

FOR SALE

7311 FITE RD, PEARLAND, TX 77584

7,472 SF AVAILABLE



DOUGLAS "D. J." HALE

Senior Vice President

Cell (832) 752-6155

dhale@oxfordcres.com



7311 FITE VIDEO



GOOGLE MAP

FOR SALE

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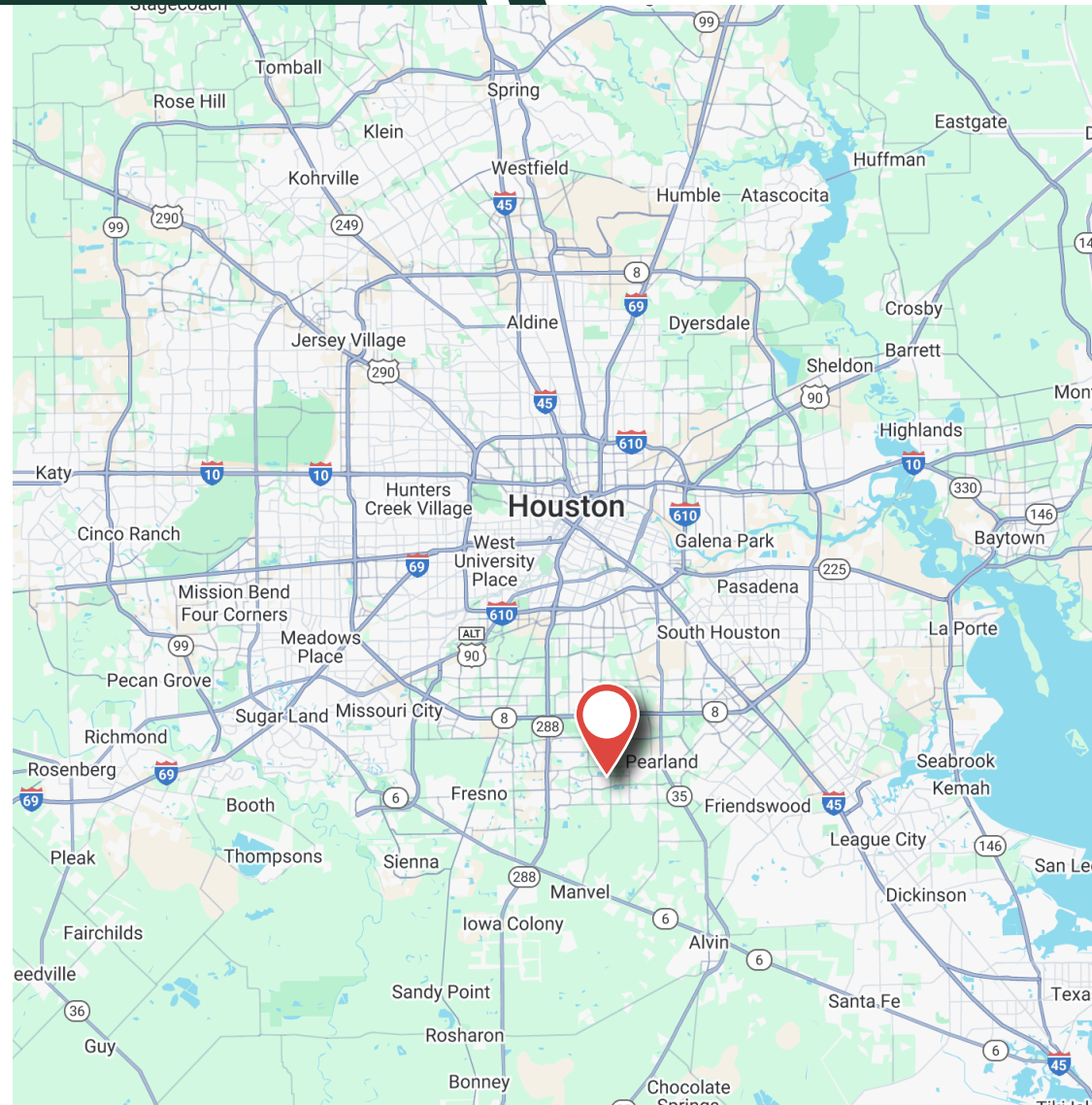


PROPERTY FEATURES

- Asking Price: **\$1,500,000**
- Total Available: 7,472 SF (Brazoria County Appraisal District)
- Existing Tenant: Gym
- Tenant Rent: \$10,400/mo. Industrial Gross
- Lease Expiration: February 14, 2026
- Renewal Option: None

Note:

An existing gym tenant occupies the building for \$10,400/mo. and lease expires in February of 2026. There are no options to renew. The buyer can work out an extension if needed, find a different tenant, or owner occupy.



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PROPERTY & SITE IMPROVEMENTS

The subject property presents itself as a highly desirable single-tenant office/warehouse property, which is comprised of one 7,472 SF (Per BCAD) building on 1.4268 acres or 62,150 SF.

The site has concrete paved parking for 35 parking spaces and 2 ADA spaces, and a curb cut from the north line of Fite Road.

The office/warehouse building has approx. 2,000 Sf of offices, reception and bathrooms with locker room/showers. The warehouse portion of this building has a 22' clear height with three roll up doors, (2) high end warehouse fans and 3 phase power. The facility is highly functional given its 37 parking spaces, detention pond, walkways and exterior lighting and could be industrial, retail, or a special use building. The property is zoned GB-General Business which allows these uses.

Improvements: 2020 Masonry/Steel Frame Construction
Class B Office Finishes with offices, reception and extensive locker rooms and bathrooms.
Insulated warehouse roof/walls
+/- 22' Eave Height
20,000 SF Concrete paving for parking, onsite detention pond with exterior mounted and pole lighting
3 phase power
3 OH Doors

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TAX INFORMATION

OWNER: COSMIC HOLDINGS LLC

ENTITY	DESCRIPTION	TAX RATE	MARKET VALUE	TAXABLE VALUE	ESTIMATED TAX
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$757,000	\$757,000	\$0.00
CPL	CITY OF PEARLAND	0.630000	\$757,000	\$757,000	\$4,769.10
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$757,000	\$757,000	\$857.50
GBC	BRAZORIA COUNTY	0.262548	\$757,000	\$757,000	\$1,987.49
RDB	ROAD & BRIDGE FUND	0.042210	\$757,000	\$757,000	\$319.53
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.135000	\$757,000	\$757,000	\$8,591.95

Total Tax Rate: 2.183034

Estimated Taxes With Exemptions: \$16,525.57

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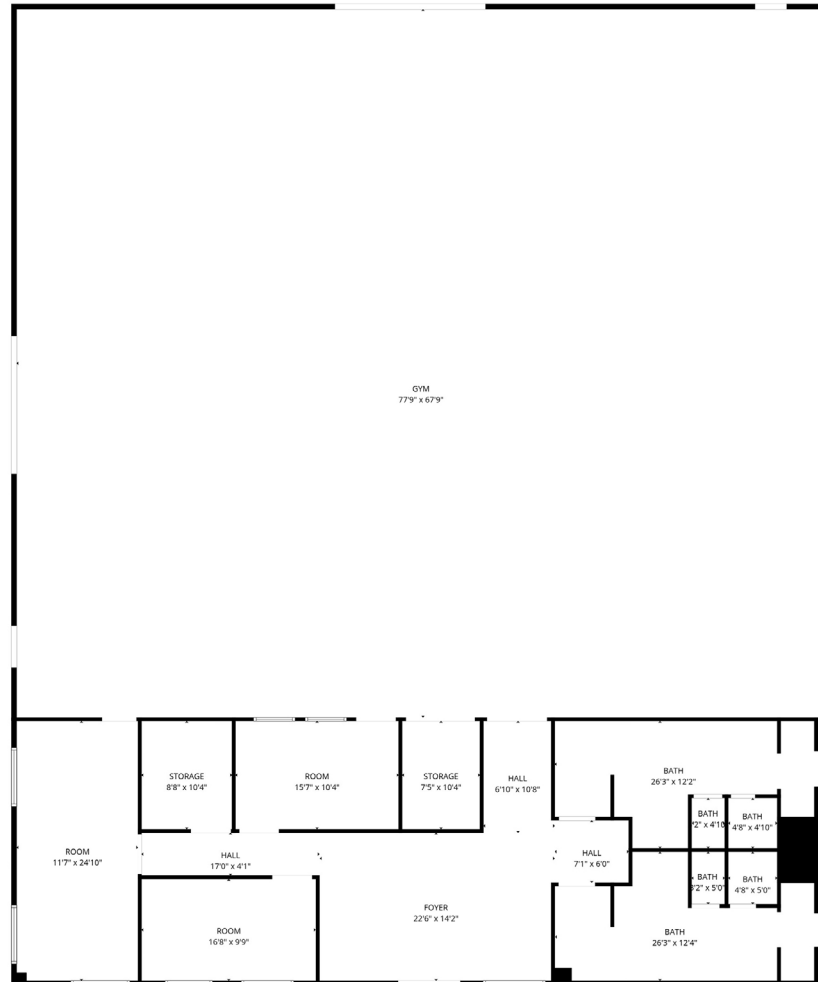
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FLOOR PLAN



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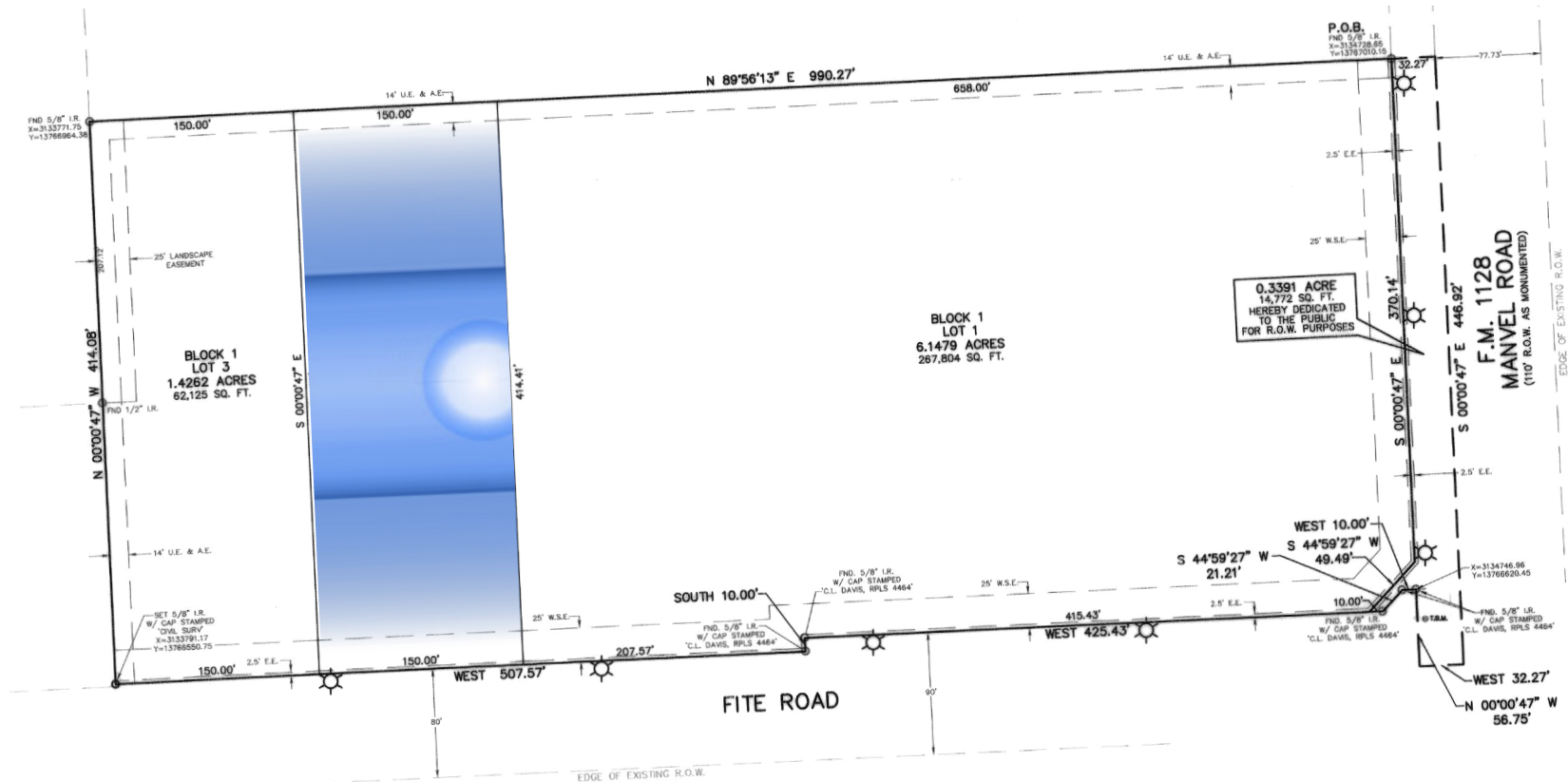
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Oxford
partners

PLAT MAP



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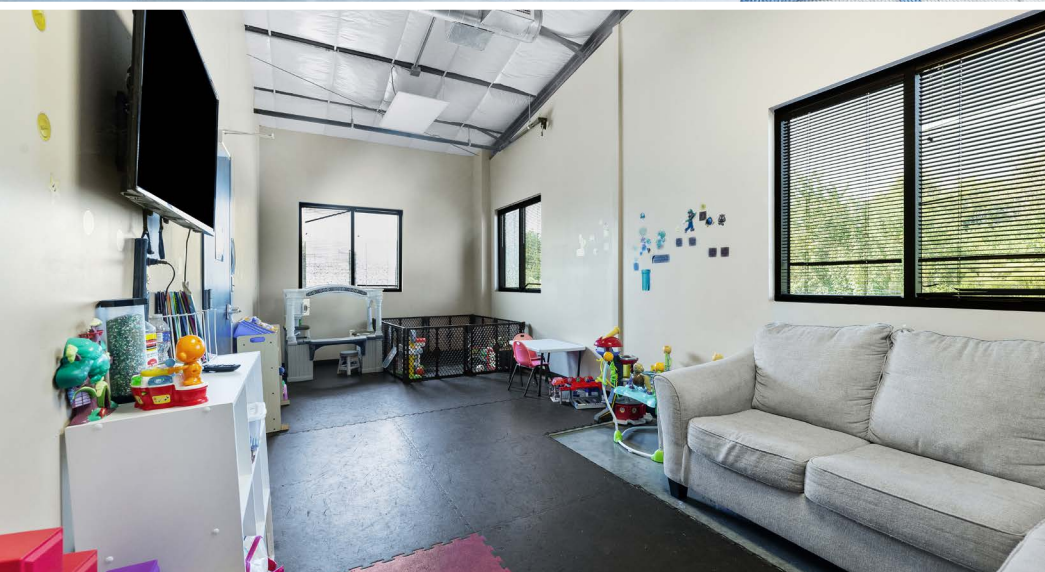
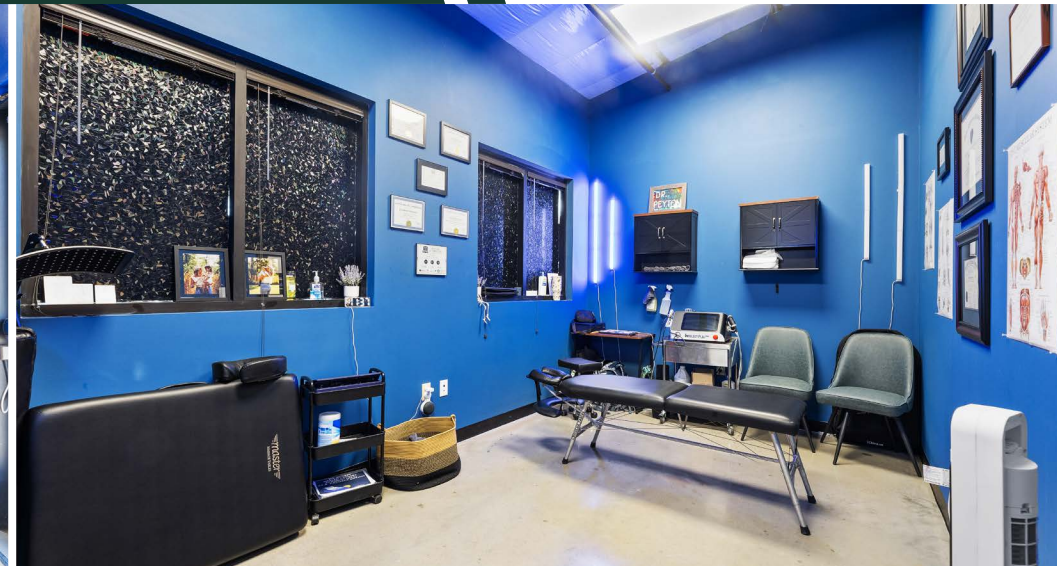
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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	9,482	65,093	153,031
Households	3,469	22,232	53,071
Families	2,551	17,100	39,465
Average Household Size	2.73	2.92	2.87
Owner Occupied Housing Units	2,104	17,304	38,100
Renter Occupied Housing Units	1,365	4,928	14,971
Median Age	35.4	37.4	36.2
Median Household Income	\$100,000	\$115,930	\$110,052
Average Household Income	\$120,447	\$139,854	\$135,220

BUSINESSES - 5 MILES

4,926
TOTAL
BUSINESSES

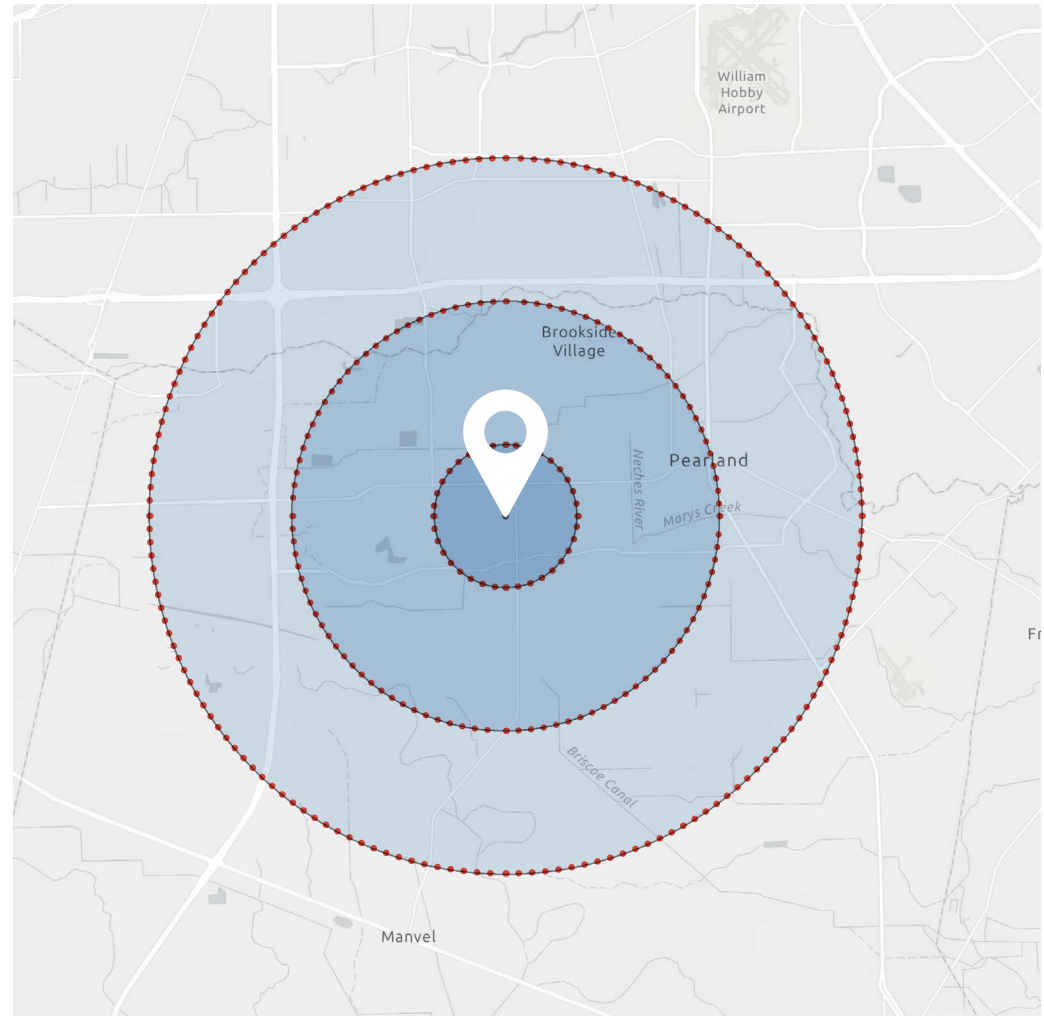
50,497
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$135,220
AVERAGE HH
INCOME

\$46,937
PER CAPITA
INCOME

\$358,479
MEDIAN
NET WORTH



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