



2701 EMANCIPATION AVE.

HOUSTON, TX 77004



SINGLE TENANT
NNN LEASE



STRONG LOCATION
HIGH GROWTH CORRIDOR



ESTABLISHED TENANT
IN PLACE



MINUTES FROM
DOWNTOWN HOUSTON

INVESTMENT SUMMARY

Building Size:	4,998 SF
Land Size:	6,000 SF (0.14 AC)
Year Built / Renovated:	1950 / 2020
Occupancy:	100% Leased
Roof / HVAC:	Replaced 2023

PROPERTY HIGHLIGHTS

- Triple Net (NNN) Lease – Tenant Pays Taxes, Insurance & CAM
- Established Tenant with Strong Operating History
- High Visibility on Emancipation Ave.
- Located in Houston's Rapidly Growing Third Ward Corridor
- Proximity to Downtown, Midtown, EaDo & Texas Medical Center



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