

7167 Evens St.

Houston TX 77061

Full Listing Description

Exceptional Investment Opportunity in Houston with Subdivision Potential

Seize the opportunity to invest in a property poised for subdivision, offering versatile development possibilities. The lot is set to be divided into two parcels: one featuring the main house and the other designated for a garage with an apartment, along with space for an additional building tailored to your specifications.

This strategic subdivision enhances the property's potential, providing unique opportunities for rental income or resale as separate units. Ideal for investors or buyers looking to engage in a project with significant customization options and growth potential. Capitalize on this rare chance to shape a property into a lucrative investment.

Main House-Modern Comfort Meets Urban Convenience in Houston (Unit A 1487 sqft)

Step into a life of comfort and style with this beautifully updated 3-bedroom home, featuring a dedicated den and an innovative built-in table in the living room—perfect for modern living and effortless entertaining. Located just minutes from Hobby Airport, this home offers unmatched accessibility to Downtown Houston, The Medical Center, and the vibrant Museum District, positioning it as an excellent choice for both commuters and culture enthusiasts.

Revel in the luxury of a carpet-free environment, enhancing both the aesthetics and ease of maintenance of your living space. The expansive porch, complete with an outdoor TV, invites you to unwind in style or host memorable gatherings. Additional perks include a refrigerator and a state-of-the-art Ring Security System, ensuring comfort and security.

Recent upgrades such as a new roof in 2018 and a new AC/Furnace in 2016 not only promise peace of mind but also underscore the home's value as a long-term investment. Whether you're a first-time homebuyer, a seasoned investor, or somewhere in between, this property stands as a testament to quality living in the heart of Houston.

Make this coveted Houston property yours and invest in a lifestyle of convenience and charm.

Garage with Apartment and Additional Building (Unit B 638sqft) (Unit C 552sqft) = 1190sqft

Finished garage apartment with two car garage, two-bedroom laundry room and side and 1 1/2 bath. Finished two car garage; the apartment is freshly remodeled. Minutes away from hobby airport, also a short drive away from South loop 610 and Gulf Fwyl-45 , Sam Houston Tollway and 288. Great investment opportunity with also an additional Structure with 552 square foot of living space available to make into an Additional apartment.

Discover the potential of this newly remodeled garage apartment. Featuring a two-car garage, a two-bedroom apartment with 1.5 baths, and a separate 552 sq ft structure ready for transformation. Highlights include:

- Convenient Layout: Two bedrooms, a laundry room, and modern bathrooms.
- Fresh Updates: Recent renovations offers a turnkey living experience.
- Expandable Space: Additional structure poised for development.
- Strategic Location: Minutes from Hobby Airport, South Loop 610, Gulf Freeway (I-45), Sam Houston Tollway, and State Highway 288.

A lucrative investment opportunity with growth potential and strategic positioning. Ideal for investors seeking a property with immediate appeal and expansion possibilities.

Sales Price for both lots is \$409,297

Unit A- Main House \$208,187

Unit B+C Garage Apartment and Additional Building -\$201,110