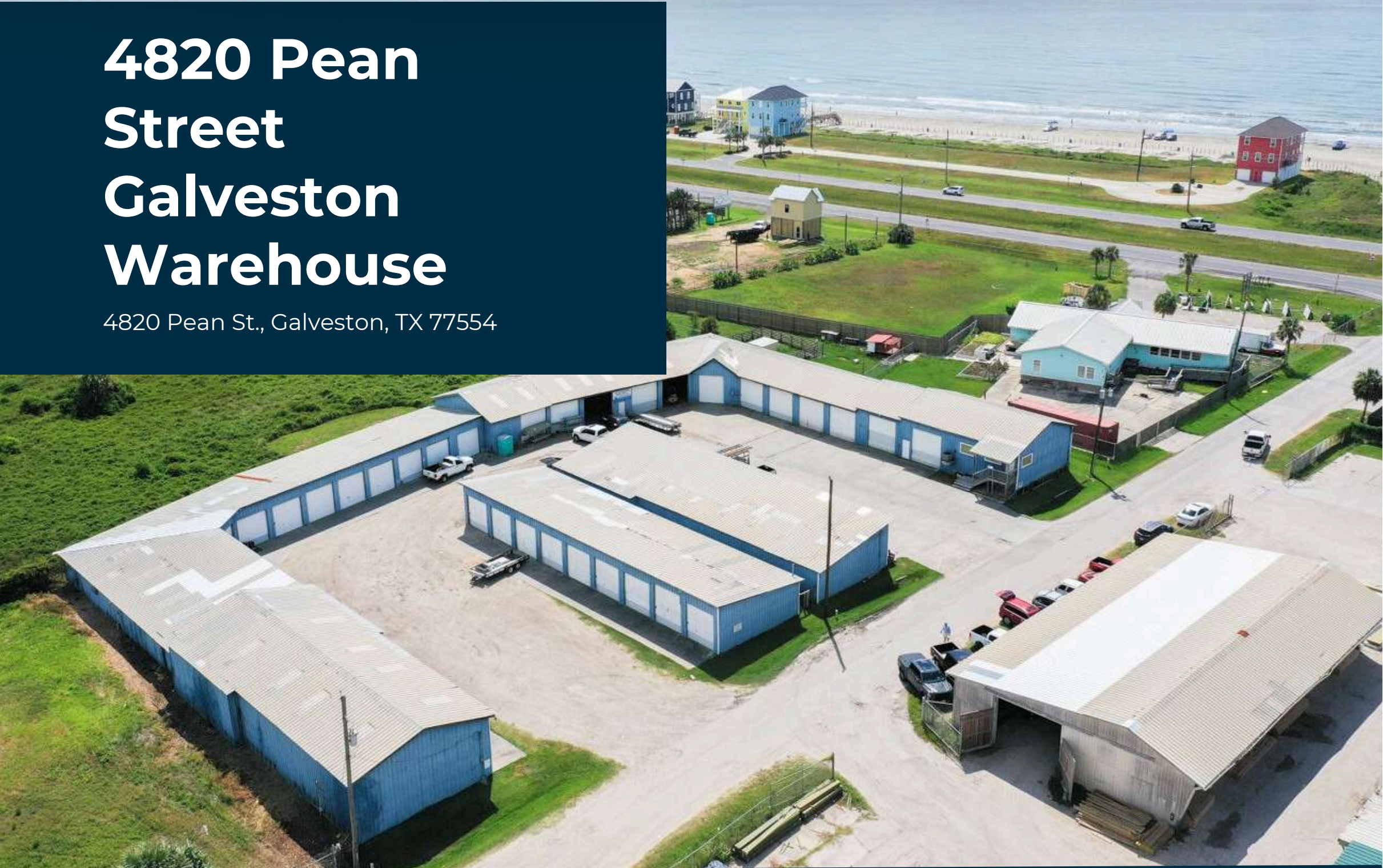


# 4820 Pean Street Galveston Warehouse

4820 Pean St., Galveston, TX 77554





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# 01 EXECUTIVE SUMMARY



# INVESTMENT HIGHLIGHTS



## Fully Stabilized Asset

A rare opportunity to acquire a consistently 100% occupied facility, ensuring immediate and stable cash flow. The property maintains a waiting list of prospective tenants, demonstrating strong and sustained demand.



## Flexible & Diverse Unit Mix

Featuring 48 total units across four separate buildings, the property offers a unique layout that allows tenants to expand and lease multiple shared units, catering to evolving business needs and enhancing tenant retention.



## Ideal for Owner-User or Investor

This versatile property is perfectly suited for an investor seeking a reliable income-producing asset, or an owner-user looking to occupy space while benefiting from in-place rental income.



## Attractive Seller Financing

The current owner will consider providing seller financing, presenting a flexible and advantageous acquisition structure for a qualified buyer.



# 02 PROPERTY OVERVIEW



# PROPERTY DESCRIPTION

Offered for sale is the 4820 Pean Street Warehouse , a premier business and storage facility situated on approximately 1.2 acres in a prime Galveston location. The property comprises over 18,130 square feet of rentable space distributed across four well-maintained buildings. With 48 individual units, the facility currently serves 25 tenants, many of whom lease multiple units, showcasing the property's unique flexibility for growing businesses. An 800 sq/ft on-site office provides management capabilities. The property is fully serviced with water, sewer, and electricity and benefits from excellent access via Highway 3005.

Address	4820 Pean St., Galveston, TX 77554
APN	7206-0000-0289-009
Lot Size	1.2 Acres
Total Square Footage	18,130 SF
Number of Buildings	4
Number of Units	48
Year Built	1997
Zoning	Commercial
Parking	48 Spaces

Please do not contact or interfere with existing tenants. All property tours must be scheduled with the listing agent.





## SITE PLAN

The subject property consists of a single parcel totaling approximately 1.2 acres (52,272 square feet). The site provides a functional layout for vehicle access to all 48 units and includes an on-site office and adequate parking. Dimensions are approximate and should be verified by the buyer.



Purchase Price	\$1,350,000
Price / SF	\$74.46
Net Operating Income	\$65,000
Cap Rate	4.81%
Occupancy	100%

“A fully stabilized asset with immediate cash flow and a proven track record of performance.”

# Disclaimer

This Confidential Investment Memorandum ("Memorandum") is delivered subject to the terms of the Confidentiality Agreement. It is being given to you for the sole purpose of evaluating the possible investment in 4820 Pean St., Galveston, TX ("Property"). This Memorandum was prepared by the exclusive broker based on information supplied by the Property owner and other sources. It contains select information about the Property and the real estate market but does not contain all the information necessary to evaluate the project. The financial projections contained herein are for general reference only. The information contained in this Memorandum is believed to be reliable; however, the broker does not guarantee its accuracy or completeness. Because of the foregoing and since the investment in the Property is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material must make its independent investigations, projections and conclusions regarding the investment in the Property without reliance on this Memorandum or any other Confidential Information. Prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. The broker shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by the Property owner and its legal counsel.

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