

±7,000 SF INDUSTRIAL WAREHOUSE

2718 Lyons Ave., Houston, TX 77020



SALE PRICE:	\$509,000
LOT SIZE:	0.45 Acres
BUILDING SIZE:	7,014 SF
GRADE LEVEL DOORS	1
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1990
ZONING:	Commercial
MARKET:	Houston
SUB MARKET:	North Inner Loop Ind
CROSS STREETS:	Jensen
TRAFFIC COUNT:	3,820

PROPERTY OVERVIEW

±7,000 SF Industrial Warehouse on .45 Acre Lot For Sale. Centrally located near downtown Houston. Easy access to I-59, and I-10.

PROPERTY FEATURES

- Centralized Location
- .45 Acre Lot
- Easy Access to I-59, I-10
- 8' x 10' Grade Level Door
- Spacious Showroom
- 17 Surface Spaces
- 2 Drive Ins

KW COMMERCIAL
2734 Sunrise Boulevard, Suite #208
Pearland, TX 77584

BO FABER
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR SALE

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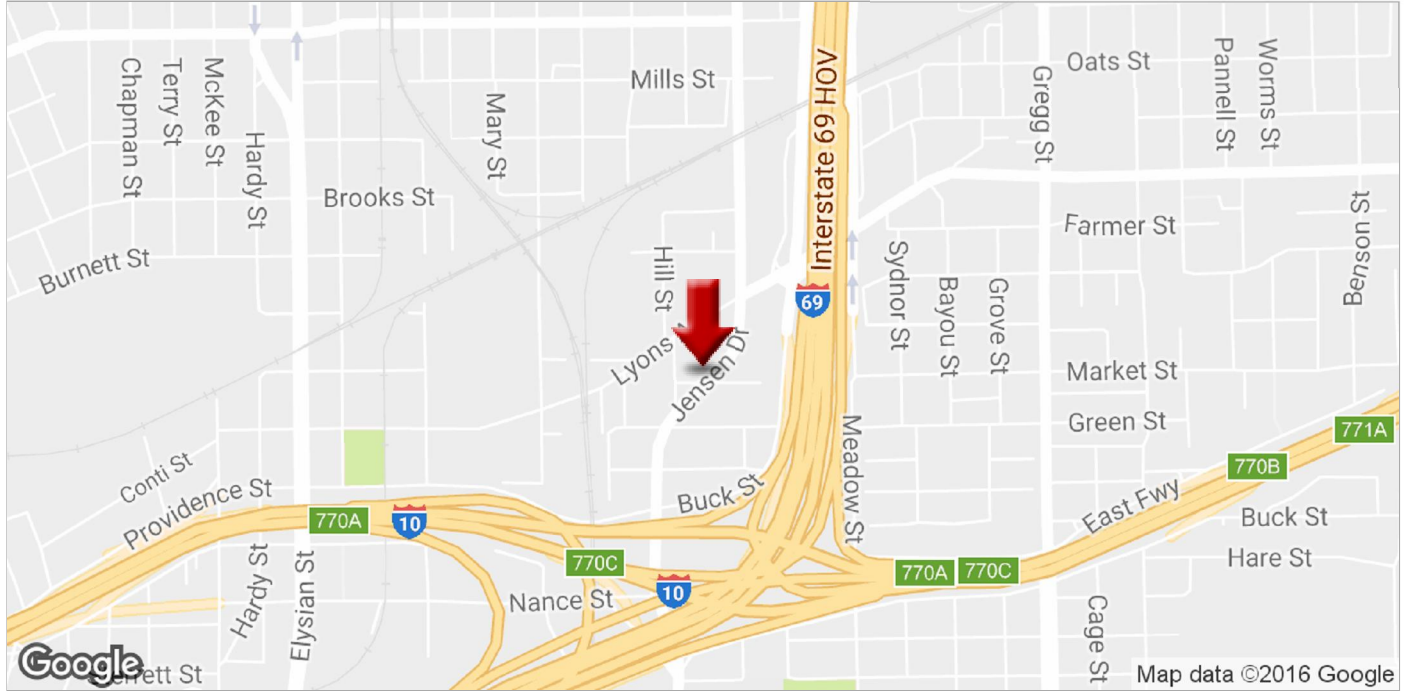
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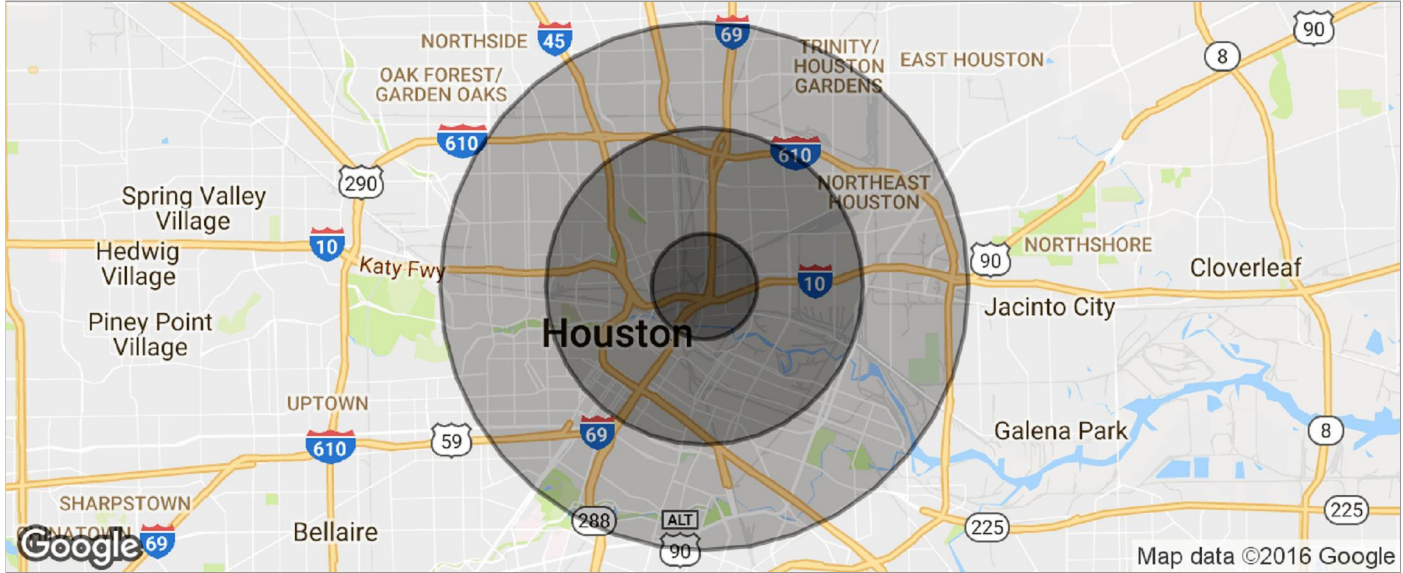
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,834	125,961	352,105
MEDIAN AGE	30.9	32.9	32.9
MEDIAN AGE (MALE)	30.5	31.9	32.1
MEDIAN AGE (FEMALE)	33.5	34.6	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,741	43,402	133,186
# OF PERSONS PER HH	4.5	2.9	2.6
AVERAGE HH INCOME	\$40,963	\$52,445	\$63,545
AVERAGE HOUSE VALUE	\$108,208	\$120,167	\$192,513
RACE	1 MILE	3 MILES	5 MILES
% WHITE	43.9%	54.0%	56.7%
% BLACK	45.7%	29.2%	24.3%
% ASIAN	0.9%	1.3%	2.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.4%	0.4%
% OTHER	8.1%	13.8%	15.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	44.9%	54.4%	50.5%

* Demographic data derived from 2010 US Census

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