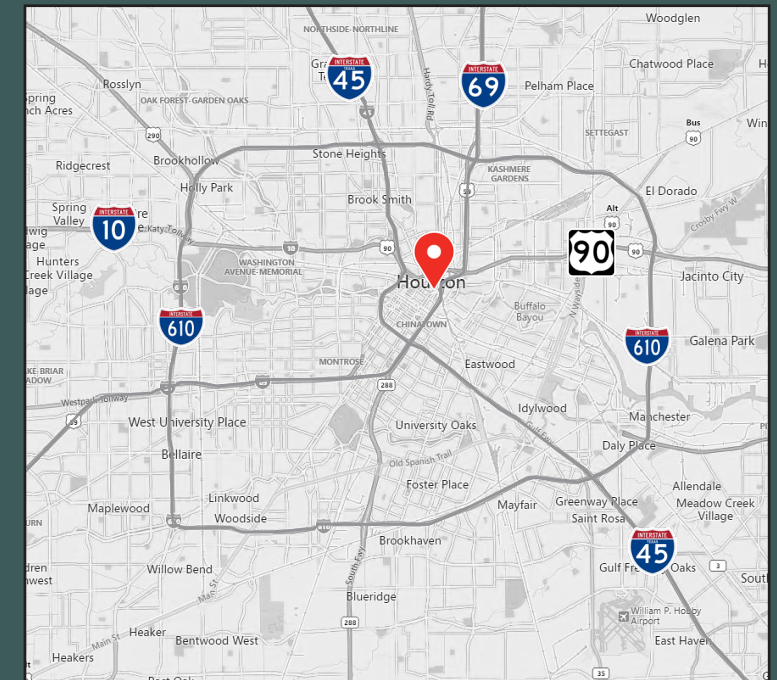


Property for Sale:
902 Hardy Street, Houston, TX
17,513 SF Building
Lease In-Place



Contact

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Property Features

- **PRICE:** Contact Broker
- **LOCATION:** 902 Hardy St, Houston, TX 77003
- **BUILDING INFORMATION:**
 - Building Size: 17,513 SF
 - Land Size: 18,108 SF
 - Year Built: 1935
 - Renovated: 1990
 - Clear Height: 14'
- **FRONTAGE:**
 - Nance St: $\pm 176'$
 - Hardy St: $\pm 100'$
- **UTILITIES:** City of Houston
- **ZONING:** None
- **ACCESS:** Direct access from I-10 East Via Nance St
- **ENCUMBRANCES:**

Floodplain: Minimal 500-yr

LEASE DETAILS:

Expiration: March 31, 2029

Either party may terminate lease by providing 180 days notice

Rent: \$10,000/month (Below market rent)

Tenant pays CAM, utilities, and all other expenses

Owner pays taxes and insurance

Estimated NOI: \$75,188.40



Property Information
& Site Plan

2023 Tax Rates

District	Description	2023 Rate
001	Houston ISD	0.868300
040	Harris County	0.350070
041	Harris Co Flood Cntrl	0.031050
042	Port of Houston Authy	0.005740
043	Harris Co Hosp Dist	0.143430
044	Harris Co Educ Dept	0.004800
048	Hou Community College	0.092231
061	City of Houston	0.519190
265	Houston D'Town MGMT D	0.132500
796	TRIZ 3 Main St MKT ANNEX 3 (061)	0.000000
Total		2.147311

Demographics & Traffic Counts

Population		
2 Miles		5 Miles
86,181		436,562
Average Household Income		
2 Miles		5 Miles
\$90,447		\$104,360
Traffic Counts		
East Freeway		165,585 CPD
McKee St		4,669 CPD

Source: CoStar

