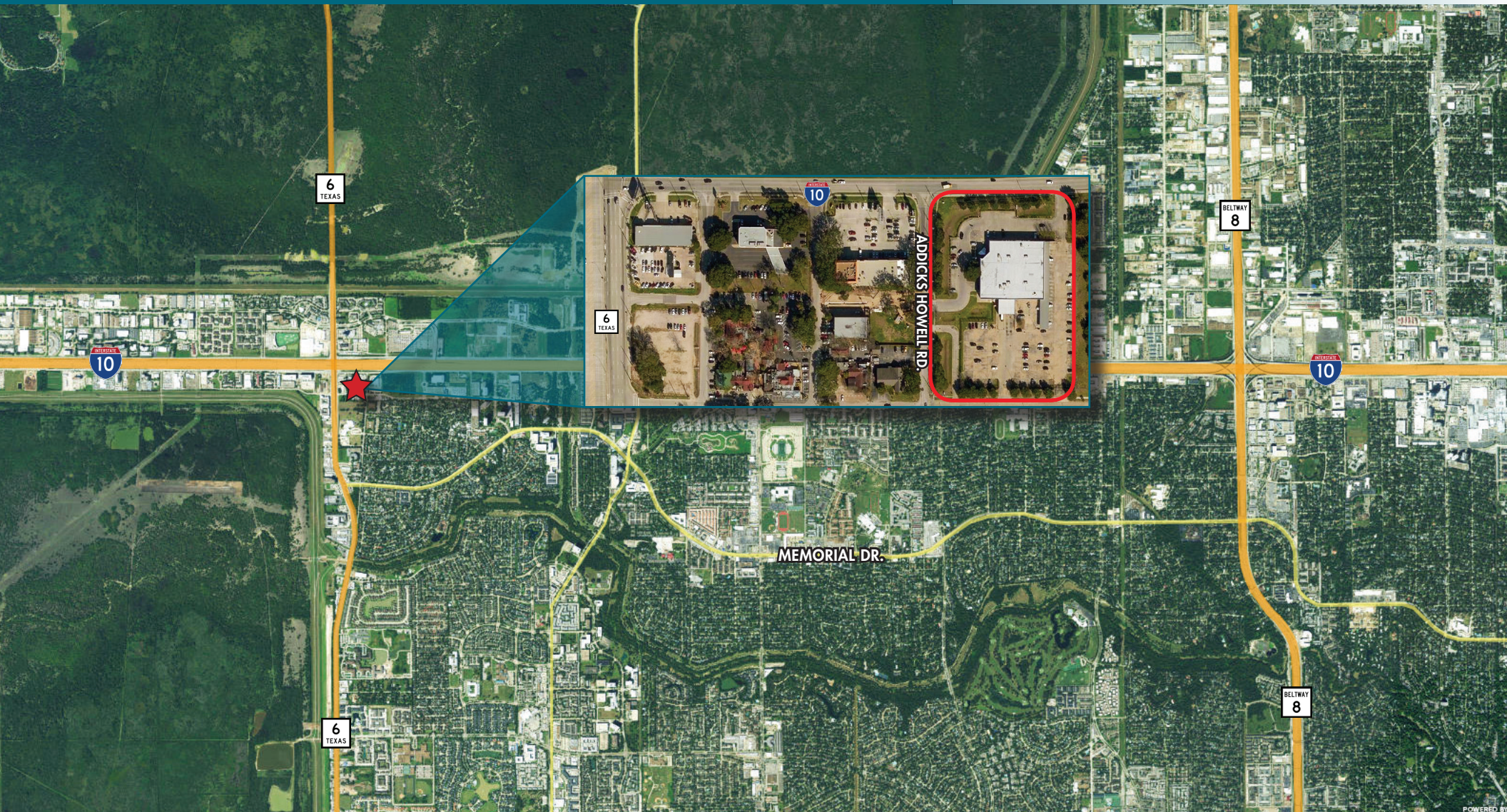




# Houston | I-10 | Fleetwood Station

315 Addicks Howell Rd.



**FOR SALE**

**I-10 & Highway 6**

5-Acre Land Tract

28,780 SF Building

**CBRE**

## INVESTMENT HIGHLIGHTS

### STRATEGIC LOCATION

Located in the I-10 Corridor, Fleetwood Station is situated at the southeast quadrant of I-10 and Highway 6. The I-10 Corridor is home to a high concentration of energy, technology and healthcare companies and facilities, contributing to the area's affluent demographics and robust retail market.

### SUPERIOR ACCESSIBILITY & VISIBILITY

The site's strategic location, fronting I-10 near Highway 6, provides convenient access to major freeways, and the western suburbs including Katy.

With frontage on the I-10 service road, Fleetwood Station boasts superior visibility and exposure to more than 250,000 vehicles per day.

### EXCEPTIONAL DEMOGRAPHICS

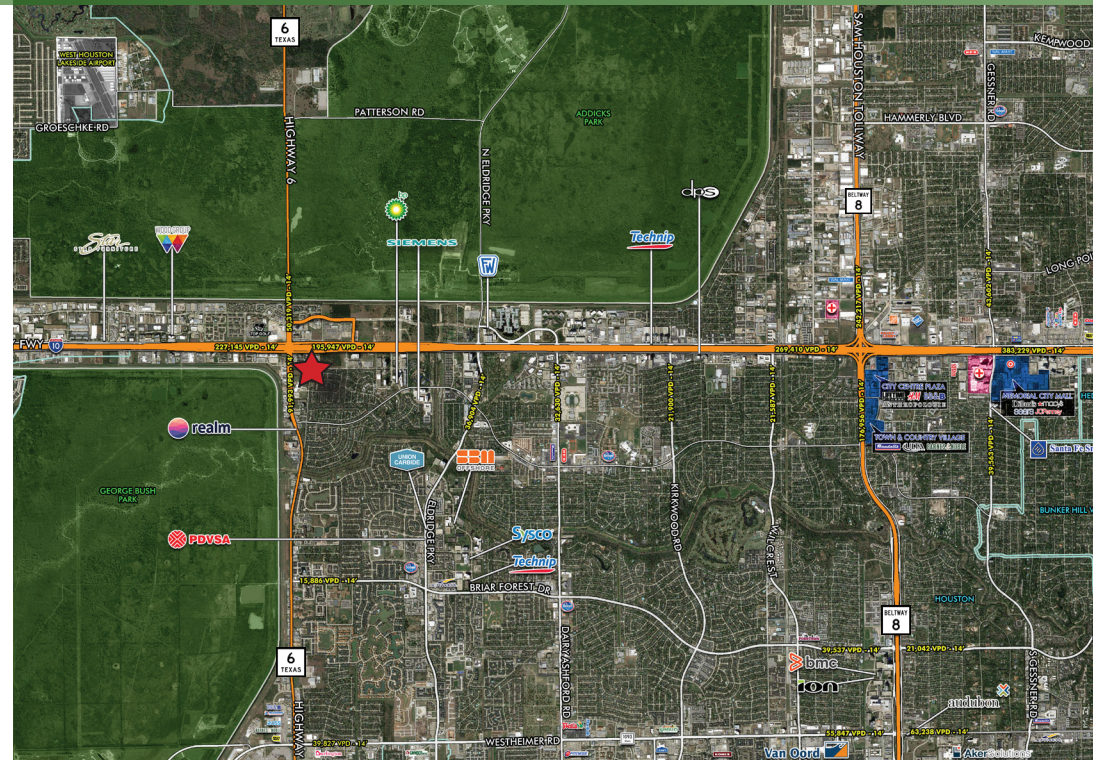
Approximately 234,150 people reside within a five-mile radius of the Property and the average household income exceeds \$145,249 within a one-mile radius.

### LEASE BACK OPPORTUNITY

Based on the future plans for the building by the new owner, the potential exists to enter into a Ten Year lease with the United States Post Office for approximately 6,000-7,000 square feet on the ground floor. The terms of the lease are to be determined by negotiations between the Postal Service and new owner.

### REPURPOSING/SUBDIVISION OPPORTUNITY

The opportunity exists to redevelop the property to capture demand in the I-10 corridor. Based on future redevelopment plans by the new owner, the potential exists for USPS to sub-divide and retain a one acre parcel for a new retail post office.



## ASSET OVERVIEW

<b>Address:</b>	USPS Fleetwood Station 315 Addicks Howell Rd. Houston, Texas 77079
<b>Site Size:</b>	5 Acres (217,800 Square Feet)
<b>Estimated Frontage:</b>	I-10 ±400' [North Line] Addicks Howell Rd. ±560' [West Line] Grisby Rd. ±400' [South Line]
<b>Existing Improvements:</b>	±28,780 square feet of building area (USPS will vacate the Property)
<b>Traffic Counts:</b>	I-10 ±250,000 Highway 6 ±69,000 Addicks Howell Rd. ±4,500

# Houston

I-10 & Highway 6  
5 Acre Land Tract

## Fleetwood Station - 315 Addicks Howell Rd.

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