

Beltway 8 West | Net Lease Sale | Long Term Lease

Tolunay-Wong

10710 S Sam Houston Pkwy W.,
Houston, Texas, 77031

Office
Net Lease



3 Sugar Creek Center Blvd., Suite 100
Sugar Land, TX 77478

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PROPERTY INFORMATION :

- ▶ Price : Call for Price
- ▶ NOI : \$298,104.62
- ▶ Cap Rate : 7%
- ▶ Building Size : 46,622 SF
- ▶ Lot Size : 95,701 SF
- ▶ Year Built : 2000

FEATURES :

- ▶ Multiple tenants
- ▶ 93% owners occupied
- ▶ High Visibility from Beltway 8
- ▶ Easy access to Beltway 8 and I-69

TRAFFIC COUNT :

- ▶ 175,320 VPD (Southwest Fwy)

DEMOGRAPHICS(2015) :

- ▶ Average HH Income :
\$73,420 (1 miles)
\$53,002 (3 miles)
\$63,340 (5 miles)
- ▶ Population :
15,580 (1 miles)
144,860 (3 miles)
392,409 (5 miles)