

**810 NASA Road 1,
Webster, TX 77598**

For Lease

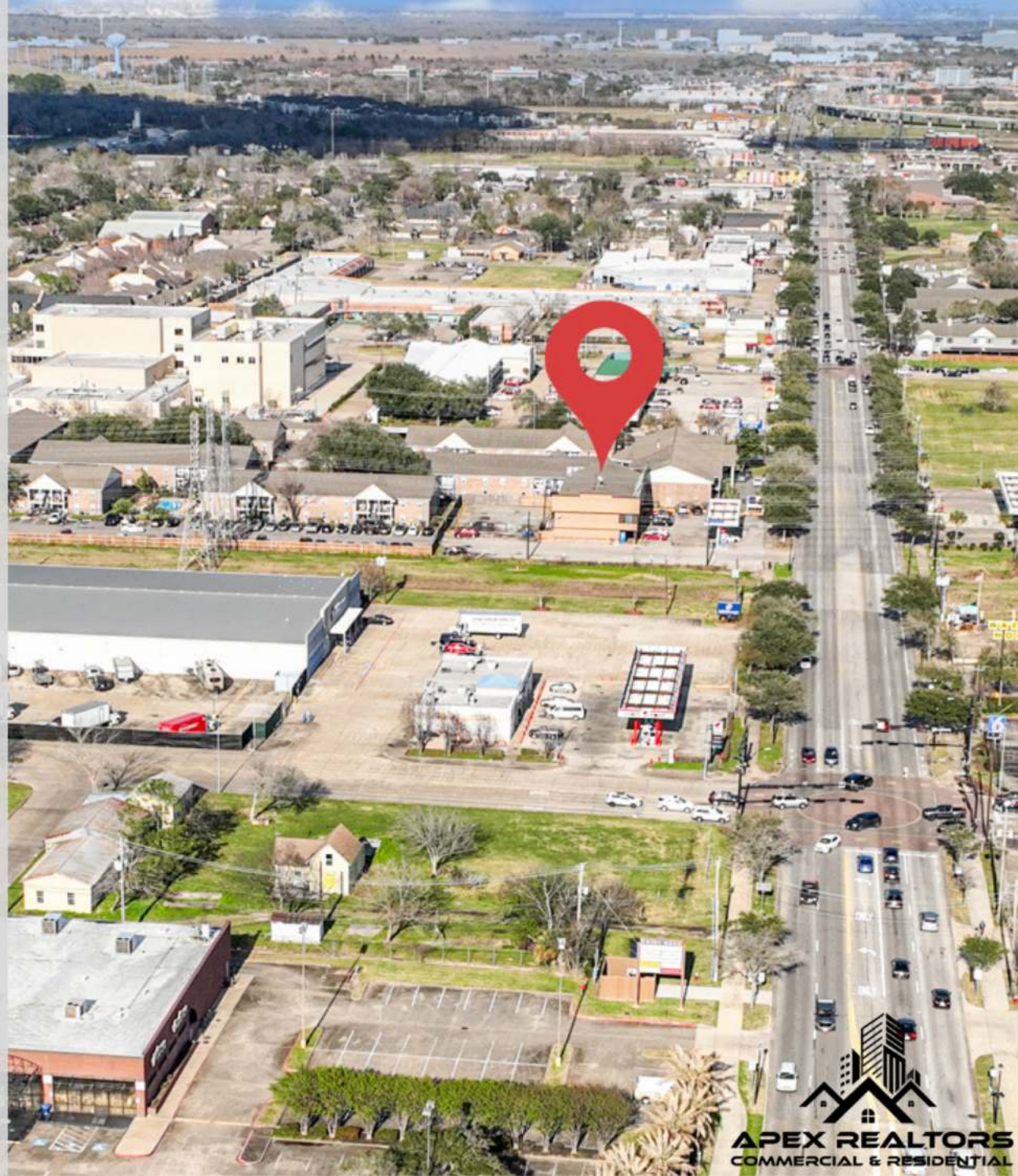
FOOD MART

pick up
here

810 NASA Road 1, Webster, TX 77598

PROPERTY HIGHLIGHTS

- ▶ **Rent - \$15 psf/yr**
- ▶ **Service Type: Gross Lease**
- ▶ **2nd floor space**
- ▶ **5890 sqft office/retail space**
- ▶ **Can be Subdivided into two spaces**
- ▶ **Perfect for any type of office, medical office, or retail**
- ▶ **Ample amount of parking located in the rear of the building for the office space**

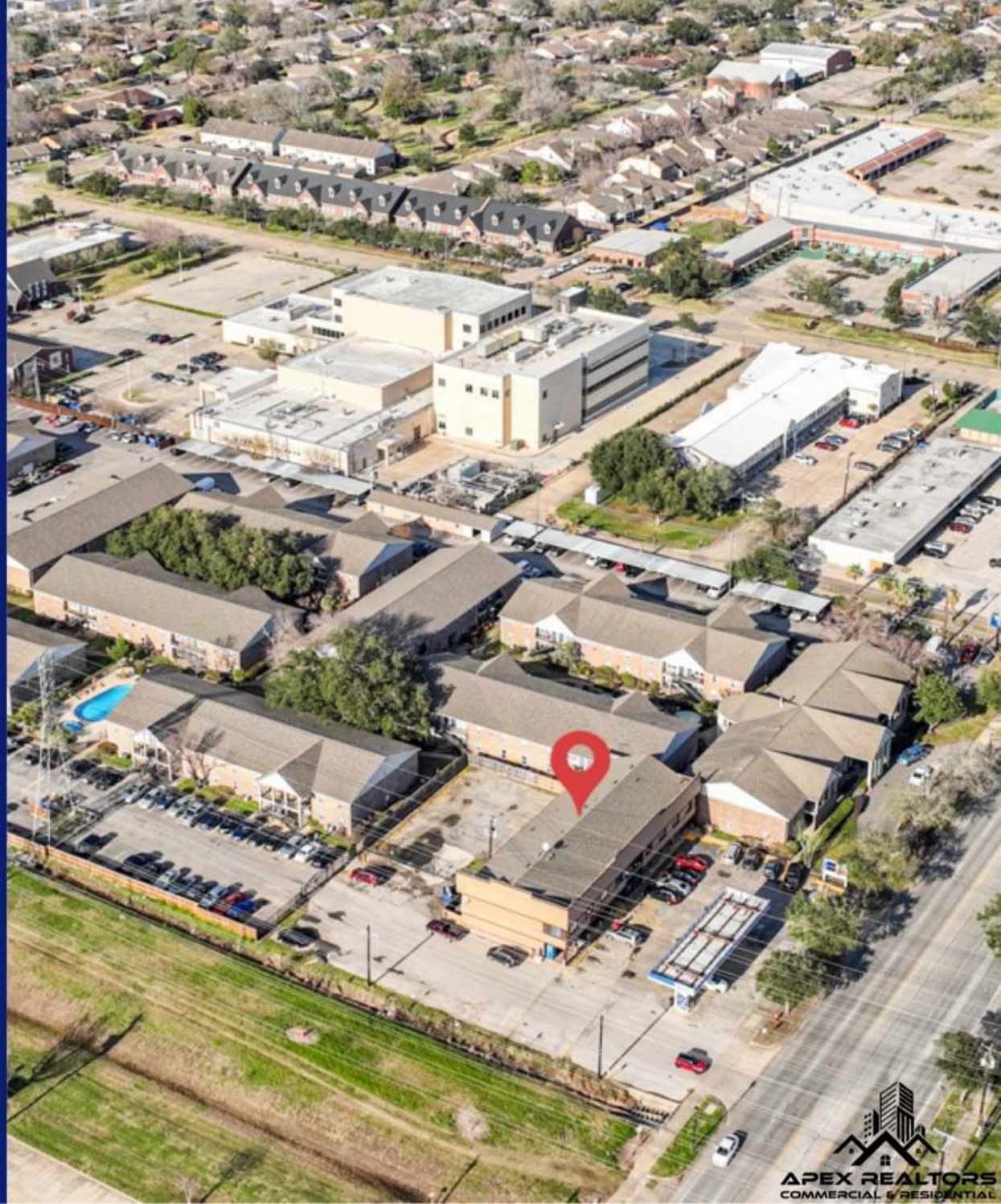


DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	4,753	81,029
HOUSEHOLDS	1,625	33,644
MEDIAN AGE	32	36.50
MEDIAN HH INCOME	\$49,791	\$87,082
DAYTIME EMPLOYEES	12,411	57,266
POPULATION GROWTH '22 - '27	↑ 3.37%	↑ 3.01%
HOUSEHOLD GROWTH '22 - '27	↑ 3.02%	↑ 2.89%

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
NASA Parkway	Nasa Rd 1 SW	20,706	2020	0.12 mi
W Nasa Pkwy	Nasa Rd 1 SW	22,679	2022	0.16 mi
I - 45	Nasa Rd 1 SE	123,610	2022	0.37 mi
Gulf Freeway	I - 45 SE	155,092	2022	0.40 mi
Texas Ave	Packer Ct SE	8,346	2022	0.42 mi
North Texas Avenue	Packer Ct SE	8,095	2022	0.42 mi
W Jasmine Ave	Kobayashi Rd N NE	5,503	2022	0.53 mi
North Texas Avenue	Satsuma St SE	10,247	2022	0.53 mi
Medical Center Blvd	Kobayashi Rd N NE	11,783	2022	0.56 mi
Texas Ave	Satsuma St SE	8,648	2022	0.57 mi



AERIAL VIEW

WHISKEY
Cakes & Desserts

BEST BUY

DOLLAR TREE

STARBUCKS

CHIPOTLE
MEXICAN GRILL

MACY'S

KORCHYS
TACOS

THE CHEESECAKE FACTORY

OLIVE GARDEN

PAPPASITOS
Cantina

TARGET

COSTCO
WHOLESALE

SALTGRASS
STEAK HOUSE

810 NASA Road 1

SITE

CINEMARK

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

CLEAR CREEK
INDEPENDENT SCHOOL DISTRICT

INTERSTATE TEXAS 45

An aerial photograph of a large, multi-story brick building under renovation. The building's roof is covered in a dense network of metal scaffolding. To the right of the building is a paved parking lot with several cars parked, including a red car, a blue car, and a black car. A person is visible walking in the parking lot. In the foreground, there is a blue metal structure, possibly a loading dock or a temporary structure. The background shows a street with trees and a sidewalk.

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