

Two Office/Retail Buildings For Sale

1707 & 1721 Waugh, Houston, TX 77006

OFFICE/RETAIL FOR SALE



1707 Waugh

- ±1,674 sq. ft. on ±4,593 sq. ft. (per survey)
- This two-story building offers a private office upstairs
- Built in 1938 & remodeled in 2014
- Currently leased until April 30, 2021
- Three parking spaces
- · Courtyard with potential of additional parking



1721 Waugh at Bomar Street

- ±2,660 sq. ft. on ±7,949 sq. ft. (per survey)
- · One-story brick and concrete block building
- Built in 1975
- Six parking spaces
- Street parking available in front of property along Waugh

The properties are located approximately a mile west of the CBD and Midtown and approximately one-half mile south of Allen Parkway and one-half mile north of Westheimer. The location also offers easy access to the CBD, Midtown, The Texas Medical Center and Galleria/West Loop.

Do Not Disturb Tenants - Call broker for pricing

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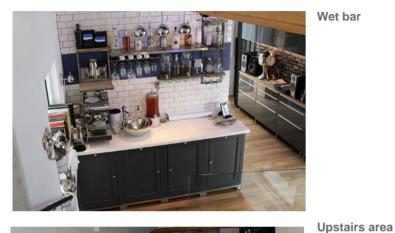


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Work area

1707 Waugh



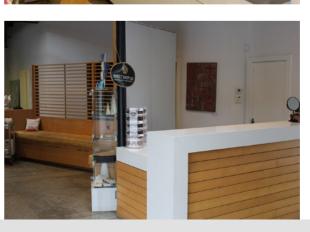






Break room





Main Entrance/Front Desk

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ADDRESS: 1721 WAUGH DRIVE HOUSTON, TEXAS 77006 TRACT 1: LOT 1, LESS THE EAST 43.40 FEET THEREOF, BLOCK 5, STRATFORD ADDITION SCALE: TRACT 2: THE EAST 43.40 FEET LOT 1, BLOCK 5 STRATFORD ADDITION TRACT 3: THE SOUTH 64 FEET LOT 21, BLOCK 5 PEDEN AVENUE STRATFORD ADDITION 1 " d 11 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 421, PAGE 376 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS 40 WAUGH DRIVE BAPTIST CHURCH VOL. 1461, PG. 320 H.C.D.R. ADJACEN an FAST 88 29' 0 6.5' LOT 20 2 -STORY BRICK ASPHAL THE METHODIST HOSPIT LOT 19 CHAIN LINK FENCE RACT 3) (4,593 SQ.FT.) (SOUTH 64 FEET RON ROD OF LOT 2 FAST 50 00'-0, 61.80' LOT 21 POWER -43.48' 1-STORY RESIDENCE OVER PROPERTY LINE BRICK & FRAME MAUGH DRIVE RESIDENCE THE METHODIST HOSPITAL CF NO. E980608 LOT 2 (TRACT 1) (3,609 SQ.FT (LOT 1, LESS THE EAST 43.40 FEET) 5 THE METHODIST HOSPIT. CF NO. N310442 RACT 2) (4.340 SO.FT (EAST 43.40 FEET OF LOT 1) 43.3' THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0570 K MAP REVISION: 11/6/96 ZONE X ASPHALT WOOD ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY. OVERHEAD POWER LINE 0.24 1 IRON ROD IRON ROD IRON ROD IF FOUND FOUND FOUND (100,23) 1250,94' 49,26' 100,23' (CALLED 250,00') (CALLED 50.00') (CALLED 100,00') IRON ROD FOUND 10 A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY CONC. POWER IRON ROD BOMAR STREET DRAWN RY RECORD BEARING: VOL. 421, PG. 376 H.C.M.R. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE SAND. EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ASSTRACTING PROVIDED IN THE SURVEY. REFERENCED TITLE COMMITMENT WAS RELED UPON IN PREVAMILION OF THIS SURVEY. BILLIE UFFIF G Pet 2090 BILLIE G. MCDUFFIE PROFESSIONAL LAND SURVEYOR NO. 2090 JOB NO. 07-06516 JUNE 05, 2007 NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT. ESSID SUR 1-800-I ANDSURVEY 281_496_1586

PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 1-800-526-3787 14925 MEMORIAL DRIVE SUITE B100 HOUSTON, TEXAS 77079

OFFICE/RETAIL FOR SALE

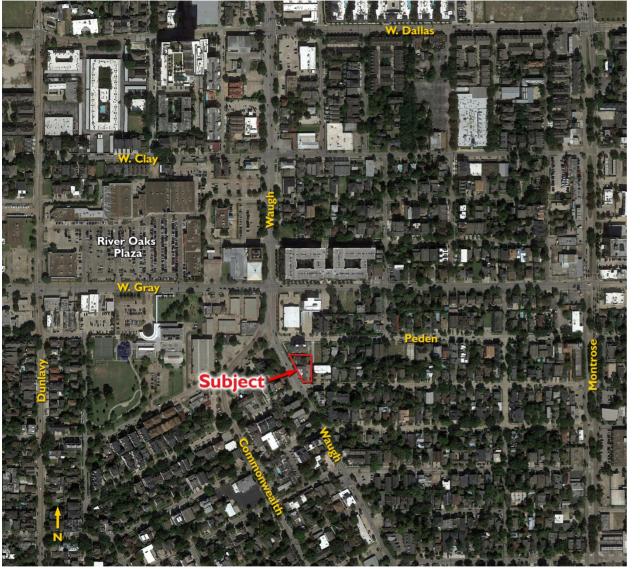
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Demographics: 3-mile radius

Employees: 334,776 **Population:** 191,865 Average HH Income: \$138,995

2017 Traffic Counts:

Waugh Drive, near Bomar Street: 40,000 Source: TXDot-24 hour/non-directional

Key Map: 493N



For more information, contact:

Scott E. Miller (713) 963 2835

Jeff G. Peden, SIOR (713) 963 2880 scott.miller@cushwake.com jeff.peden@cushwake.com

David L. Cook, SIOR, CRE (713) 963 2888 david.cook@cushwake.com

Scott A. Visin (713) 331-1768 scott.visin@cushwake.com Cushman & Wakefield Licensed Real Estate Brokers 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056 www.cushmanwakefield.com

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