

## RETAIL FOR SALE

# EXCELLENT INVESTMENT OPPORTUNITY

219 W. Defee, Baytown, TX 77520



SALE PRICE:	\$300,000
PRICE PER UNIT:	\$150,000
CAP RATE:	8.95%
NOI:	\$26,851
LOT SIZE:	0.34 Acres
BUILDING SIZE:	20,000 SF
YEAR BUILT:	1950
ZONING:	Commercial
MARKET:	Houston
SUB MARKET:	Channelview Ret.
CROSS STREETS:	N. Galliard

### PROPERTY OVERVIEW

**PRICE REDUCED!!** Built in 1950, this unique property offers tremendous upside. The lower level is currently tenanted by an Antique store. The upper level is vacant relinquishing a huge cashflow opportunity. Would be a great space for an office, or event venue. Owner will consider carrying a note.

### PROPERTY FEATURES

- Located in the Heart of Baytown's Historical Center
- 20,000+ SF
- Frontage on W. Defee and N. Gaillard
- Great Retail Location
- Street Parking

**KW COMMERCIAL**  
5050 Westheimer, Ste. 200  
Houston, TX 77056

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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.

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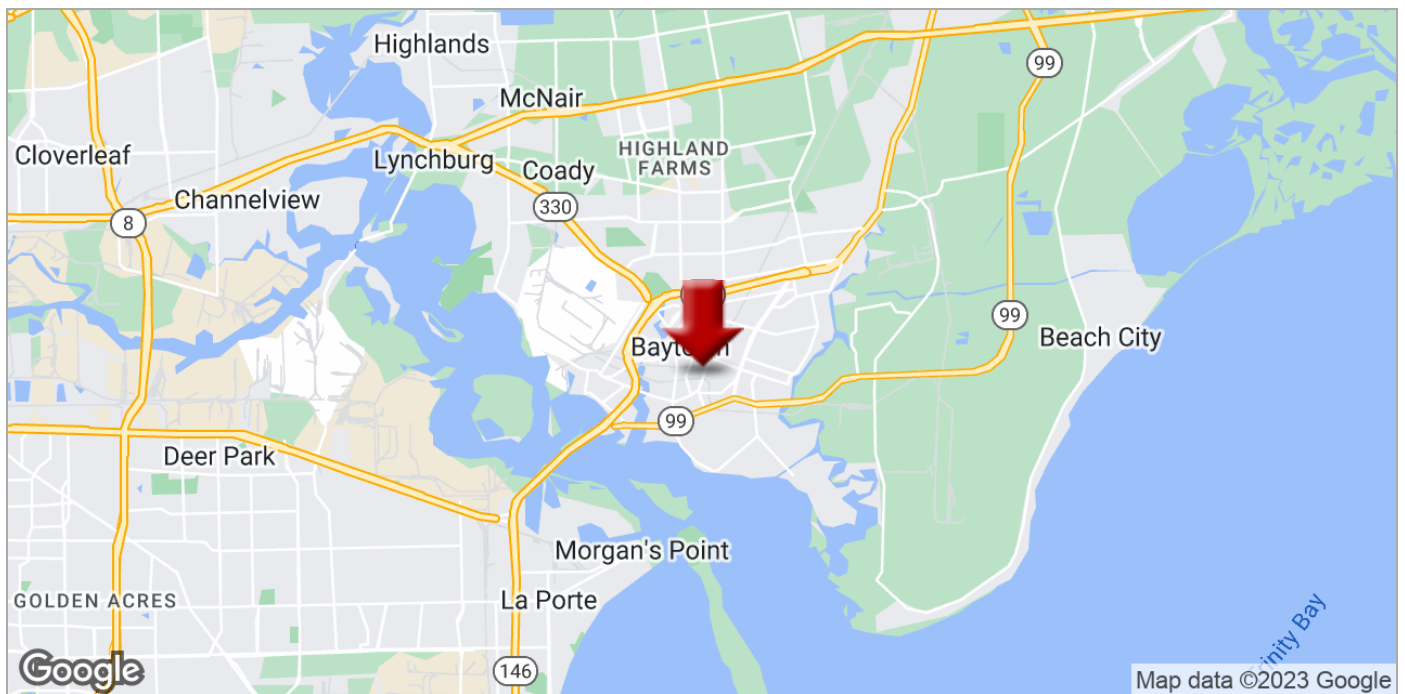
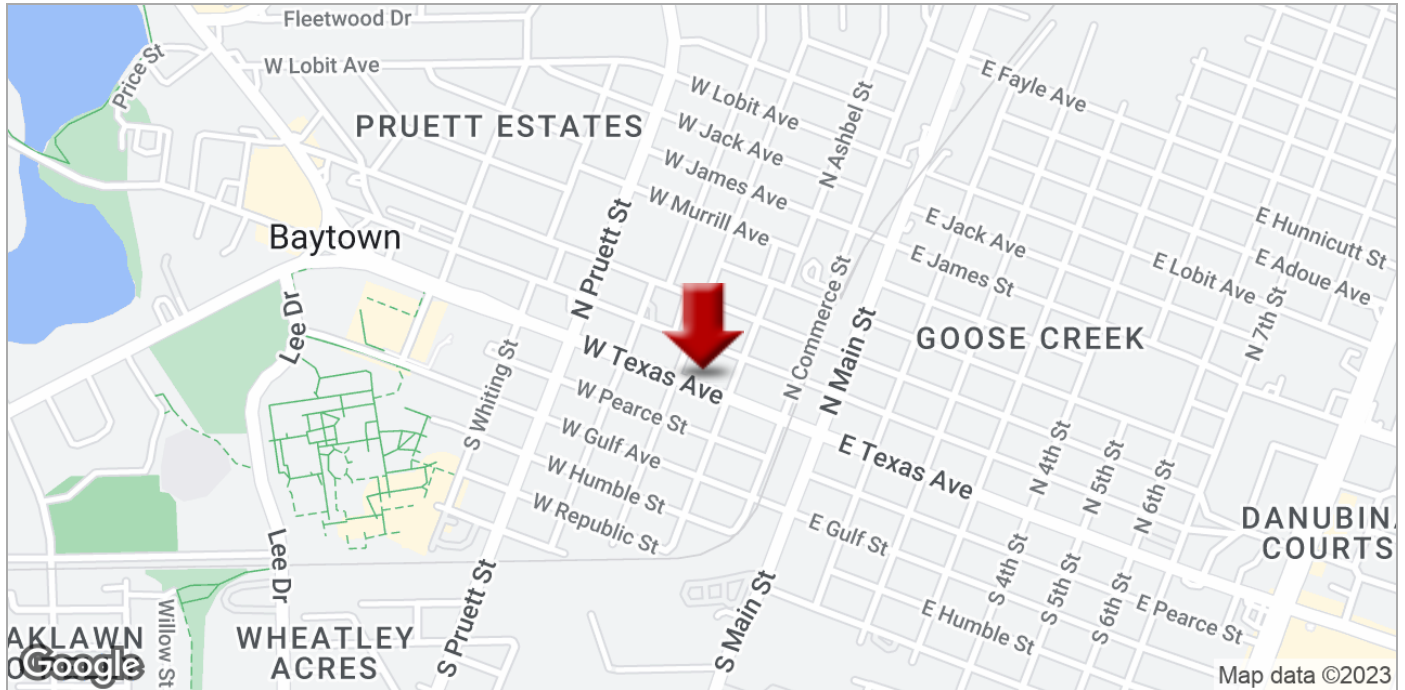
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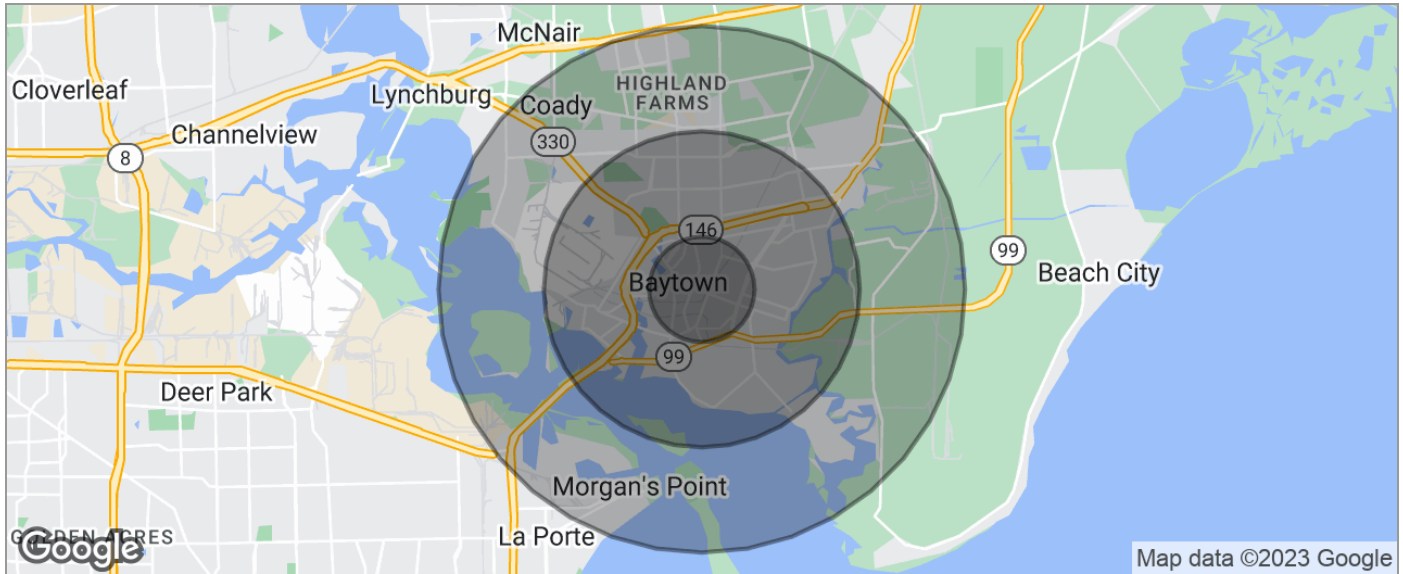
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,570	49,896	77,628
MEDIAN AGE	29.1	30.4	31.1
MEDIAN AGE (MALE)	29.0	30.7	30.8
MEDIAN AGE (FEMALE)	29.1	30.1	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,692	16,609	26,134
# OF PERSONS PER HH	3.4	3.0	3.0
AVERAGE HH INCOME	\$46,121	\$53,962	\$57,366
AVERAGE HOUSE VALUE	\$72,642	\$87,991	\$107,033
RACE	1 MILE	3 MILES	5 MILES
% WHITE	62.9%	62.0%	62.7%
% BLACK	11.6%	16.6%	16.9%
% ASIAN	1.9%	1.8%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.6%	0.6%
% OTHER	22.3%	17.5%	16.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	57.8%	44.0%	40.9%

\* Demographic data derived from 2020 ACS - US Census

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