



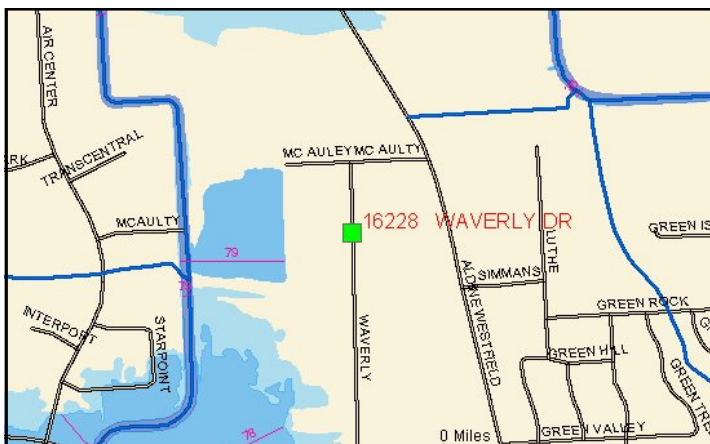
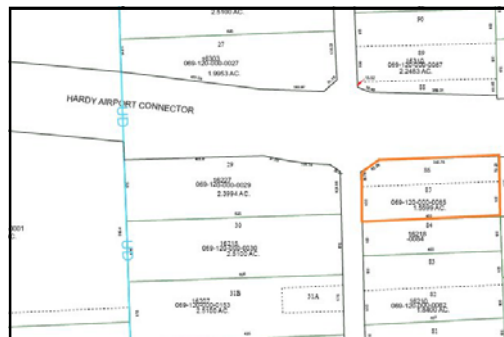
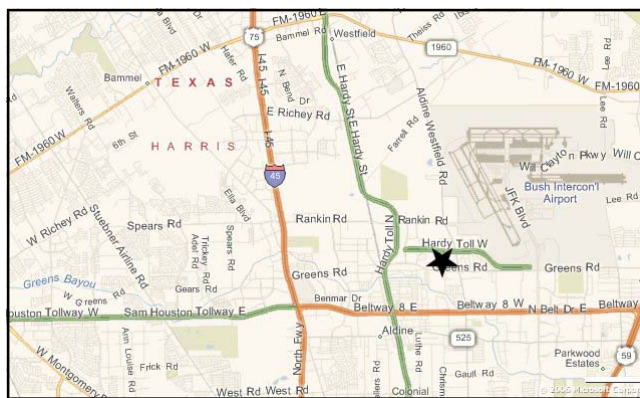
Al Lum Properties



16226 Waverly Drive Office/Whse Building

Built in 2000 on 1.56 acres. Metal construction with light steel frame. Beautiful interior with large offices, full kitchen, two bathrooms, and a shower. Central air and heat in 3200 sf office area. 1800 sf warehouse with 14' eaves, 10' x 12' OH doors, bathroom. Easy access to Beltway 8, Hardy Toll Road, IAH airport. Located north of Greens Road, south of Rankin just east of Hardy Toll road.

- 400' Frontage Hardy Toll road Connector
172.23' frontage on Waverly Drive
- 5000 sq ft Steel Bldg with metal façade
brick ledge exists for possible future
brick
- Well/Septic
- Not in flood plain
- Tax rate \$2.55 Km page 373M
- Asking \$575,000
- Seller will divide



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