

## OFFICE FOR SALE & LEASE



PRICE: \$490,000



# FOR SALE & LEASE

**BAYOU PROPERTIES REALTY**  
17101 Mill Forest Ste 171  
Webster, TX 77598



*PRESENTED BY:*

**JOHN BRAUN, CCIM, CPM**  
President / Broker  
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0519754, TX

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.

# PROPERTY SUMMARY

510 WEST CHURCH STREET | LIVINGSTON, TX 77351



## Property Summary

Price:	\$490,000
Building SF:	4,050
Occupancy:	Available
Lease Rate:	\$12.00 SF/YR
Lease Term:	12 - 60 months
Rentable SF:	4,050
Available SF:	4,050
Lot Size:	11,235 SF

## Property Overview

Approximately 4,050 SF total building area  
Flexible layout – easily subdividable into 1 to 4 tenant suites (suites starting at ~820 SF)  
Ready for immediate occupancy and customization to suit your needs  
Suitable for a variety of uses: professional offices, medical/clinical space, retail, or other commercial ventures

## Location Overview

Situated in the heart of downtown Livingston, this property enjoys a convenient and visible position along West Church Street (US Highway 190), featuring 105 feet of direct highway frontage for outstanding traffic exposure and signage opportunities. Ample on-site parking accommodates tenants and visitors with ease, making it ideal for businesses serving the growing Polk County community near beautiful Lake Livingston.

# PROPERTY DESCRIPTION

510 WEST CHURCH STREET | LIVINGSTON, TX 77351



## Versatile Office Space

Prime opportunity to lease a fully vacant, versatile commercial building in the heart of Livingston.

This spacious property is ideal for an owner-operator seeking a single-occupancy space or for investors/landlords looking to attract multiple tenants.

Whether you plan to occupy the entire building or configure it for multi-tenant income, this property offers exceptional adaptability in a growing East Texas community near Lake Livingston.



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# PROPERTY PHOTOS

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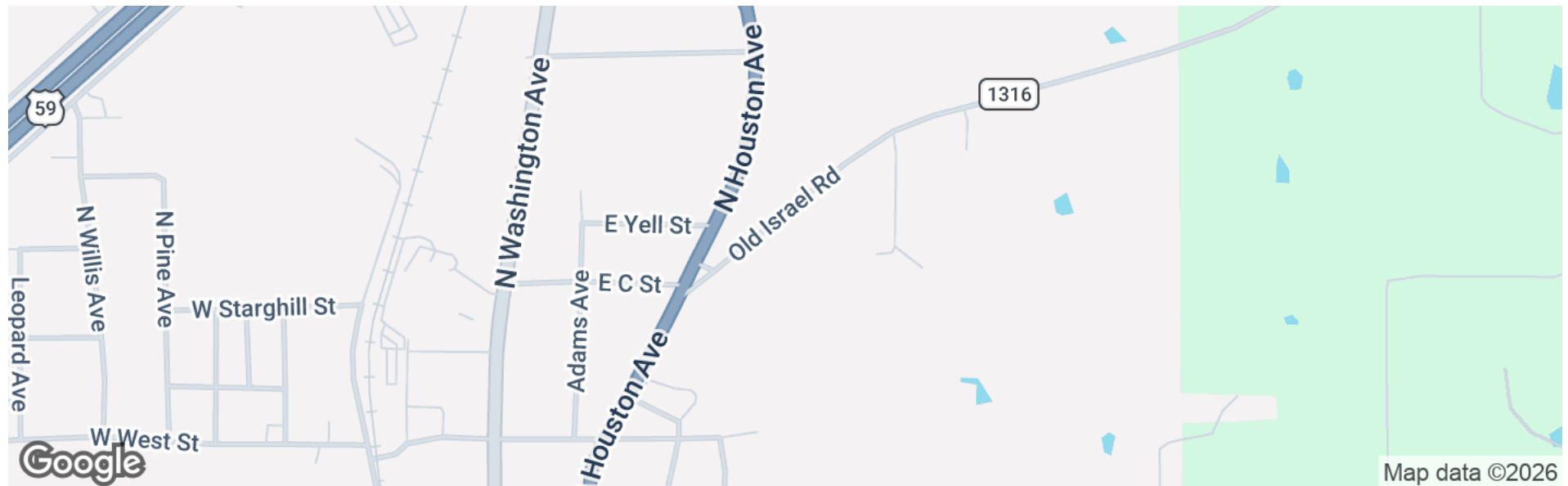
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# LOCATION MAPS

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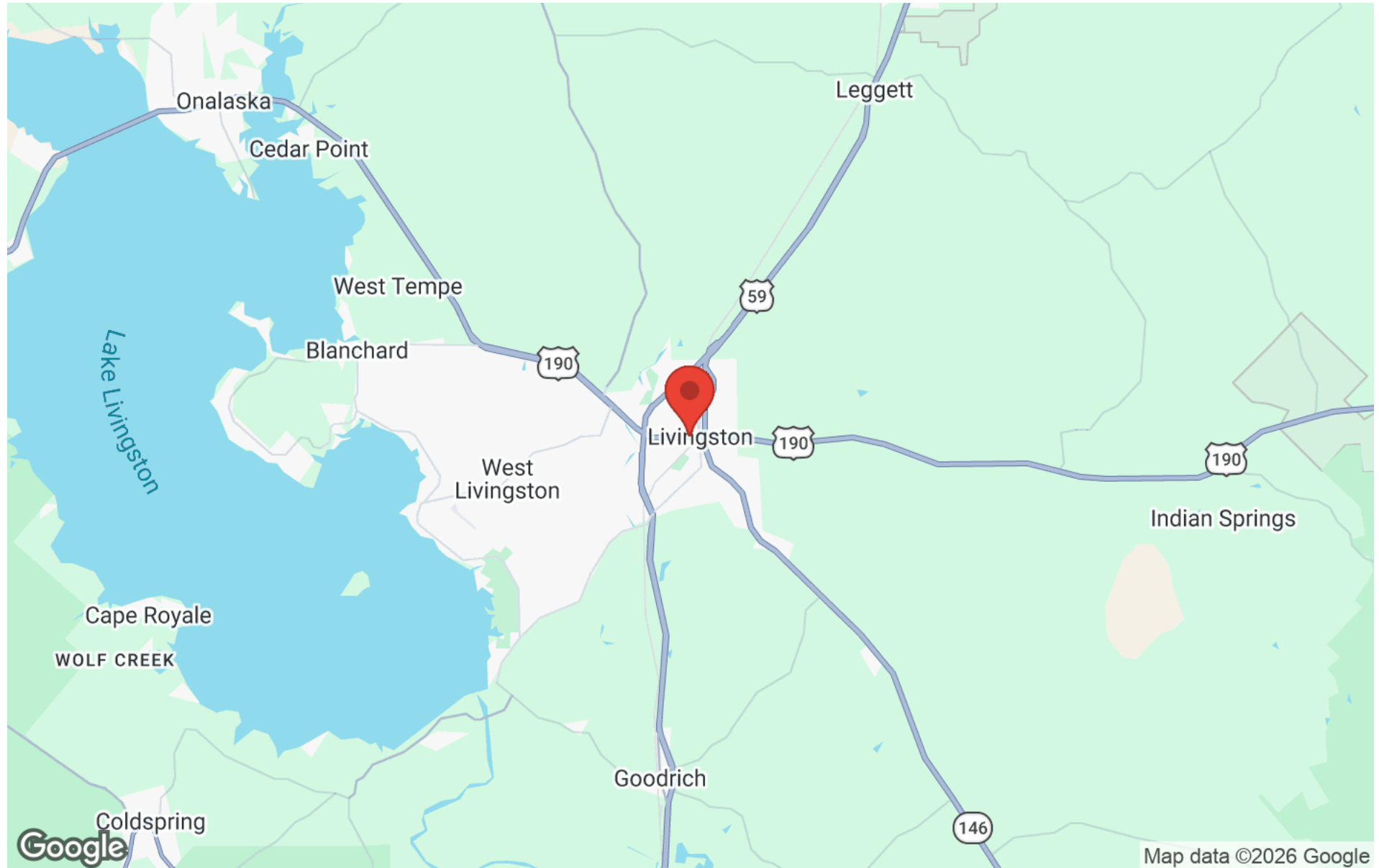


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# REGIONAL MAP

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# AERIAL MAP

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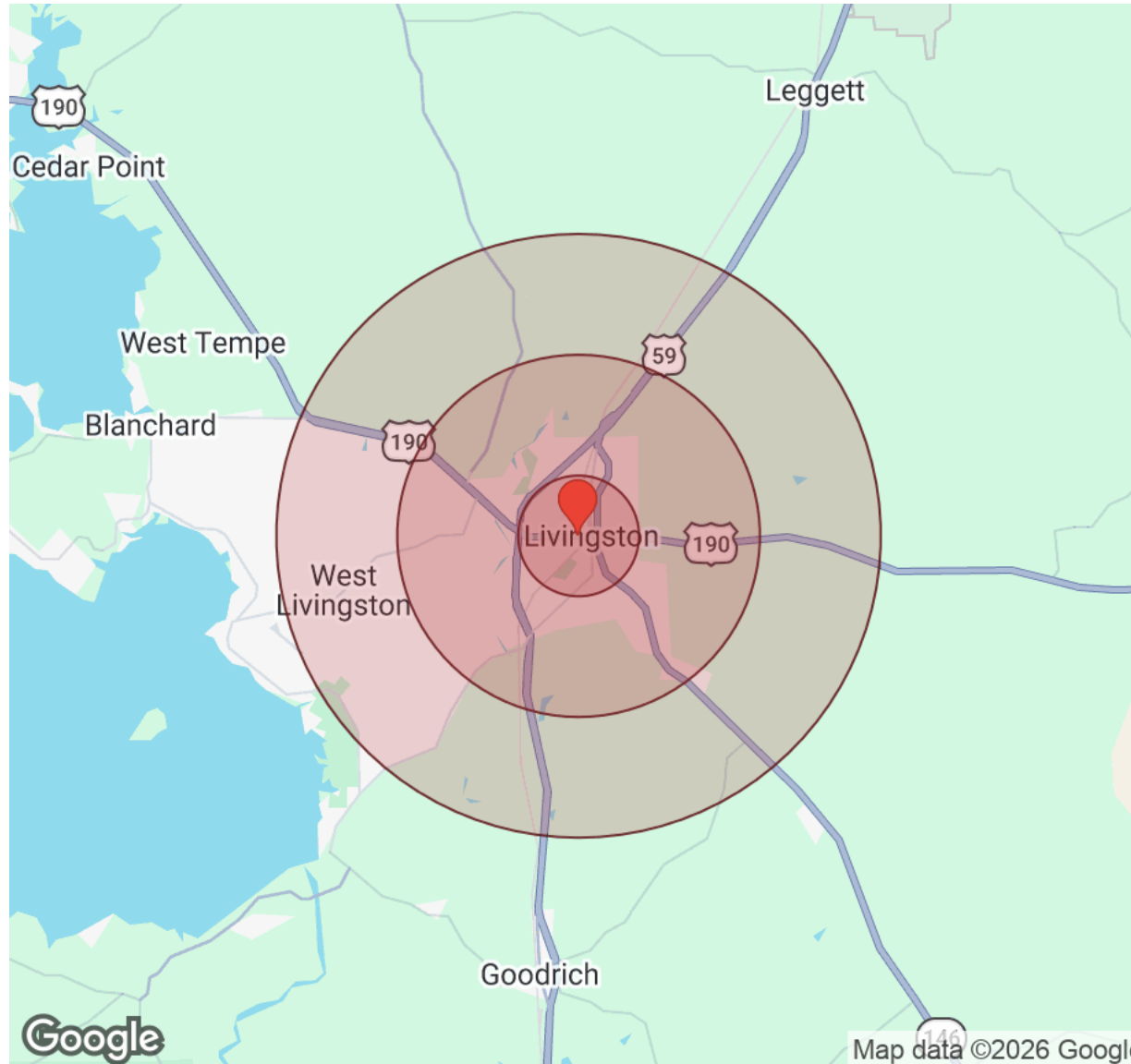
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# DEMOGRAPHICS

510 WEST CHURCH STREET | LIVINGSTON, TX 77351



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,913	4,577	9,633
Female	1,965	4,612	7,119
Total Population	3,878	9,189	16,752

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,622	6,382	10,534
Black	473	919	2,345
Am In/AK Nat	11	45	70
Hawaiian	N/A	N/A	2
Hispanic	591	1,442	3,138
Asian	71	134	238
Multiracial	99	245	392
Other	12	21	34

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,965	4,568	7,182
Occupied	1,408	3,233	5,092
Owner Occupied	675	1,985	3,364
Renter Occupied	733	1,248	1,728
Vacant	557	1,335	2,090

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	728	1,720	2,642
Ages 15 - 24	532	1,144	1,826
Ages 25 - 54	1,561	3,659	7,385
Ages 55 - 64	497	1,215	2,382
Ages 65+	559	1,452	2,516

Income	1 Mile	3 Miles	5 Miles
Median	\$58,065	\$57,811	\$58,194
Under \$15k	205	432	606
\$15k - \$25k	118	280	476
\$25k - \$35k	76	202	357
\$35k - \$50k	190	427	687
\$50k - \$75k	191	516	845
\$75k - \$100k	287	535	804
\$100k - \$150k	331	634	892
\$150k - \$200k	11	123	234
Over \$200k	N/A	86	192

# PROFESSIONAL BIO

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After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate.

With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

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510 WEST CHURCH STREET



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