



FOR SALE OR LEASE



2411 Eldridge Parkway South, Houston, TX 77077

About our property

The property is improved with a 32,842 SF retail/warehouse containing 15,042 (46%) SF of retail/showroom space and 17,800 SF of warehouse space. The retail/showroom space features a large open showroom floor, individual offices, storage room, and restrooms. The warehouse space features dock high loading and 24-ft eave height.

Asking Price
\$4,500,000 (\$137/SF)

Summary of Important Facts

Existing Use:	Retail/Flex
Address:	2411 Eldridge Parkway South, Houston, TX 77077
Legal Description:	Reserve A, Block 1, Eurway Center, Houston, Harris County, Texas
Land Size:	2.2834 Acres (99,465 Sq. Ft.)
Building Size (NRA):	32,842 Sq. Ft. (NRA)
Year Built/Condition:	1998/Average
Property Rights:	Fee Simple - owner-user
Highest and Best Use:	Commercial -SINGLE TENANT
Parking Spaces	65+ parking ratio 1.98/1,000 SF

Approximately 17,800 SF warehouse space

Approximately 15,000 SF air conditioned showroom/retail

Strengths

- The subject has good frontage and access along Eldridge Parkway South.
- The subject has good access to Interstate 10, Highway 6, and Westpark Tollway.
- The subject is located in an area with an increasing population and above average household incomes.
- Corner of Westthimer and South Eldridge is one of the strongest commercial intersections in West Houston.

Features

- Interior/exterior Cameras
- 3 A/C units
- 5 Loading Docks
- 1 Ground level dock
- 2 sloped loading docks for customer pick up
- 19+ pallet racks
- 26-33 ft ceilings
- 4 offices
- 1 Breakroom
- 3 bathrooms
 - 1 warehouse bathroom
 - 1 bath with full shower
 - 1 his/hers public bath

Broker Opinion of Value

The current asking price of \$4.5M is supportable based on utility, replacement cost, land value, visibility, and scarcity of comparable properties. Negotiated market range is expected to depend on buyer profile rather than commodity warehouse pricing.

Replacement Cost

A buyer cannot realistically reproduce this asset for \$137/SF. Modern replacement cost is expected to materially exceed commodity warehouse pricing.

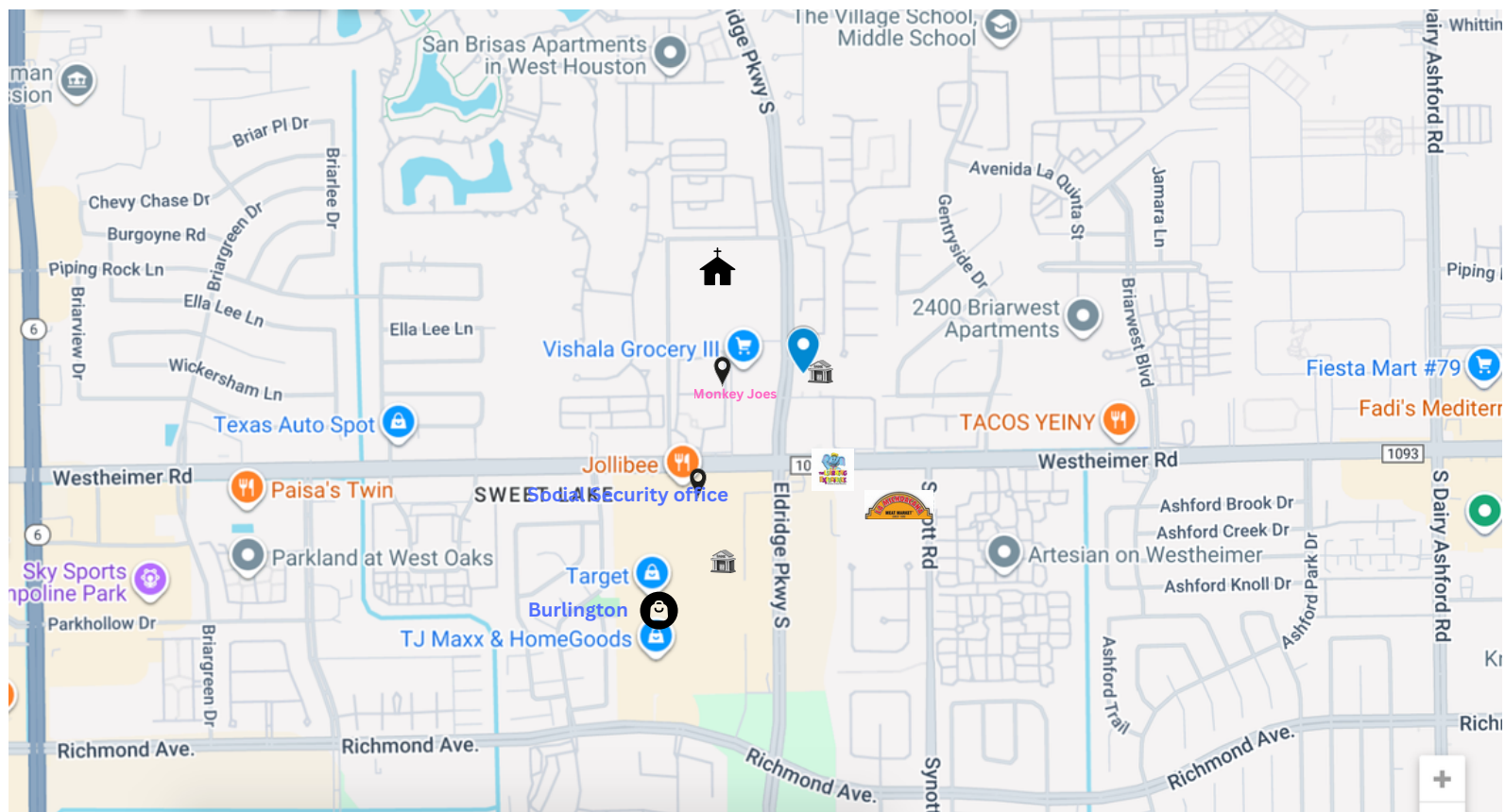
Replacement would require:

- Purchase of 2.28 acres on a major intersection
- Site development
- Utilities
- Detention
- Engineering
- Parking
- Landscaping
- Approximately 33,000 SF of construction
- Climate-controlled showroom
- Warehouse
- Six dock-high doors

Current construction costs for this type of mixed showroom/warehouse building commonly exceed your asking price once land and site work are included.

Benefits include:

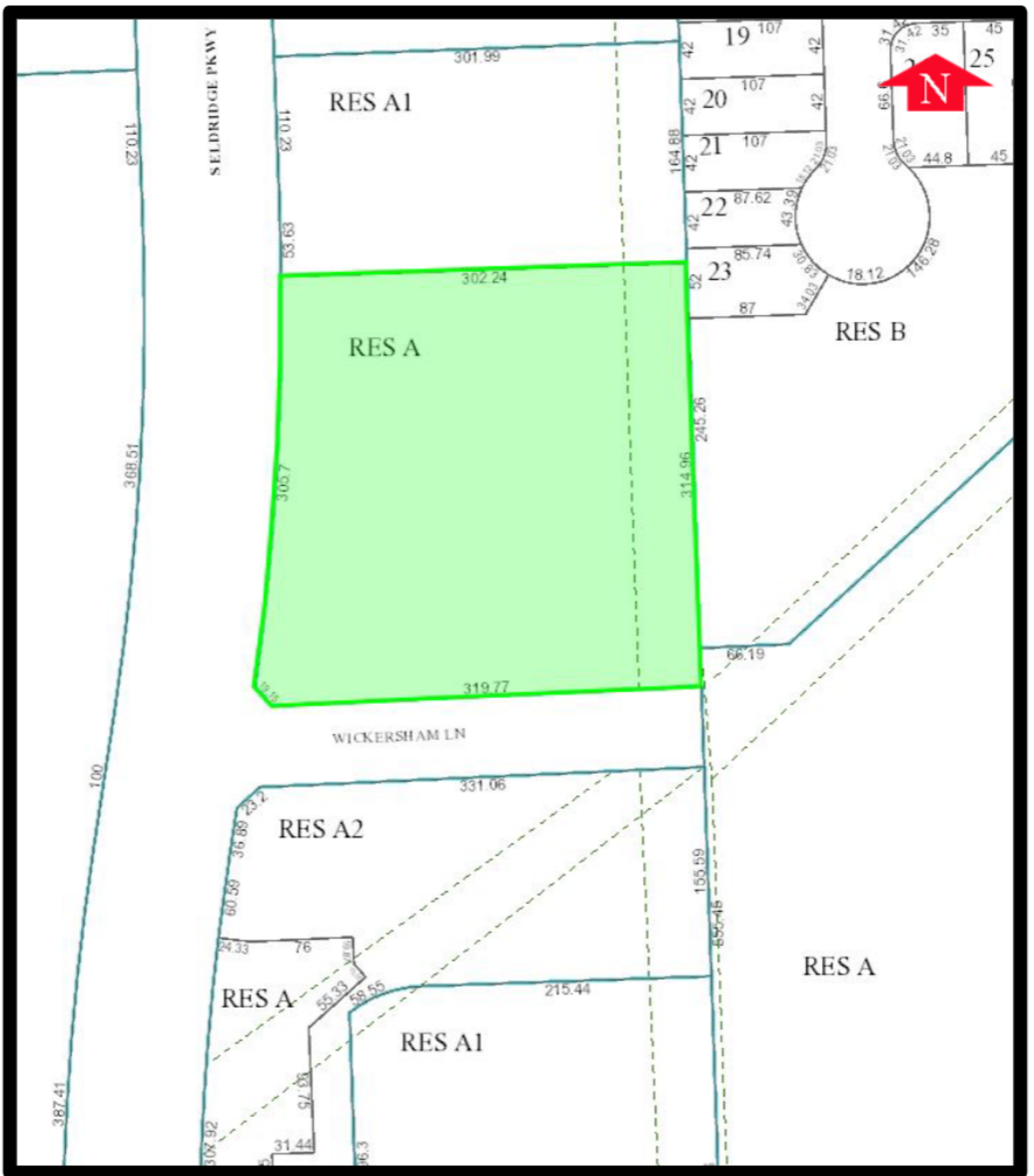
- multiple access points
- exceptional visibility
- excellent signage
- easy truck access
- strong residential density nearby
- Corner location with exceptional visibility
- Large climate-controlled showroom
- Rear warehouse with dock-high loading
- Suitable for owner-user or specialty retail/distribution
- Rare size and configuration in West Houston



Minutes from Hwy 6, Richmond, S Dairy Ashford, Memorial, Briar Forest, Hardy Toll, I-10- Located at one of the Strongest intersections in West Houston

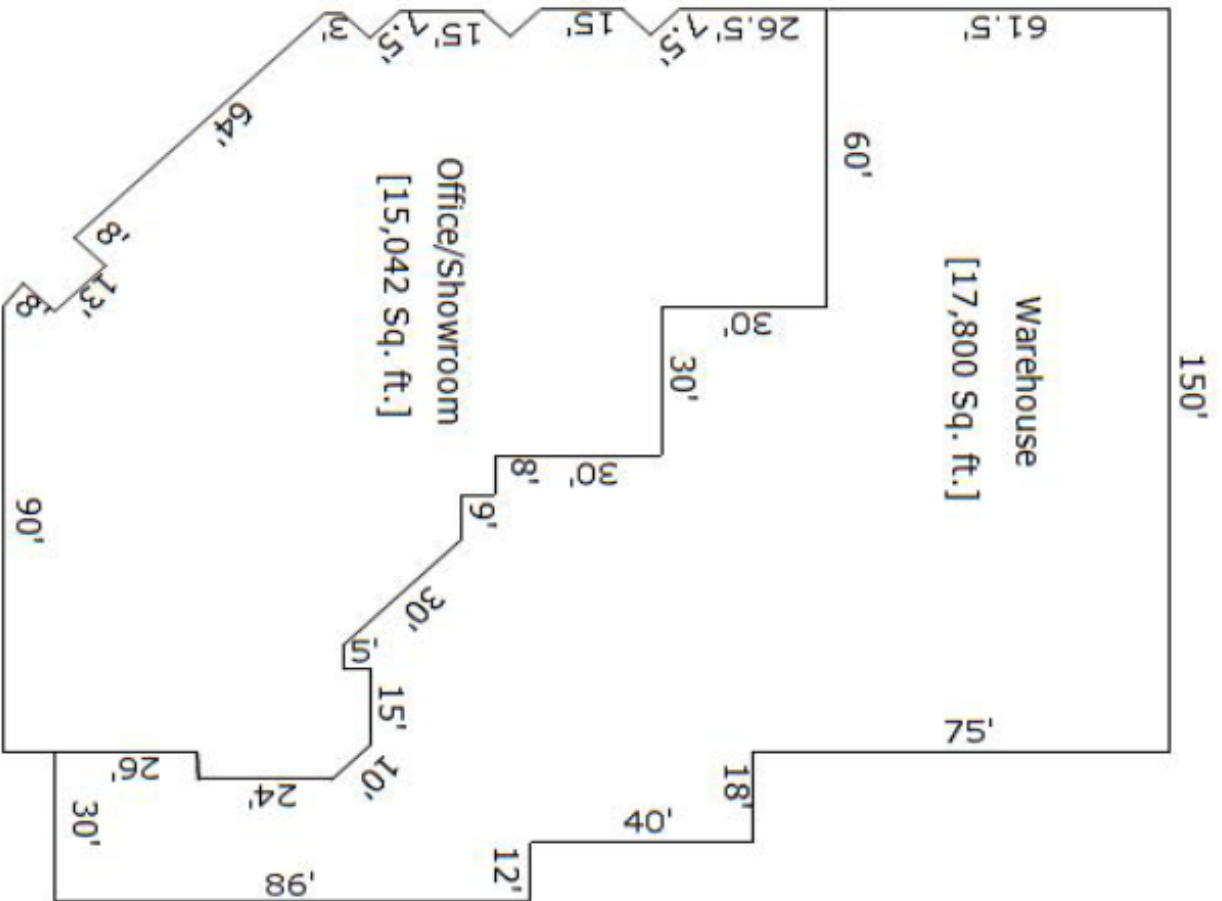


Diverse and heavily dense residential areas, high traffic, big box retailers on the other side of the Westheimer, Multiple access points, exceptional visibility, easy truck access, Excellent signage



PLAT MAP

BUILDING SKETCH



Subject Property

DESCRIPTION

Size	2.2834 Acres	99,465 Sq. Ft.
Legal Description	Reserve A, Block 1, Eurway Center, Houston, Harris County, Texas	

LOCATION

Location	Northeast corner of Eldridge Parkway South and Wickersham Lane
Address	2411 Eldridge Parkway South, Houston, TX 77077

PHYSICAL CHARACTERISTICS

Primary Roadway Frontage	Eldridge Parkway South	306 Linear Feet
Site Depth	320 Linear Feet	
Secondary Roadway Frontage	Wickersham Lane	320 Linear Feet
Shape	Rectangular	
Topography	Level	
Drainage	Generally level and well-drained at the date of the site visit	

STREET IMPROVEMENTS

Primary Roadway Construction	Four-lane, concrete paved roadway, with a center median, and concrete curbs and gutters
Secondary Roadway Construction	Two-lane, concrete paved roadway, with concrete curbs and gutters

SURROUNDINGS

Adjacent North	Commercial and Residential
Adjacent East	Residential
Adjacent South	Commercial
Adjacent West	Commercial and Residential

FLOOD

FloodMap Panel No.	48201C0830L
Flood Zone	X

UTILITIES TYPE

Water	City of Houston
Sewer	City of Houston



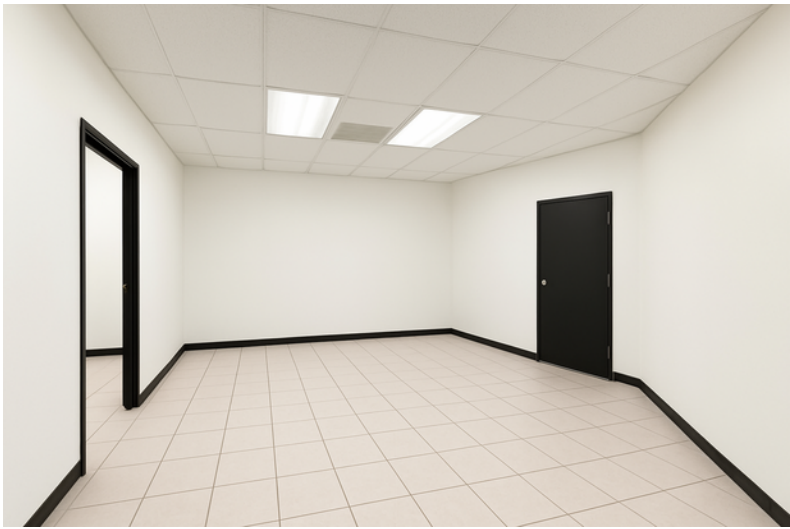
Front Private room - wood flooring, mini split, window coverings, private entry door. (155 SF)



Public bathroom separate genders , ADA compliant, tiled flooring, 3 stalls for woman, single stall and single urinal for men. Infant changing table.



Private office bathroom, with vanity, toilet, tiled flooring, standing shower



Private area connected to break room with personal full bath/shower. (90 SF)



Break room with sink, shelving, wiring for cameras, security system. (176 SF)



Front entrance from interior showroom, double glass doors.



About 14,000 SF of showroom/retail space, air conditioned, which lots of options.



About 17,800 SF of Warehouse space, warehouse bathroom



5 loading dock, 1 ground level, 2 customer pickup with ramps