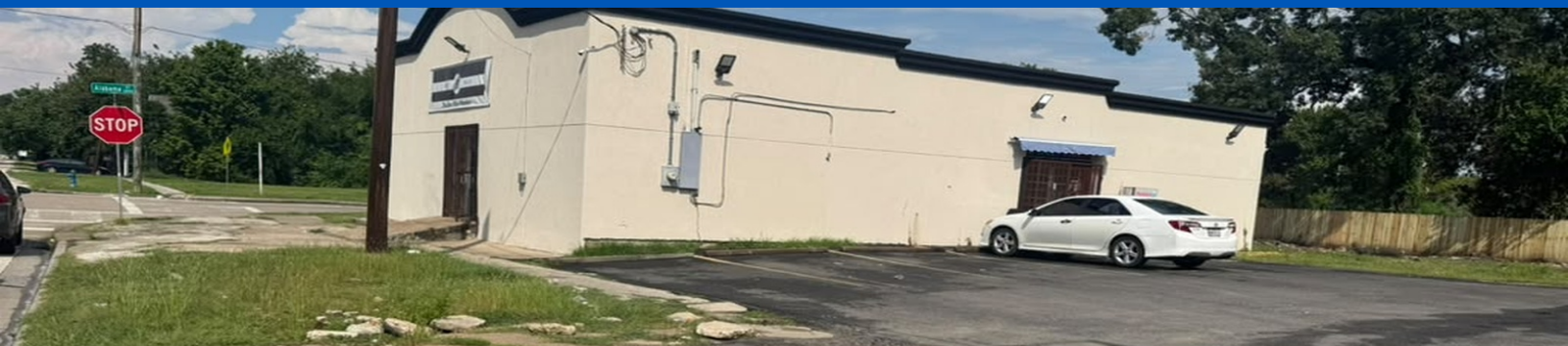




INCOME TODAY. UPSIDE TOMORROW.

3801 DELANO STREET | HOUSTON, TX 77004

Third Ward corner commercial site with expansion and redevelopment potential

11,550 SF

LAND AREA

~2,400 SF

RETAIL BUILDING

\$3,500/MO.

NET RENT

CORNER SITE

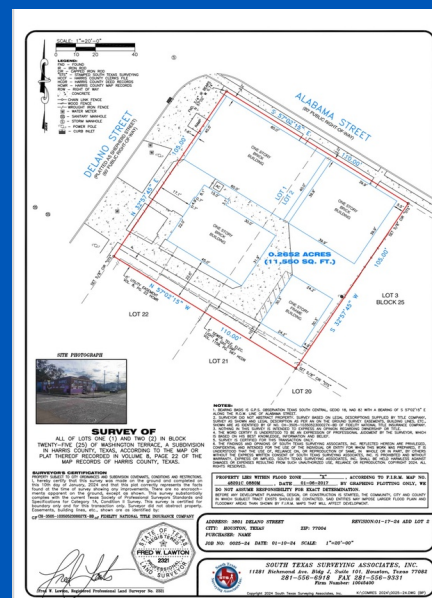
DELANO + ALABAMA

INVESTMENT HIGHLIGHTS

- Existing income-producing commercial retail building
- Net lease structured at \$3,500 per month
- Additional land formerly improved with two buildings
- Potential for future flex, retail or commercial expansion
- Corner exposure with established parking and site access
- Strategic Third Ward infill location near major demand drivers



FULL TWO-LOT SITE



CURRENT INCOME + FUTURE POTENTIAL

THIRD WARD LOCATION

Convenient access to Downtown Houston, Texas Southern University, the University of Houston, the Texas Medical Center and major transportation corridors.



ND EBU

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