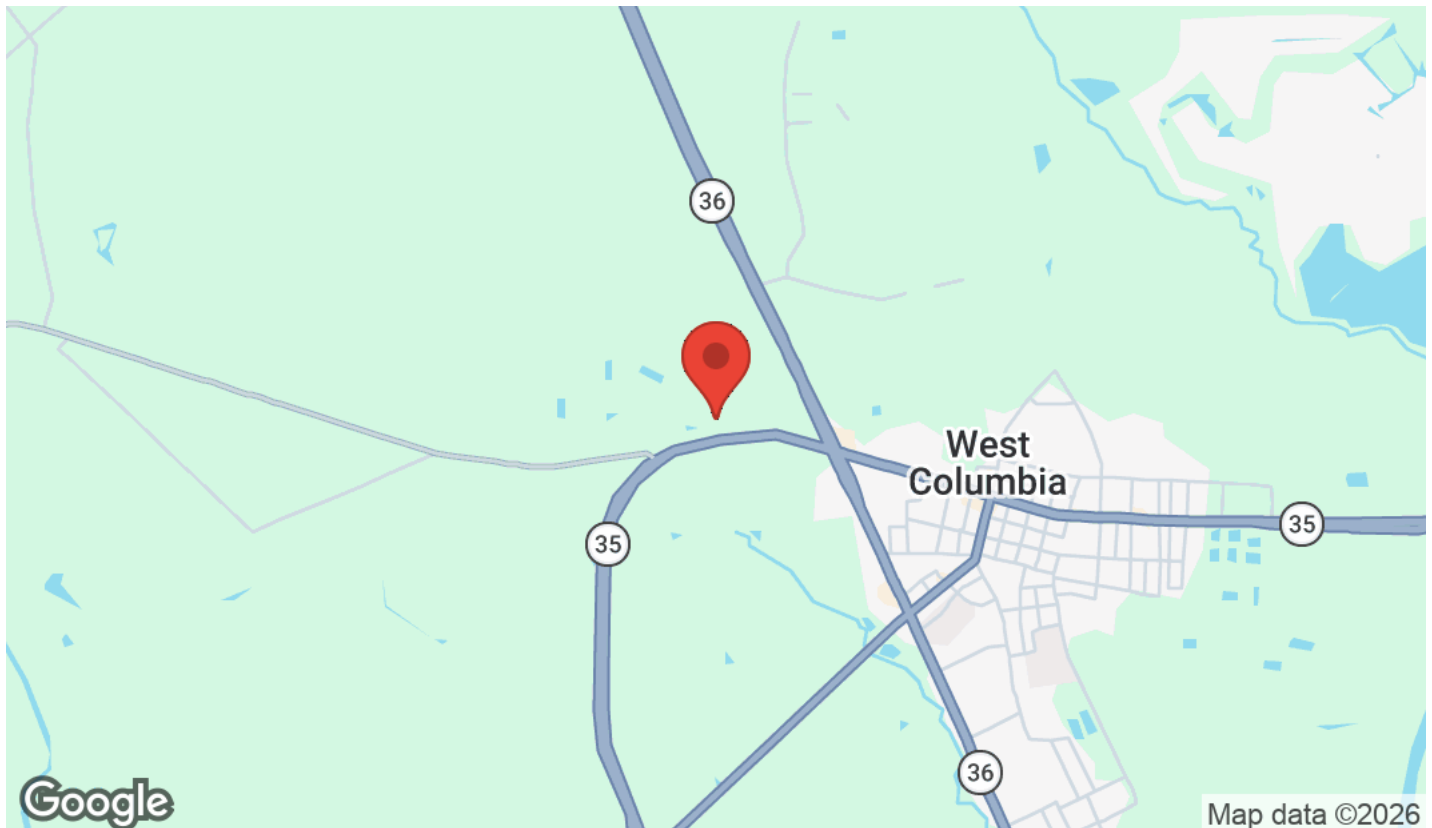
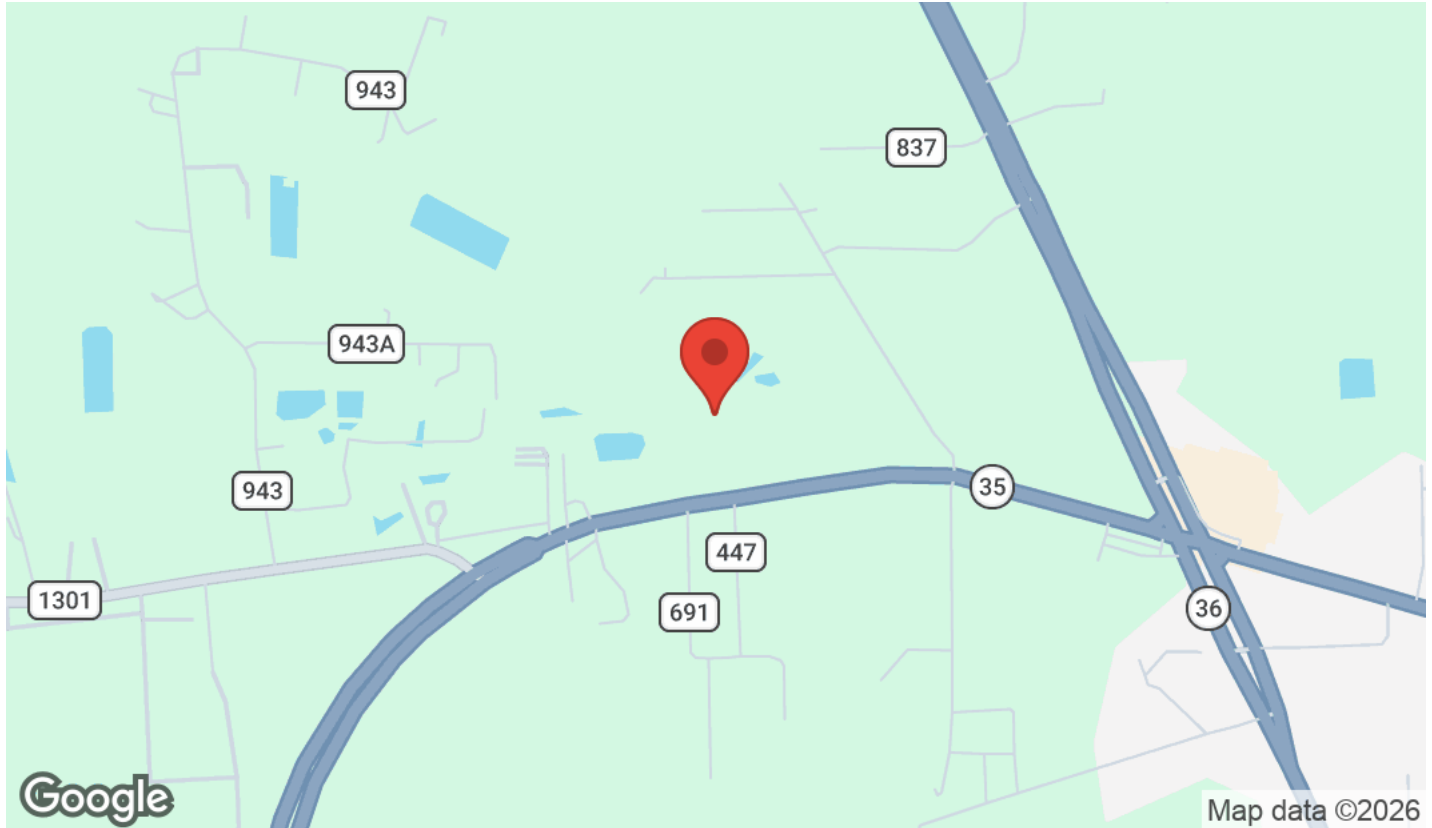
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LOCATION MAPS

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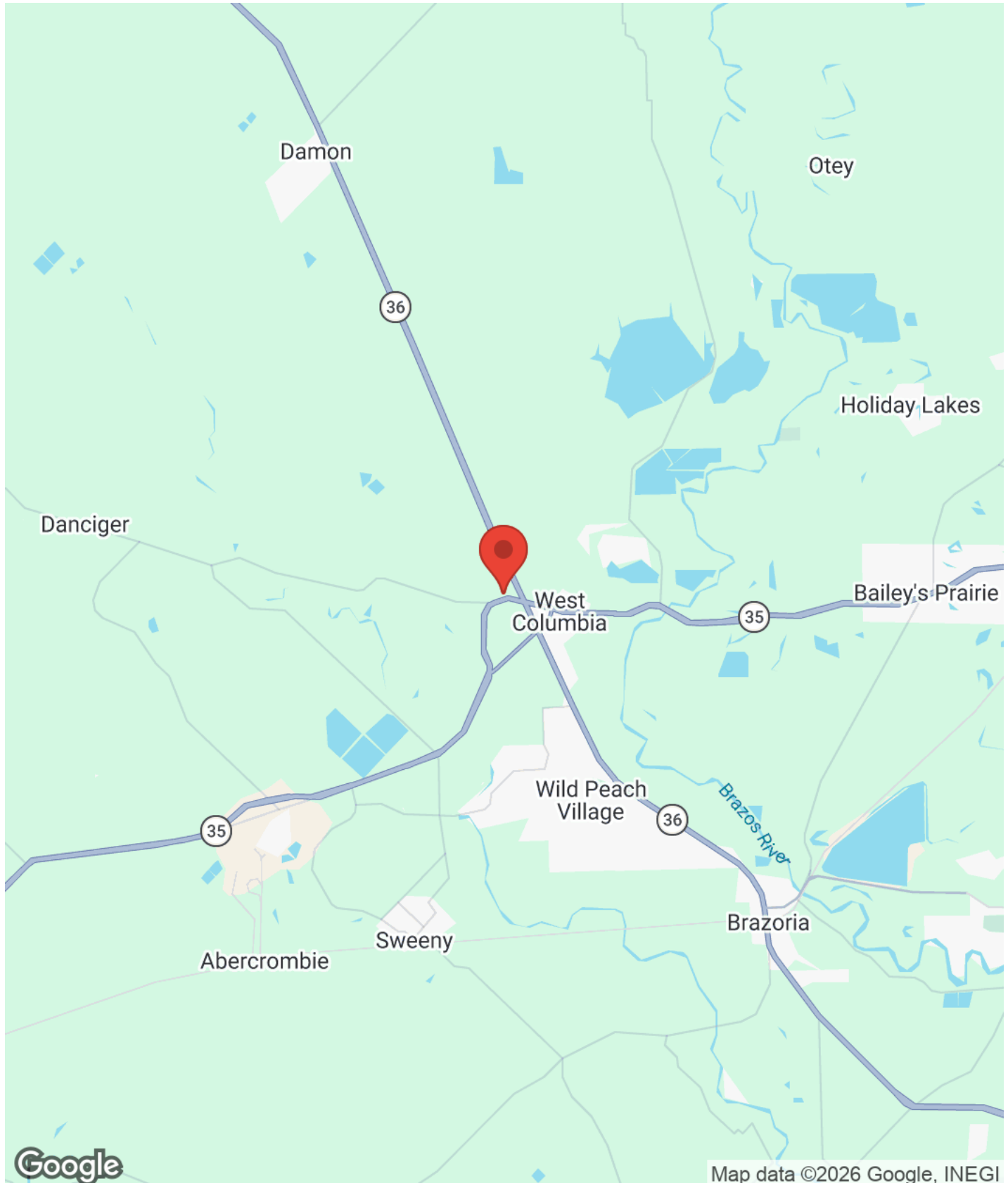
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REGIONAL MAP

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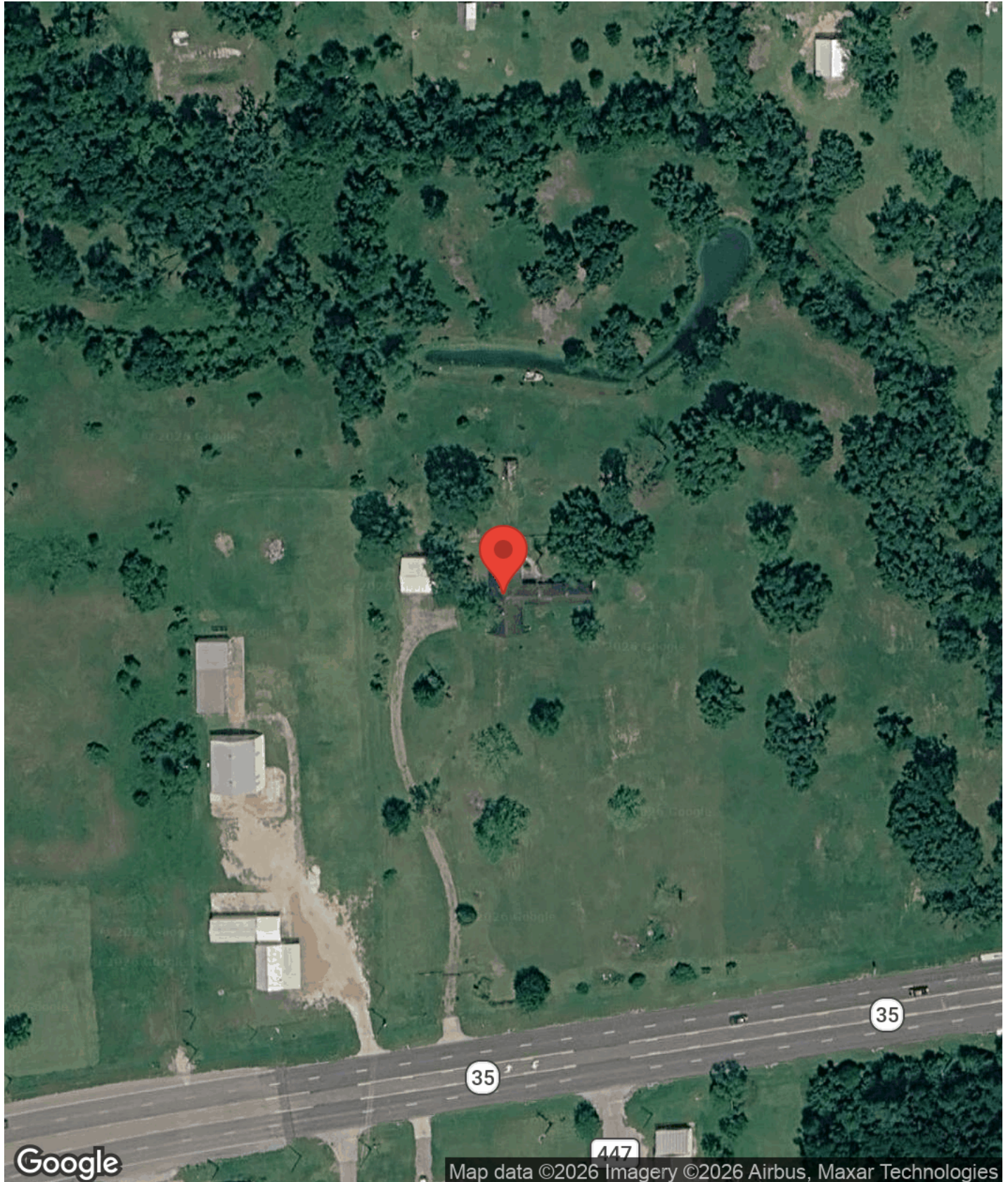


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AERIAL MAP

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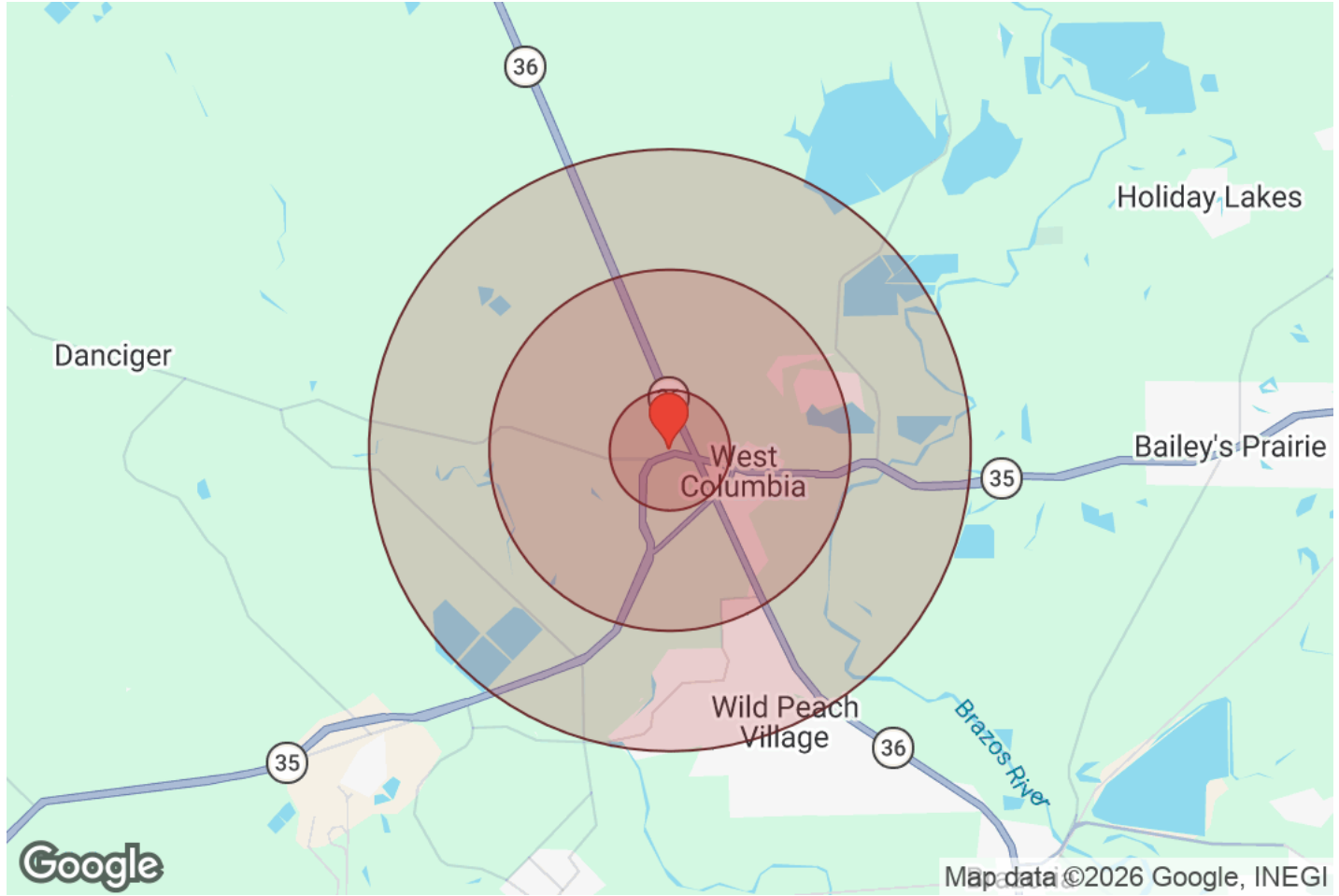


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DEMOGRAPHICS

34823 FARM TO MARKET ROAD 1301



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	450	3,544	5,438
Female	412	3,622	5,570
Total Population	862	7,166	11,008

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	379	3,927	6,190
Black	227	1,085	1,562
Am In/AK Nat	2	21	30
Hawaiian	N/A	N/A	N/A
Hispanic	215	1,894	2,863
Asian	24	104	142
Multiracial	13	126	207
Other	1	9	14

Housing	1 Mile	3 Miles	5 Miles
Total Units	443	3,257	4,994
Occupied	364	2,851	4,351
Owner Occupied	236	2,172	3,433
Renter Occupied	128	679	918
Vacant	78	406	644

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	164	1,430	2,152
Ages 15 - 24	116	821	1,241
Ages 25 - 54	313	2,566	3,876
Ages 55 - 64	102	884	1,454
Ages 65+	166	1,465	2,286

Income	1 Mile	3 Miles	5 Miles
Median	\$106,954	\$75,329	\$78,008
Under \$15k	N/A	116	207
\$15k - \$25k	19	360	438
\$25k - \$35k	21	185	279
\$35k - \$50k	12	427	663
\$50k - \$75k	28	333	517
\$75k - \$100k	52	382	598
\$100k - \$150k	211	759	1,052
\$150k - \$200k	N/A	152	319
Over \$200k	22	137	279

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