



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

FLEXIBLE OFFICE & YARD SITE WITH INCOME POTENTIAL

1614 HOLLAND AVENUE HOUSTON, TX 77029



OFFERING SUMMARY

SALE PRICE

\$310,000

PROPERTY TYPE

RETAIL

BUILDING SIZE

1,376 SF

PROPERTY HIGHLIGHTS

- ±0.44 Acres (19,152 SF Lot)
- ±1,376 SF Office Building
- Parking ratio 12.35 (Total 17 Parking paved spaces)
- 50% Vacant - Immediate Occupancy
- East Houston Industrial Corridor Location
- Easy Access to I-10, Loop 610 & SH 225
- Minutes from the Port of Houston
- Flexible Layout for Multiple Uses
- Ideal for Contractors, Service Users & Owner-Operators
- Suitable for Food Truck, Car Detailing & Pop-Up Retail Concepts
- Outdoor Yard Space for Equipment, Storage & Parking
- Surrounded by Industrial & Commercial Users
- Opportunity Zone Location
- Strong Logistics & Port-Driven Market
- Redevelopment or Investment Potential

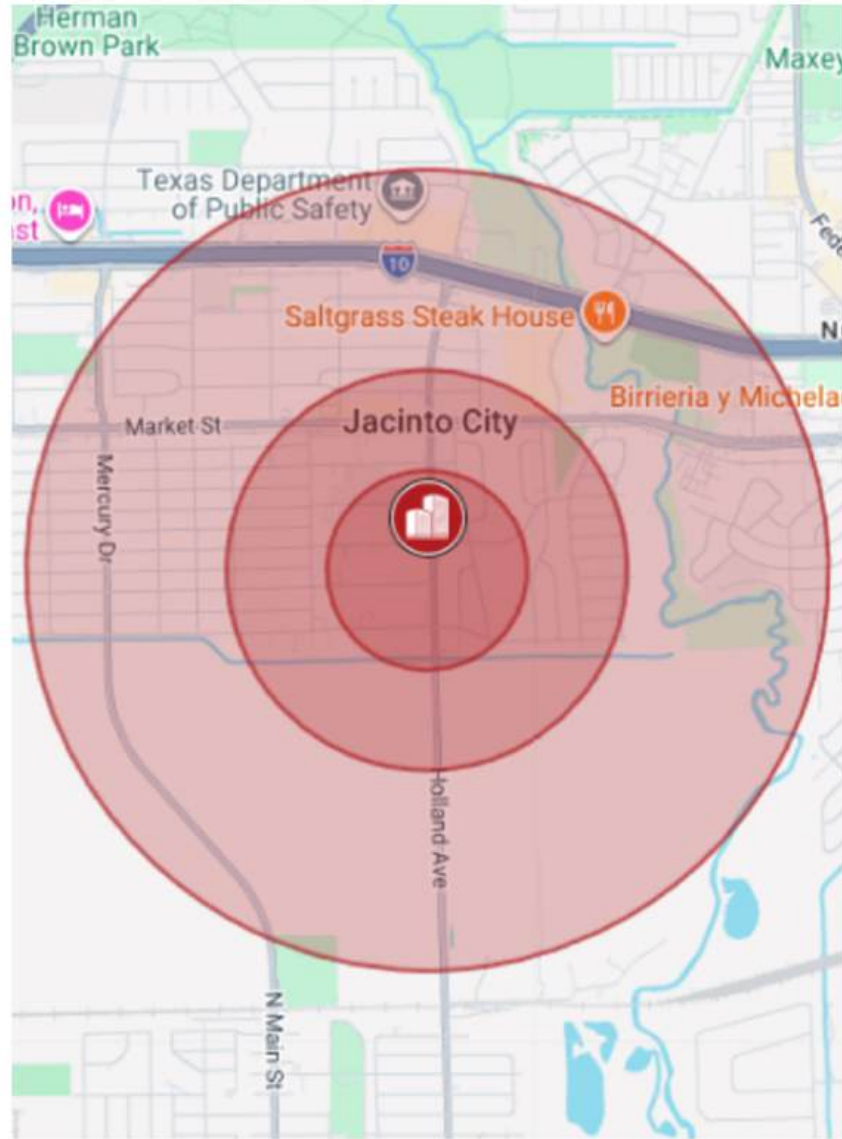
Aerial Map



Property Photos



Demographics



Located in Houston's established East End industrial corridor, 1614 Holland Ave offers excellent access to major transportation routes including Interstate 10, Loop 610, State Highway 225, and the Port of Houston. The property is strategically positioned within a mature commercial and industrial area that serves a wide range of logistics, manufacturing, transportation, and service-related businesses.

	0.25 Miles	0.5 Miles	1 Miles
Total population	1,235	4,127	11,210
Persons per household	3.4	3.4	3.3
Total household	366	1,218	3,445
Average household income	\$76,096	\$72,054	\$66,836
Average age	39.4	38.2	35.2
Male Population	670	2,213	5,922
Female Population	568	1,917	5,292

Demographics data derived from AlphaMap

Market Overview

Houston's East End continues to experience strong commercial and industrial growth, driven by its strategic location, expanding infrastructure, and close proximity to the Port of Houston, one of the nation's busiest ports. The area's ongoing investment in logistics, manufacturing, transportation, and small business development has created sustained demand for flexible commercial properties that can accommodate a wide range of operational needs.

Located within this thriving industrial corridor, 1614 Holland Ave offers exceptional accessibility to Interstate 10, Loop 610, SH 225, and Downtown Houston, providing businesses with efficient connections throughout the Greater Houston market. The surrounding area is home to a diverse mix of industrial facilities, contractors, warehouses, service businesses, and growing commercial developments, reinforcing the property's long-term value and investment appeal.

As available commercial sites with both office improvements and usable yard space become increasingly limited, properties like 1614 Holland Ave offer a unique opportunity for owner-users, investors, or redevelopment projects seeking flexibility in one of Houston's most active commercial submarkets. The combination of immediate occupancy, income potential from the existing tenant, and adaptable outdoor space positions this property to benefit from the continued economic growth and redevelopment occurring throughout East Houston.



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