

10325 Fulton Street – Houston, Texas



HighStreet
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Investment Summary

OFFERING SUMMARY

PRICE \$375,000

COST/LOT SF \$19.50



PROPERTY SUMMARY

ADDRESS 10325 Fulton Street

Houston, Texas 77076

COUNTY Harris

LAND AREA 19,197 SF



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10325 Fulton Street – Houston, Texas

Investment Overview

- **19,197 SF land parcel at hard corner of Fulton St. & Bangs Rd. in dense Northside are of Houston.**
- **Existing operational self-serve car wash on site creates cash flow opportunity with minimal front end capital improvements.**
- **Bite-sized covered land play for hard corner site in highly populated Northside neighborhood.**
- **Easy access to I-45, Loop 610, and Hardy Toll Road.**
- **Attractive redevelopment site.**



DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	21,486	128,581	332,897
AVERAGE H.H. INCOME	\$45,140	\$51,417	\$74,201



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Aerial Photo



Airline Dr.

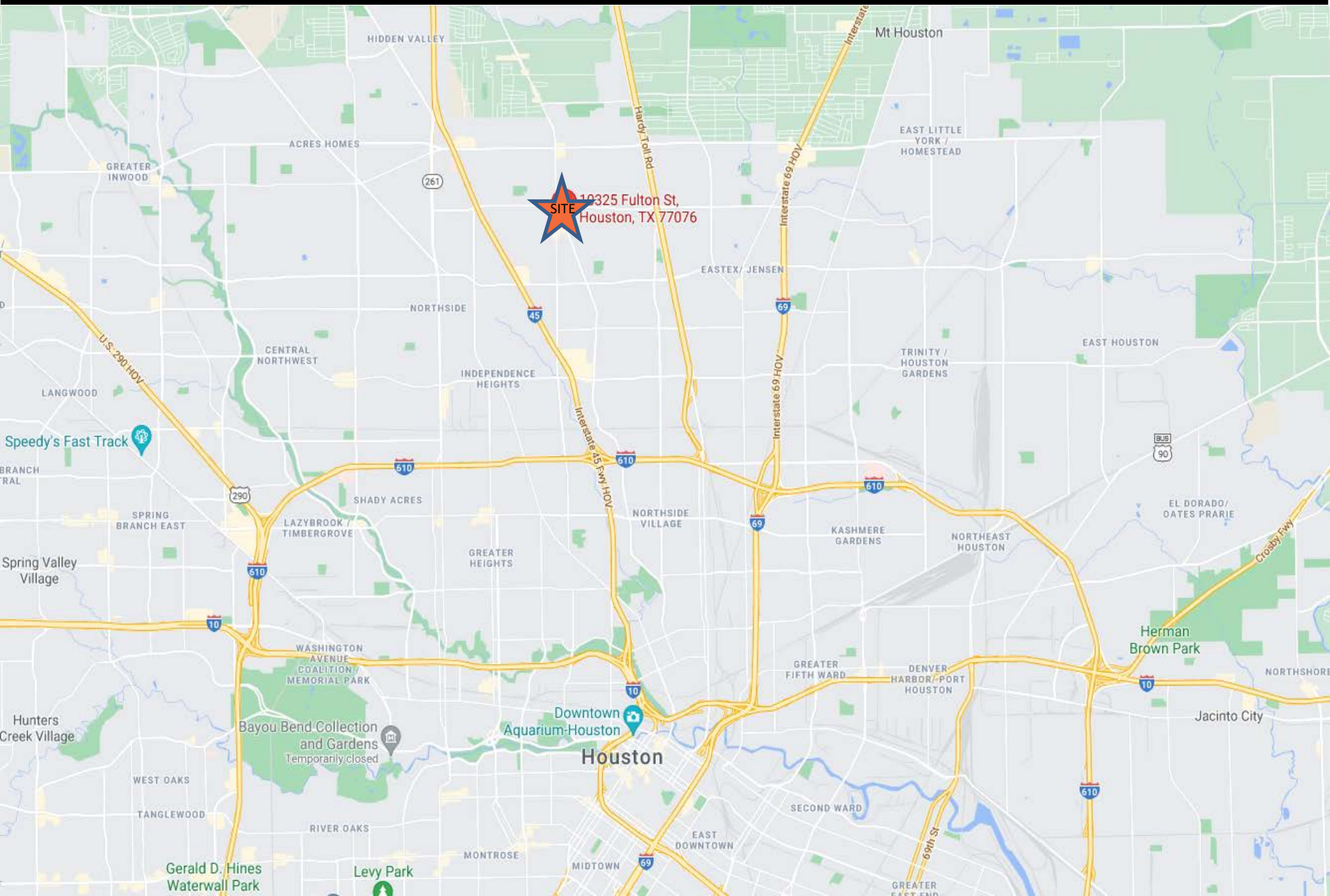
Bangs Rd.

10325 Fulton Street

Fulton Street

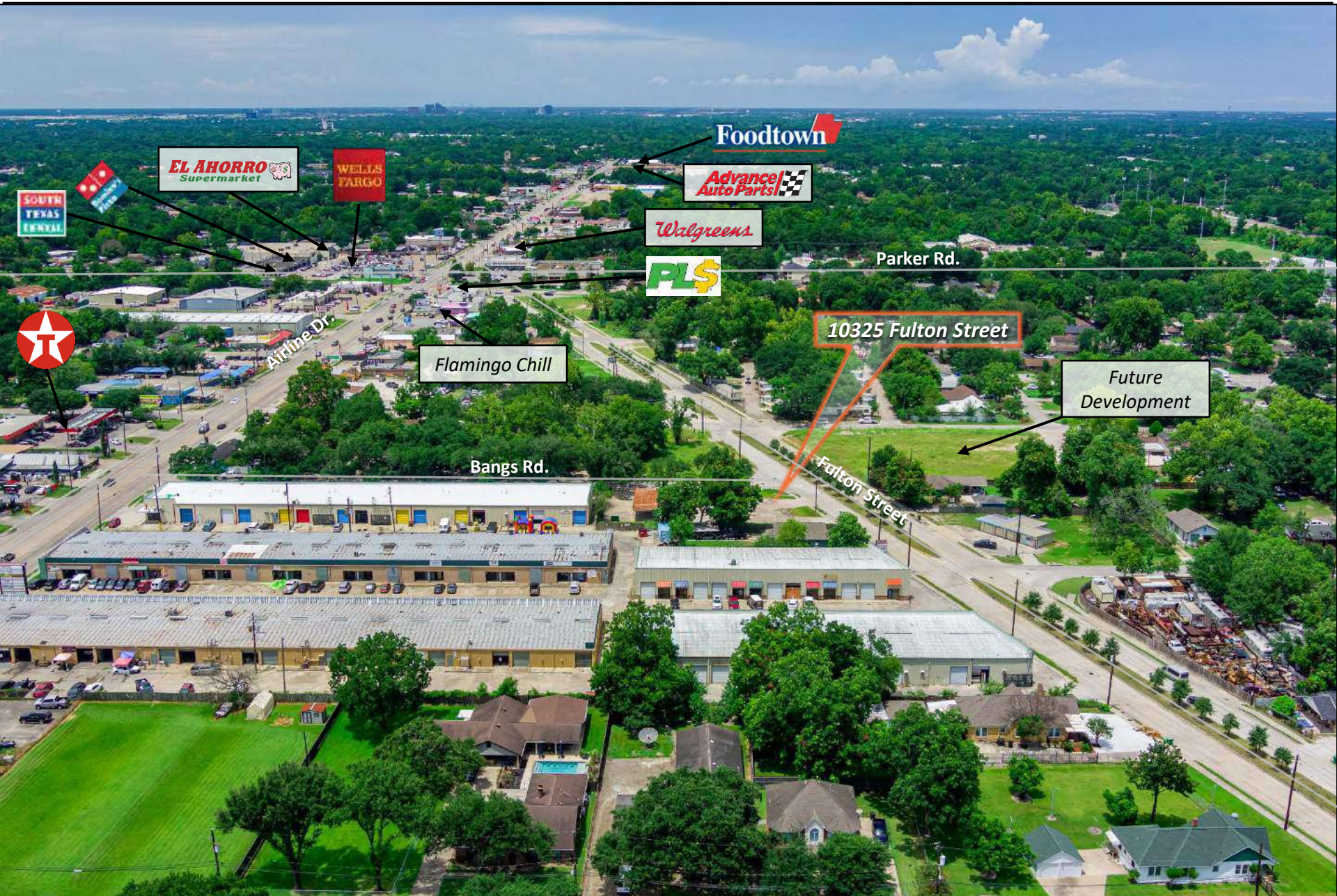
10325 Fulton Street – Houston, Texas

Location Map



10325 Fulton Street – Houston, Texas

Aerial Photo Looking North



SOUTH
TEXAS
FESTIVAL

EL AHORRO
Supermarket

WELLS
FARGO

Foodtown

Advance
Auto Parts

Walgreens

PLS

Parker Rd.

10325 Fulton Street

Future
Development

Flamingo Chill

Bangs Rd.

Airline Dr.

Fulton Street

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Aerial Photo Looking West



+/-100,000 SF
Business Park

10325 Fulton Street

Future Development

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Aerial Photo Looking South



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Site Plan



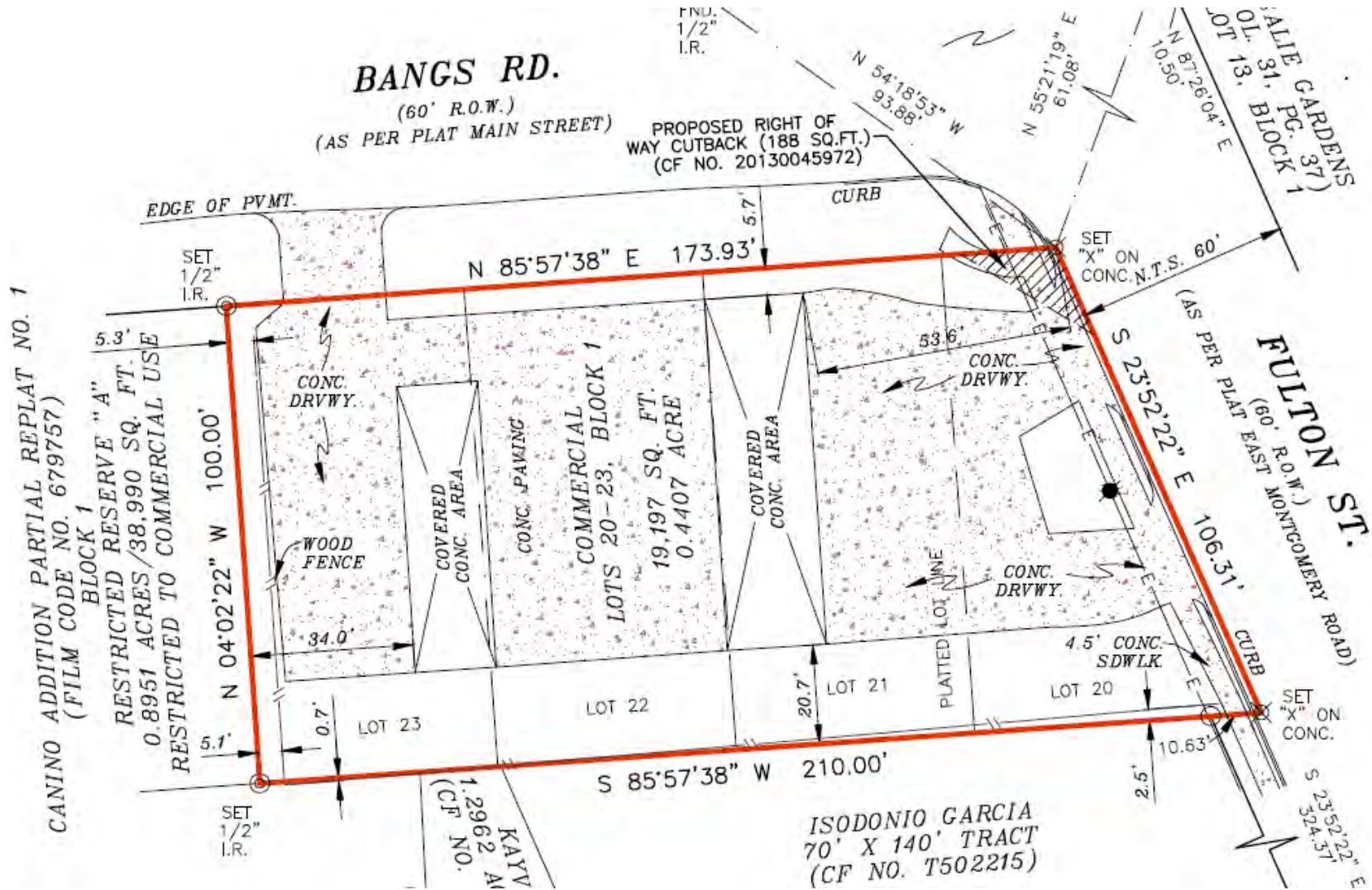
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Survey



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Area Profile

Houston, Texas

Houston is the most populous city in Texas with more than 2.33 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. The Greater Houston MSA comprised of 9 counties contains about 7.15 million people, with projections to grow by an additional 10% through 2025. Houston is home to the 2nd largest concentration of Fortune 1000 companies in the country with 49, behind only New York. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. More than 145 different languages are spoken in Houston. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

Houston is also home to the Texas Medical Center, the largest medical city in the world, which contains 50 million SF of developed property with over 106,000 employees. There are an additional \$3B of construction projects under way to further grow the area. If the Texas Medical Center was a standalone city, it would be ranked as the 8th largest business district in the entire United States.

The Houston population has grown by approximately 1,250,000 people since 2010, a nearly 21% increase, and projections indicate that Houston will overtake Chicago as the 3rd largest city in the U.S. within the next decade.



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Confidentiality Agreement

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An aerial photograph of a commercial district. In the foreground, there are several industrial-style buildings with large roll-up doors. A colorful inflatable play structure is parked in front of one of the buildings. A paved road runs vertically through the center of the image. To the right of the road is a large, open grassy field. In the background, a dense line of trees separates the commercial area from a residential neighborhood with many small houses. A city skyline is visible on the horizon under a clear sky. A semi-transparent orange callout box with a pointer is positioned over a wooded area, containing the text "10325 Fulton Street".

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