



NewQuest
PROPERTIES™



For Sale - Owner Financing Available

Kelly Building

1000 FM 1960 | Houston, Texas

Frank Fitzgerald, CCIM | NewQuest.com | 281.477.4300

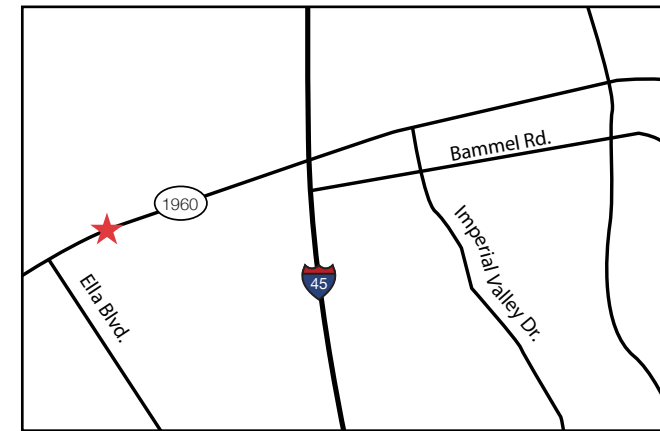
Kelly Building

1000 FM 1960 | Houston, Texas

SITE PLAN



LOCATION



PROPERTY DESCRIPTION

- The Kelly Building is located at 1000 FM 1960 west, about a mile west of Interstate 45 in North Houston, Texas
- 63 Parking spots
- Available for sale - great owner operator opportunity

Project Size:

- Office Space: 18,105 SF

Price:

- \$1,350,000.00

Construction:

- Built in 1977
- Two story office building
- Tilt wall with built up roof
- 63 parking spaces

Comments:

- Great investor / user opportunity in FM 1960 sub market
- Excellent name visibility along FM 1960
- 62% occupied
- 6,500 SF available

Traffic Counts:

- 63,810 cars per day on FM 1960

DEMOGRAPHIC SUMMARY

- Active Population:
 - » 1 mile: 15,541
 - » 3 mile: 85,249
 - » 5 mile: 233,565
- Average Household Income:
 - » 1 mile: \$38,039
 - » 3 mile: \$71,501
 - » 5 mile: \$83,480
- Residential Count:
 - » 1 mile: 7,070
 - » 3 mile: 34,592
 - » 5 mile: 86,433
- Historical Annual 1990-2010:
 - » 1 mile: 0.2%
 - » 3 mile: 3.1%
 - » 5 mile: 5.4%

APPROXIMATE INCOME & EXPENSES

Gross Rents	\$138,456
Expenses:	
Maintenance	\$51,692
Insurance	\$5,945
Taxes	\$10,500
Utilities	\$19,162
Maintenance Reserve	\$4,526
\$0.25 per SF	
Total Expenses	\$91,825
Net Operating Income	\$46,631

CONTACT

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LEASING TENANT REPRESENTATION DEVELOPMENT LAND BROKERAGE INVESTMENT SALES PROPERTY MANAGEMENT

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