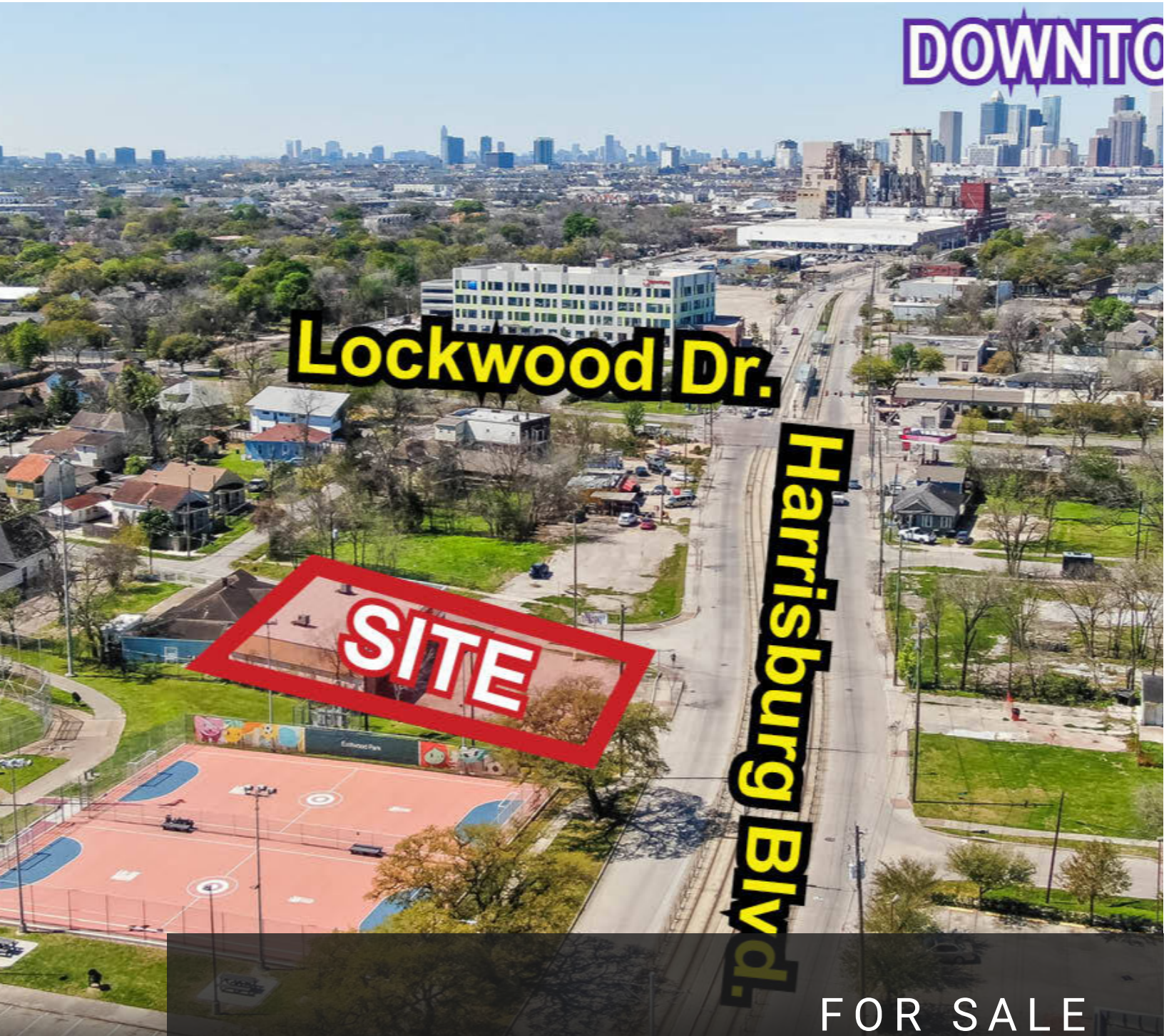


RETAIL FOR SALE

# RETAIL PROPERTY FOR SALE ON HARRISBURG

4906 HARRISBURG BLVD, HOUSTON, TX, 77011



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ASH NOORANI**

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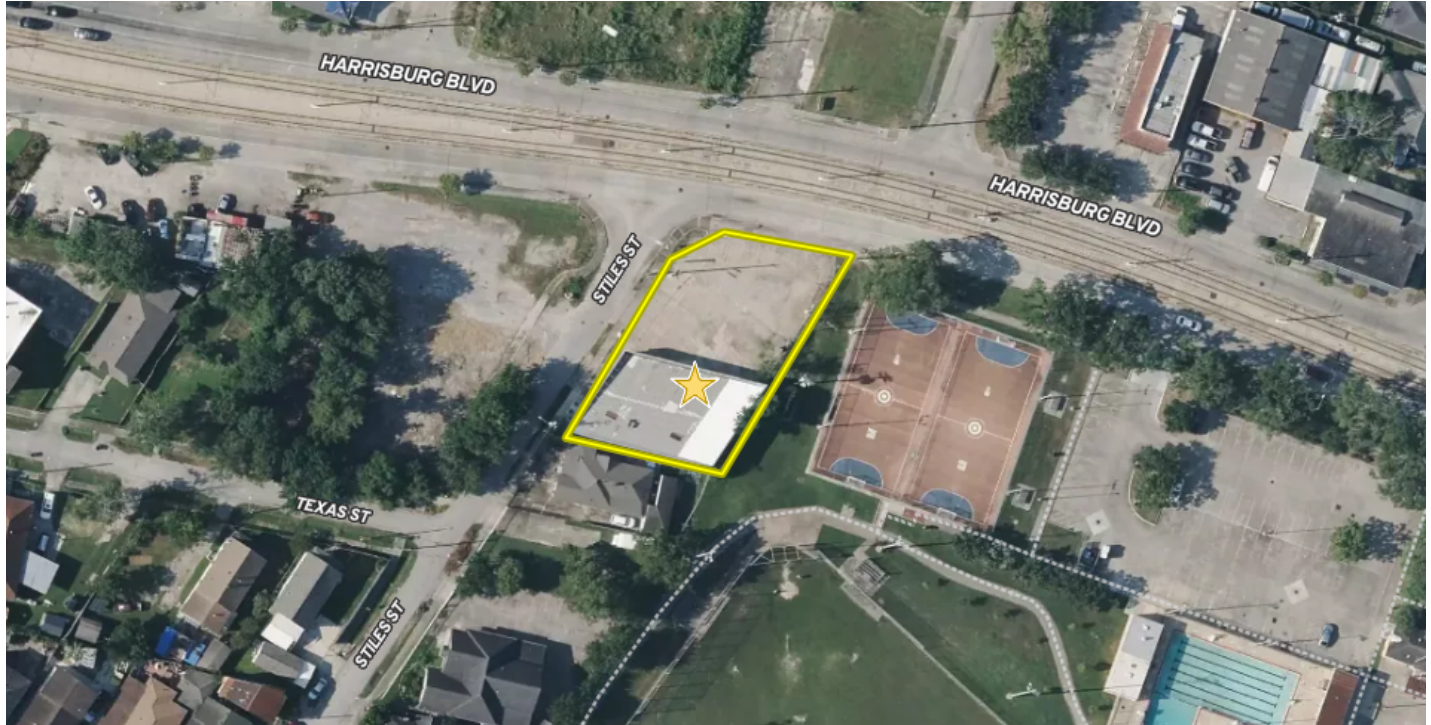
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# EXECUTIVE SUMMARY

4906 HARRISBURG BOULEVARD



## Offering Summary

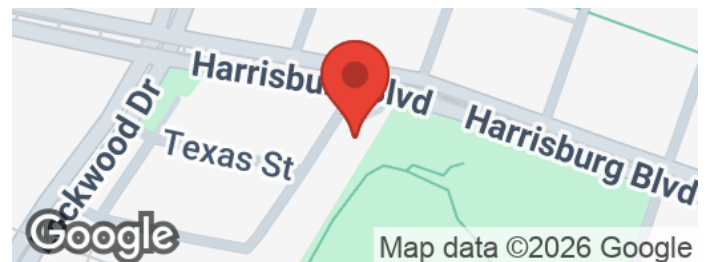
Price:	\$1,300,000
Building SF:	4,994 SF
Lot Size:	0.34 acre
Frontage:	80.48 FT
Year Built:	2000
Parking:	22
Parking Ratio:	4.41/1,000 SF

## Property Overview

Positioned at 4906 Harrisburg Blvd, Houston, TX 77011, this commercial property sits along a high-traffic, high-visibility corridor in one of Houston's most active urban submarkets. The site benefits from strong exposure to daily commuter traffic and easy access to surrounding residential neighborhoods and nearby commercial activity.

The property features a 4,994 SF building on a 0.34-acre lot, with approximately 80.48 feet of frontage along Harrisburg Blvd. Built in 2000, the site offers 22 on-site parking spaces with a parking ratio of 4.41 per 1,000 SF, supporting a wide range of retail, service, or office uses.

The surrounding trade area is supported by solid demographics, with a 3-mile population of 160,967 and a median household income of \$67,003, making this an attractive opportunity for investors or owner-users seeking a well-positioned property with strong visibility and consistent traffic in an established Houston market.



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# AERIAL MAP

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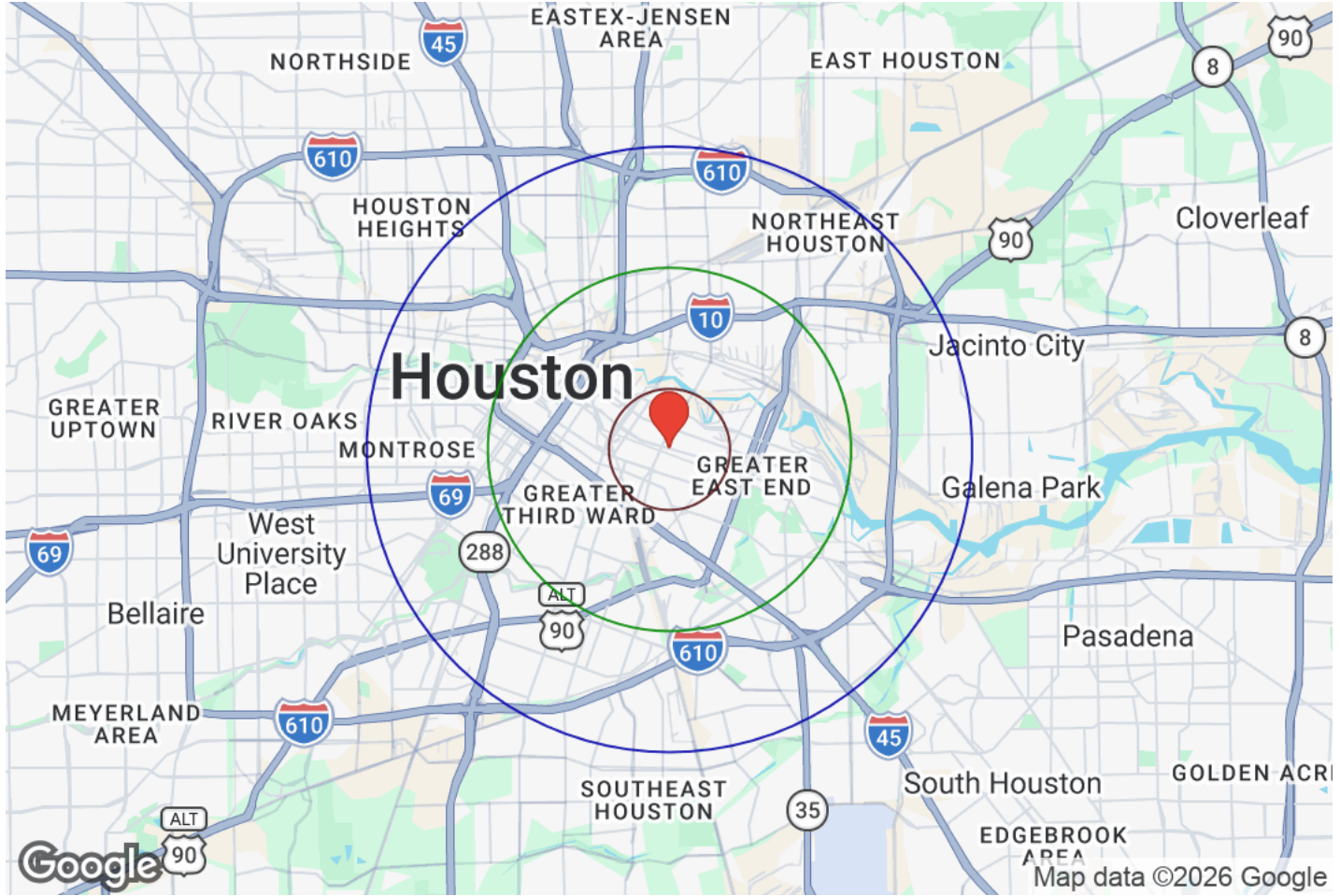
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# DEMOGRAPHICS

4906 HARRISBURG BOULEVARD



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	9,790	95,152	227,578	Ages 0 - 14	2,773	23,076	64,447
Female	8,741	65,815	187,577	Ages 15 - 24	2,600	32,569	67,829
Total Population	18,531	160,967	415,155	Ages 25 - 54	8,548	73,775	192,093
				Ages 55 - 64	2,115	15,825	42,690
<b>Race / Ethnicity</b>				Ages 65+	2,497	15,723	48,096
White	3,191	30,439	95,154	<b>Income</b>			
Black	1,288	36,330	91,459	Median	\$49,497	\$67,003	\$70,785
Am In/AK Nat	28	209	498	Under \$15k	1,077	9,562	24,190
Hawaiian	4	48	125	\$15k - \$25k	596	4,131	10,928
Hispanic	13,350	81,578	194,002	\$25k - \$35k	1,244	4,482	11,601
Asian	469	9,578	26,113	\$35k - \$50k	961	5,682	16,458
Multiracial	189	2,302	6,269	\$50k - \$75k	1,259	9,427	26,675
Other	13	483	1,536	\$75k - \$100k	872	8,020	21,127
				\$100k - \$150k	729	8,691	24,106
<b>Housing</b>				\$150k - \$200k	390	4,965	12,859
Total Units	8,752	69,989	193,768	Over \$200k	576	6,686	23,551
Occupied	7,704	61,646	171,497				
Owner Occupied	3,304	22,608	66,519				
Renter Occupied	4,400	39,038	104,978				
Vacant	1,048	8,342	22,271				

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# PROFESSIONAL BIO

4906 HARRISBURG BOULEVARD



## Ash Noorani

 (832) 455-6486  
 ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

## DISCLAIMER

4906 HARRISBURG BOULEVARD



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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