

230 MOODY STREET

230 Moody Street, Sealy, TX 77474

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Located at 230 Moody St in Sealy, Texas, this 2,300 square foot retail vacancy sits within an 11,620 SF single-tenant building constructed in 1979. The space is situated in a somewhat walkable area (Walk Score 54) on a 1.13-acre parcel, offering excellent visibility and access from high-traffic roads including I-10 and S Circle Street, which see up to 17,957 vehicles per day. The site's low-density layout (FAR 0.24) and convenient positioning within the Austin County submarket make it well-suited for a range of retail uses.

PROPERTY HIGHLIGHTS



[Click for Drone Tour!](#)

- - Modern commercial space with versatile layout options
- - Abundant natural light and high ceilings
- - Convenient access and ample parking
- - Ideal for retail, office, or service businesses

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,300 SF
Lot Size:	1.13 Acres
Building Size:	11,620 SF

DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
Total Households	1,526	2,490	4,111
Total Population	4,240	6,847	11,243
Average HH Income	\$87,275	\$91,347	\$97,511

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230 MOODY STREET: AERIAL

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,300 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 240	Available	2,300 SF	NNN	Negotiable	Former Chiropractor

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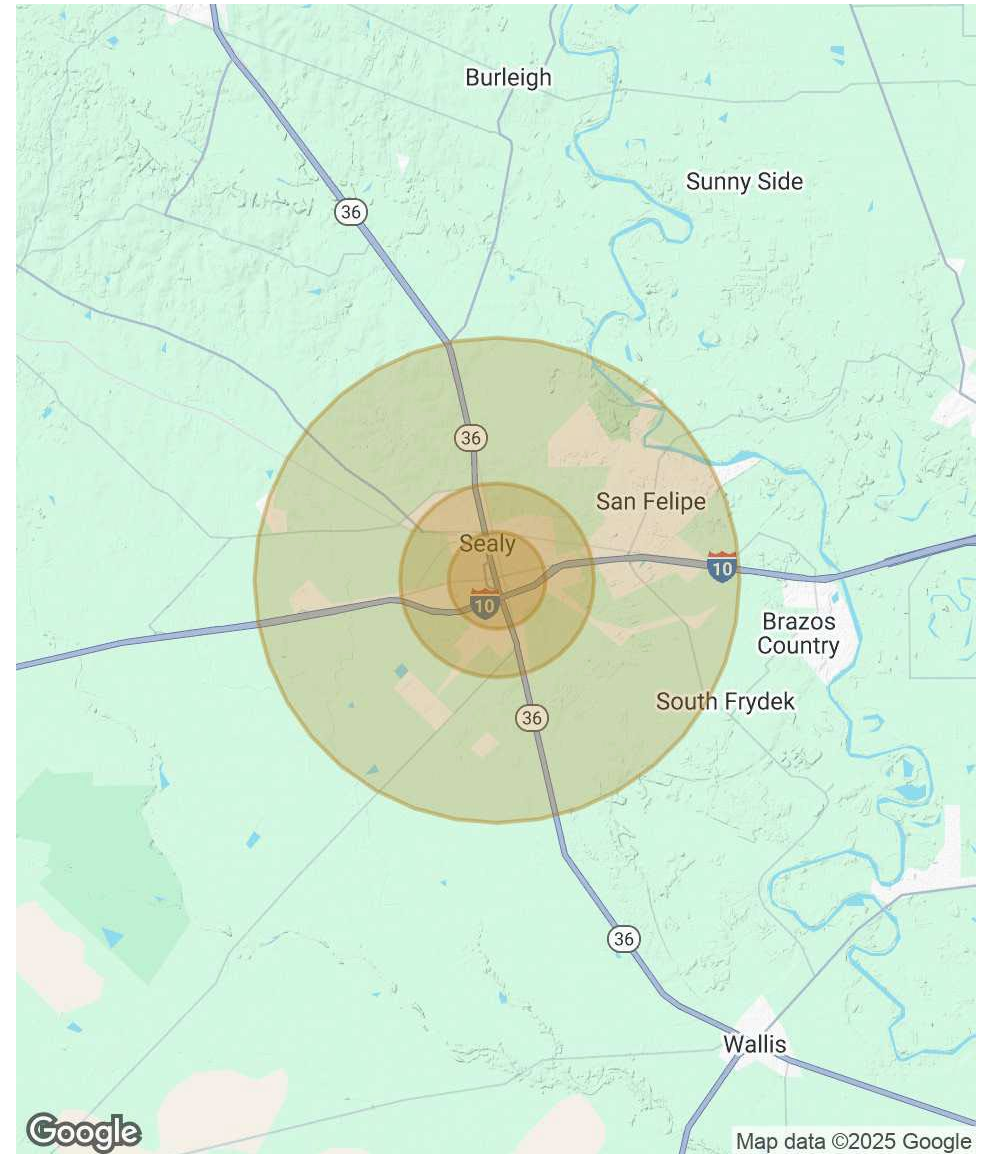
POPULATION

	1 MILE	2 MILES	5 MILES
Total Population	4,240	6,847	11,243
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	5 MILES
Total Households	1,526	2,490	4,111
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$87,275	\$91,347	\$97,511
Average House Value	\$242,762	\$264,915	\$278,085

Demographics data derived from [AlphaMap](#)



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