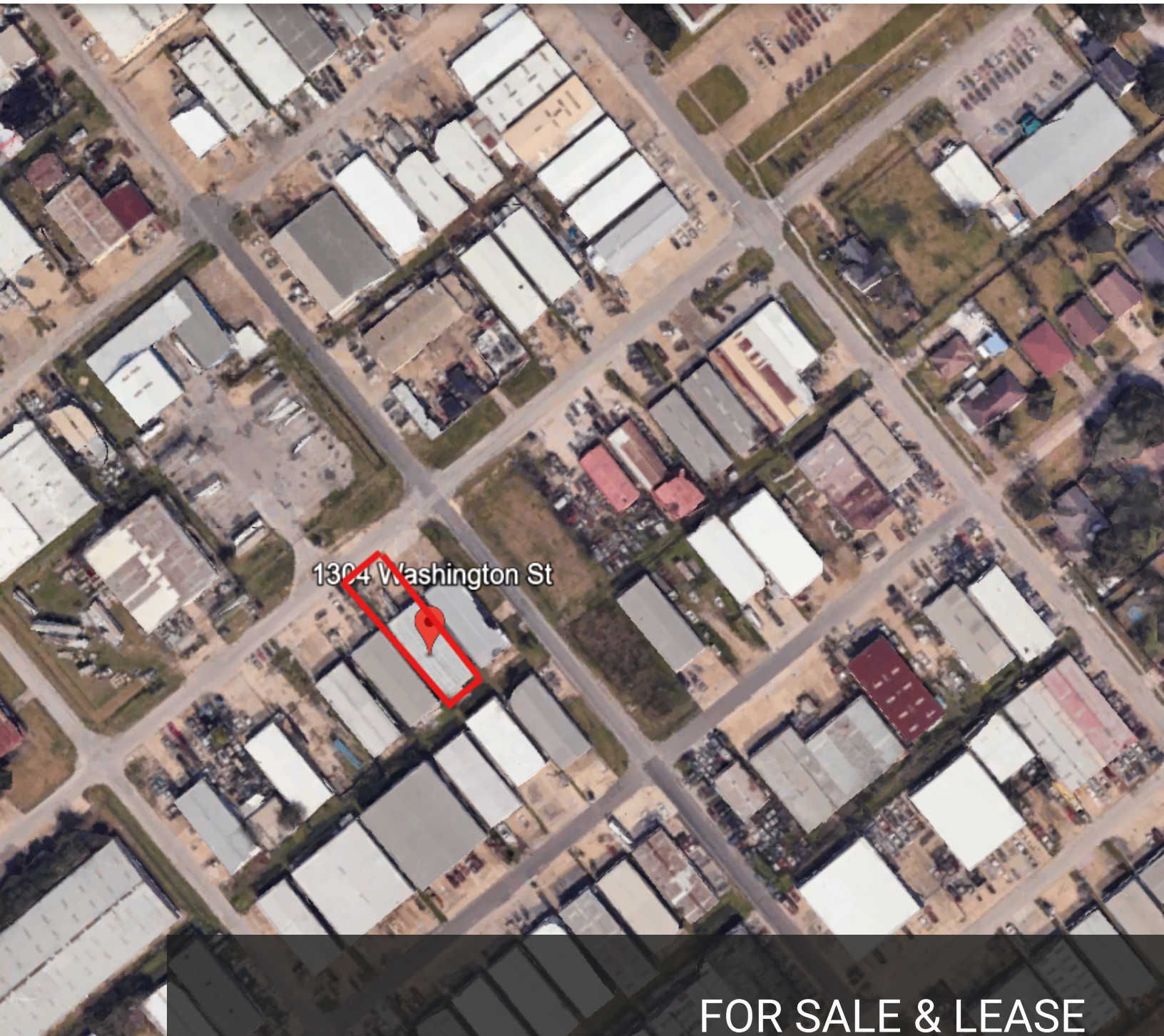


INDUSTRIAL WAREHOUSE FOR SALE & FOR LEASE

SOUTH HOUSTON IND WAREHOUSE- 4,000 SF/ 7,920SF BLDG

1304 WASHINGTON STREET, SOUTH HOUSTON, TX 77587



FOR SALE & LEASE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Disclaimer

1304 WASHINGTON STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

1304 WASHINGTON STREET



OFFERING SUMMARY

PRICE:	\$640,000
BUILDING SF:	4,000 SF
PRICE / SF:	\$160/SF
RENTABLE SF:	4,000 SF
LEASE RATE:	\$12.00/SF/YR + NN
LEASE TERM:	NEGOTIABLE
LOT SIZE:	7,100 SF
WAREHOUSE SF:	3,750 SF
GRADE DOORS:	2-TWO
CLEAR HEIGHT:	16'
POWER:	480V 3-PHASE

PROPERTY OVERVIEW

Industrial Warehouse located in South Houston, TX. Approximately 4,000 SF Building on a 7,100 SF Lot, with off-street parking in front of the building. Recently updated electrical, small office, restroom, front and rear 16' roll-up doors. Located near I-45, Hobby Airport, Beltway 8, and more. South Houston is a business friendly community. 480V 3-PHASE, (2) 16' Roll-Up Doors, Small Office, Restroom



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

LOCATION & HIGHLIGHTS

1304 WASHINGTON STREET

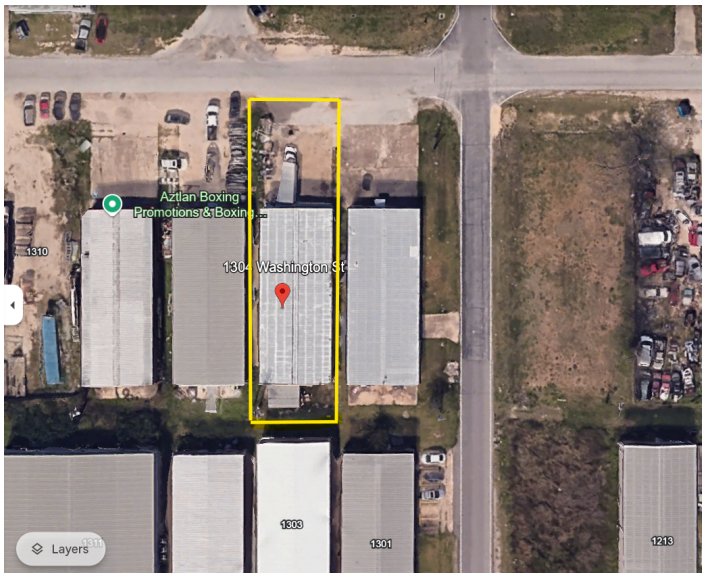


LOCATION INFORMATION

Building Name: 4,000 SF Warehouse
Street Address: 1304 Washington Street
City, State, Zip: South Houston, TX, 77587
County: Harris
Market: South Houston
Sub-market: Southeast
Cross Streets: Galveston Street

LOCATION OVERVIEW

Located near I-45, Hobby Airport, Beltway 8, and more. South Houston is a business friendly community. 480V 3-PHASE, (2) 16' Roll-Up Doors, Small Office, Restroom



PROPERTY HIGHLIGHTS

- Versatile building.
- Variety of potential uses.
- Near Hobby Airport, Port of Houston, 610/I-45/Beltway 8.
- Primarily Industrial area.
- 480V 3-PHASE, (2) 16' Roll-Up Doors, Small Office, Restroom



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



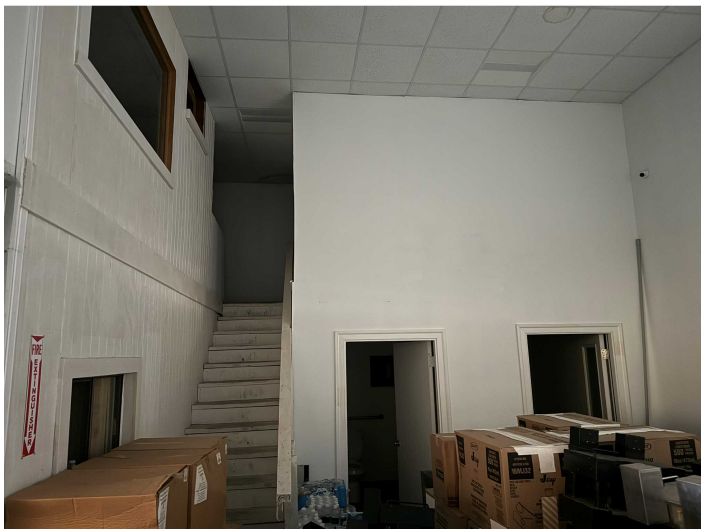
Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

1304 WASHINGTON STREET



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor

O: (713) 461-9393

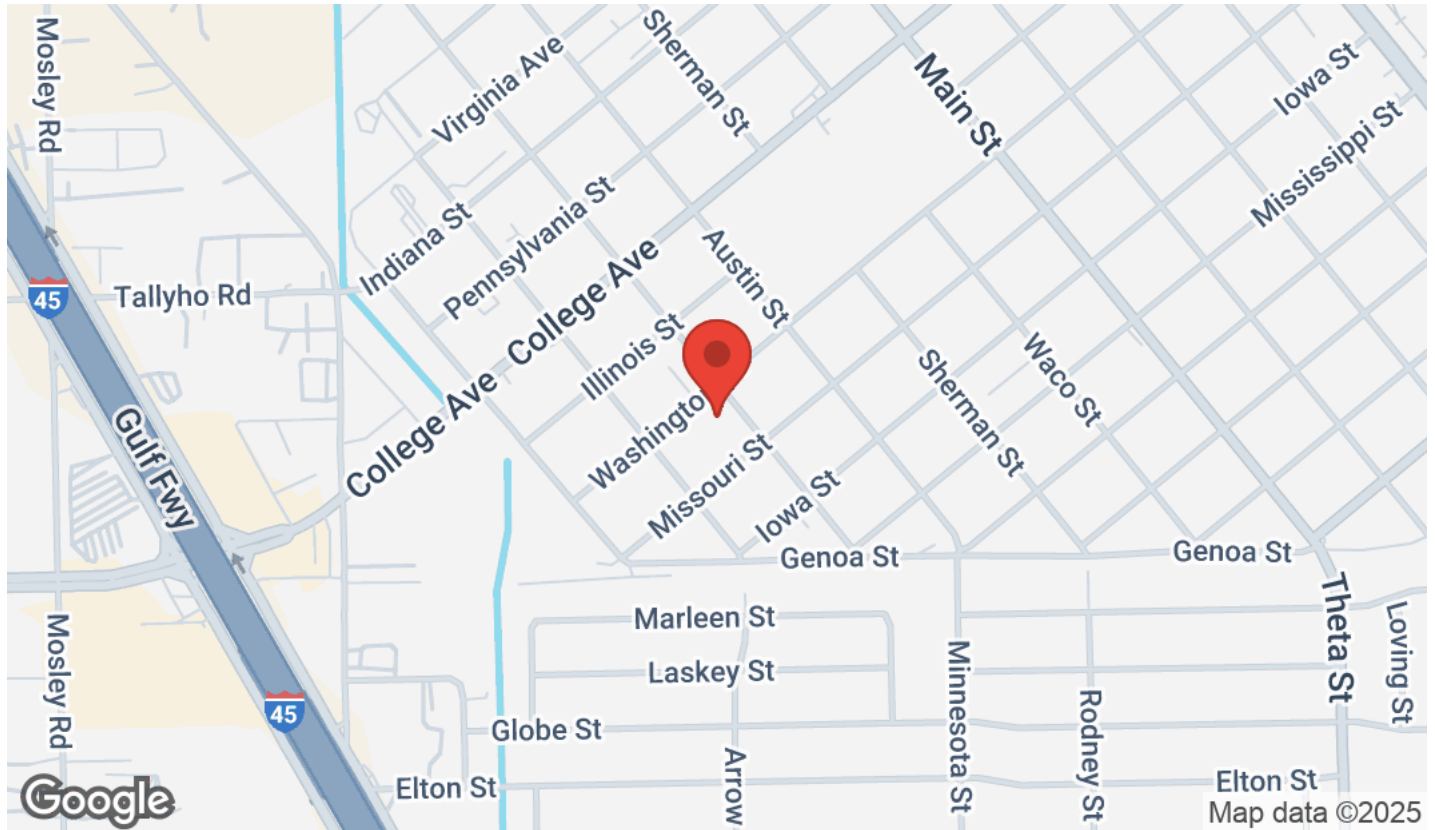
C: (281) 508-0800

tlarson@kw.com

0695022, Texas

LOCATION MAPS

1304 WASHINGTON STREET



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



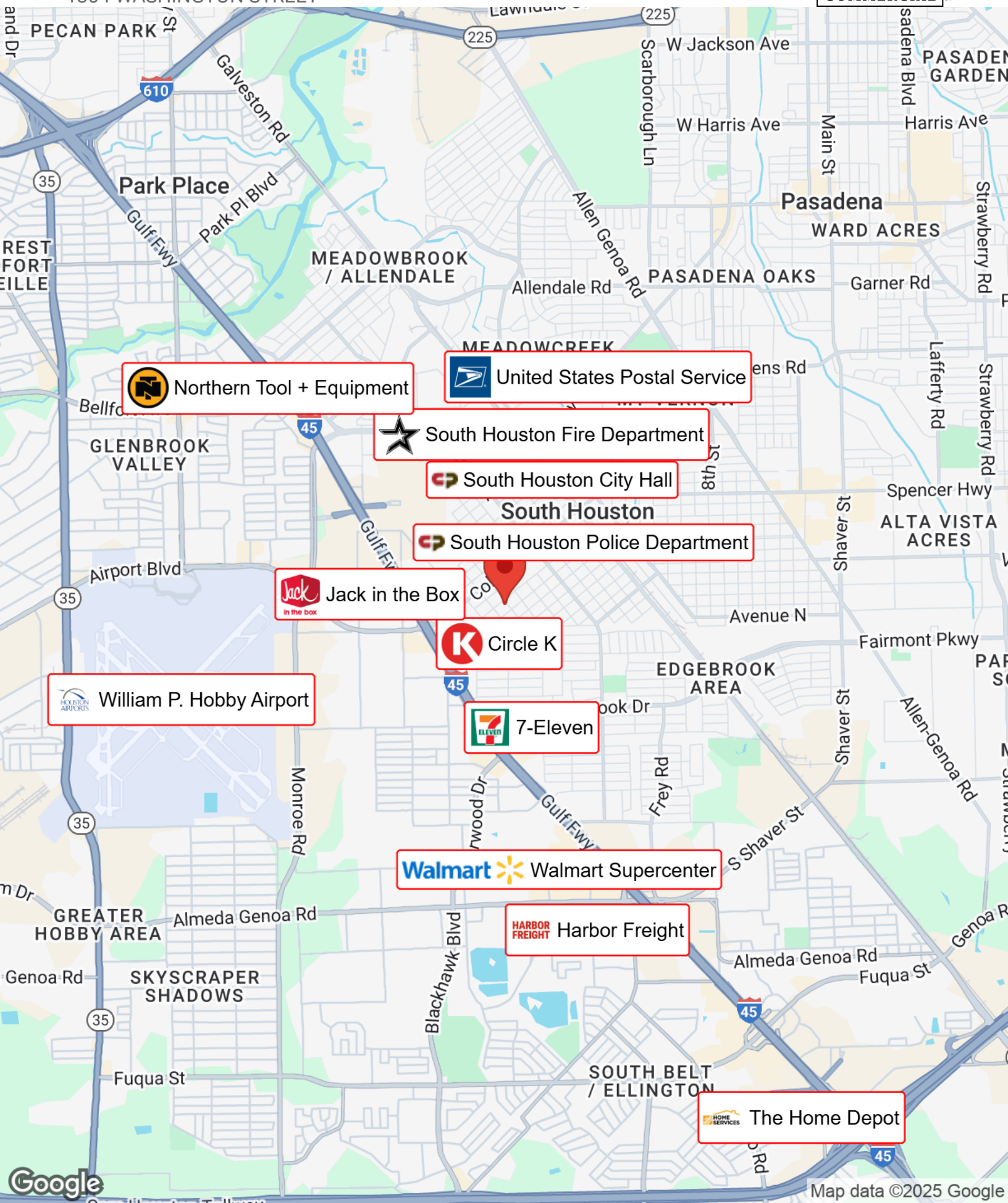
Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

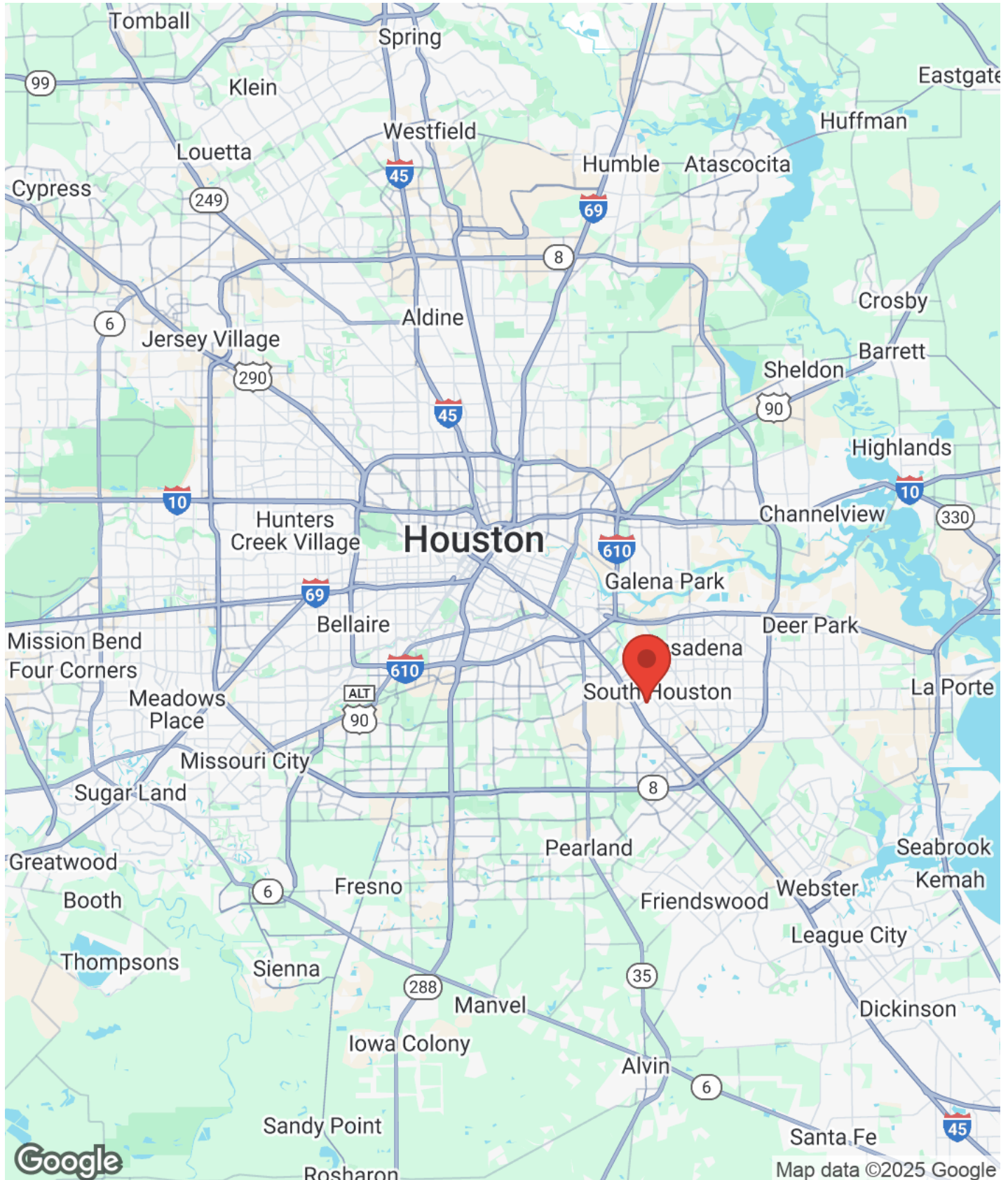
BUSINESS MAP

1304 WASHINGTON STREET



REGIONAL MAP

1304 WASHINGTON STREET



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



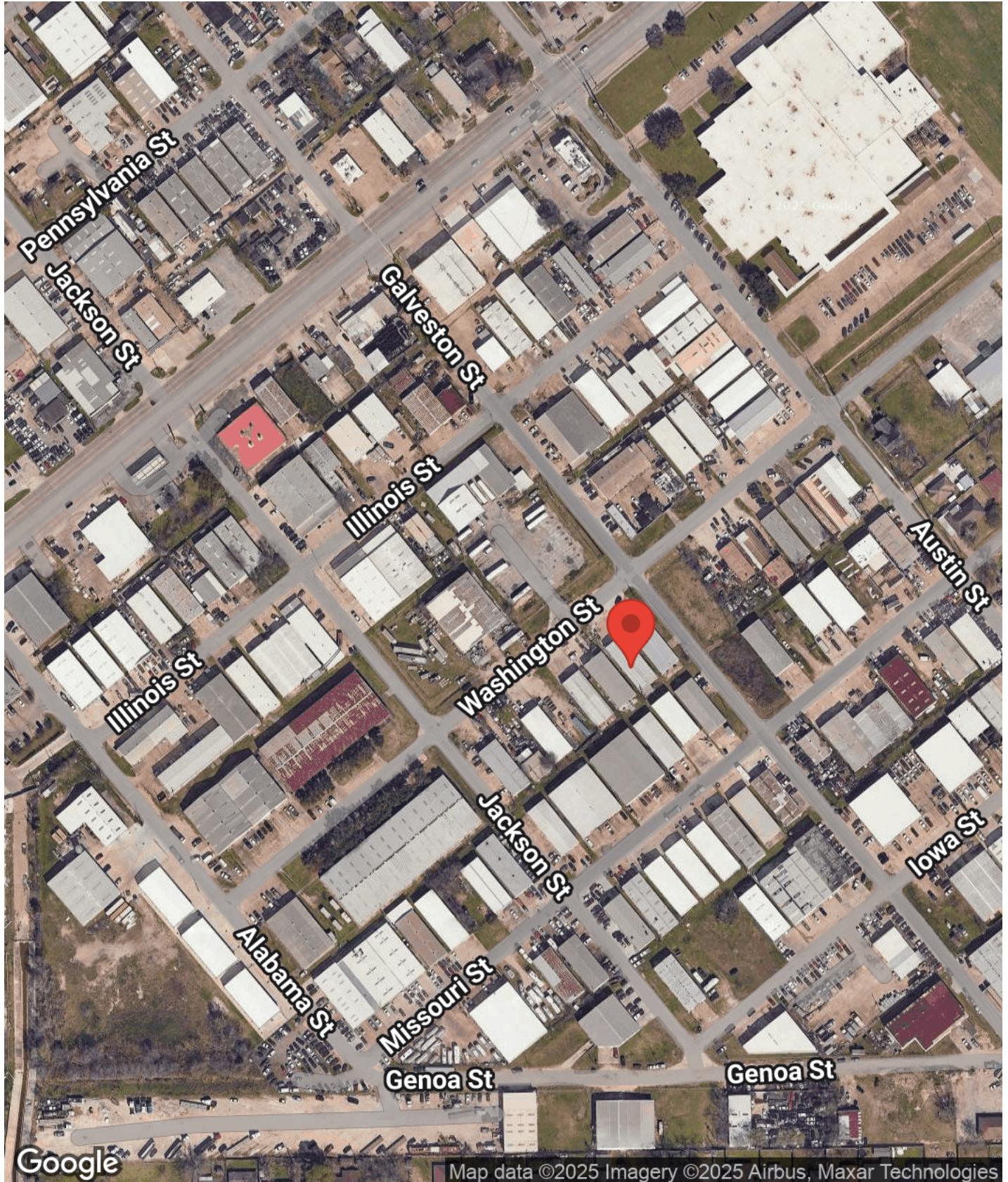
Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

AERIAL MAP

1304 WASHINGTON STREET



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

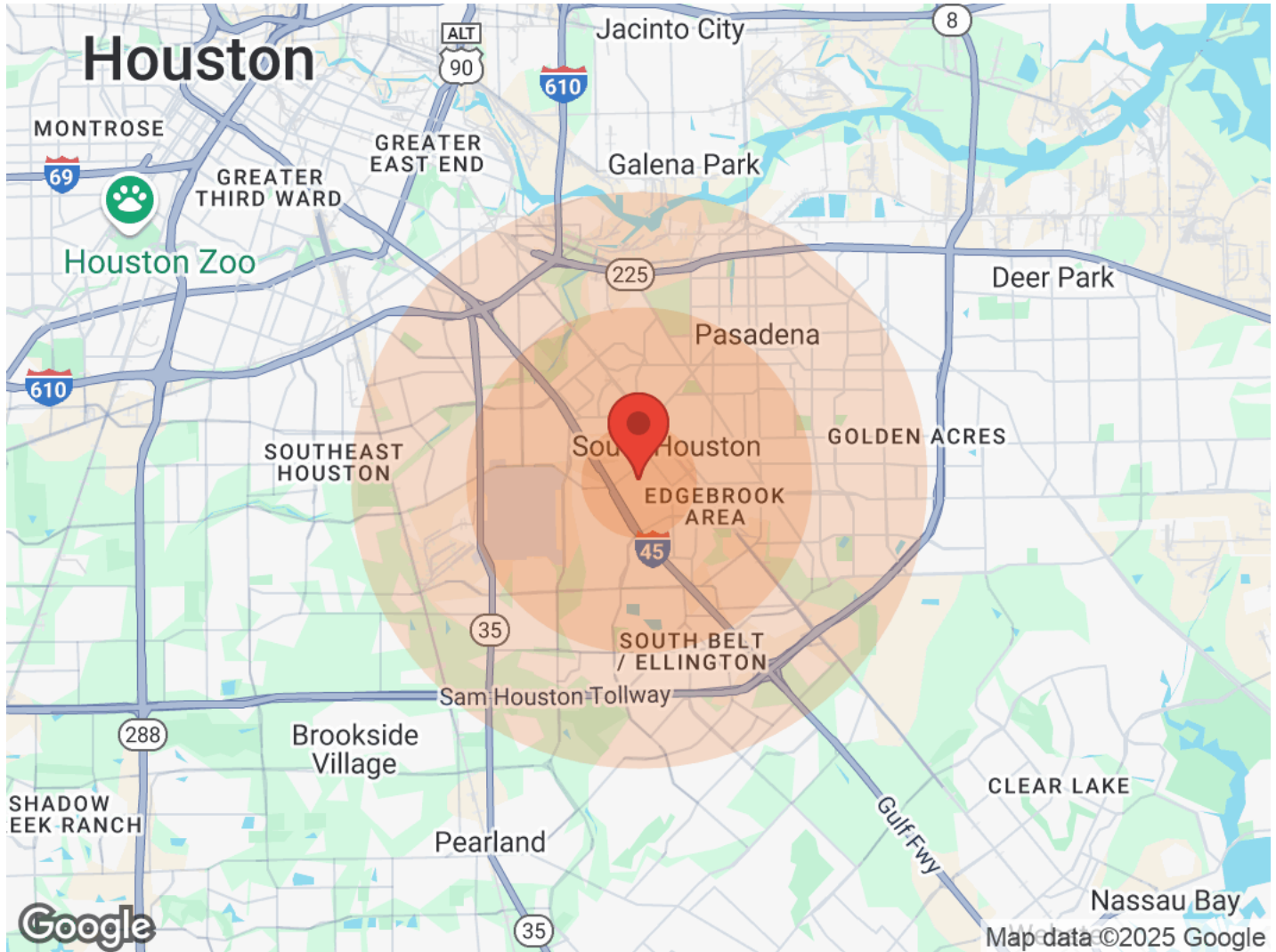


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

DEMOGRAPHICS

1304 WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,410	78,119	177,886
Female	8,126	76,787	175,042
Total Population	16,536	154,906	352,928

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,665	42,850	95,016
Ages 15-24	2,617	24,071	53,792
Ages 25-54	6,866	63,038	144,379
Ages 55-64	1,415	13,417	31,737
Ages 65+	973	11,530	28,004

Race	1 Mile	3 Miles	5 Miles
White	10,156	90,906	213,716
Black	811	14,291	31,916
Am In/AK Nat	28	336	816
Hawaiian	N/A	5	11
Hispanic	14,569	123,075	266,871
Multi-Racial	10,930	90,320	194,500

Income	1 Mile	3 Miles	5 Miles
Median	\$37,410	\$38,703	\$38,540
< \$15,000	696	7,008	16,446
\$15,000-\$24,999	819	7,657	17,121
\$25,000-\$34,999	731	7,497	16,424
\$35,000-\$49,999	805	8,006	18,154
\$50,000-\$74,999	1,021	9,103	20,585
\$75,000-\$99,999	398	4,393	11,321
\$100,000-\$149,999	235	3,010	7,780
\$150,000-\$199,999	14	474	1,701
> \$200,000	28	241	734

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,096	51,035	119,196
Occupied	4,650	45,462	107,387
Owner Occupied	2,850	23,077	55,968
Renter Occupied	1,800	22,385	51,419
Vacant	446	5,573	11,809

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713)461-9393
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams Memorial/KW Commercial, 1220 Augusta Drive, Suite 300 Houston TX 77057
Timothy Larson

Phone: 281-508-0800 Fax: www.kw.com
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

IABS 1-0 Date
SWC FM 762 - 48

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas