

OFFERING MEMORANDUM

3127 FRICK RD,
HOUSTON, TX 77038

Prime 1-Acre Investment Opportunity in Houston. The manufactured home is move-in ready for immediate rental or occupancy, while the brick home needs only minimal rehab to become another solid revenue source. A rare chance to secure strong, flexible cash flow in a high-demand area.



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PROPERTY SUMMARY

3127 Frick Rd, Houston, TX 77038

SALE PRICE: NEGOTIABLE

NUMBER OF UNITS: 3

YEAR BUILT: 1960

PROPERTY TYPE: Industrial

LOT SIZE: 43,591 SF

BUILDING SIZE: 1,315 SF

Outstanding investment with multiple income opportunities! Features an 800 sq ft industrial shop with 16' sidewalls, 18' center height, three 10x10 doors, abundant outlets, 220V, and water—ideal for a mechanic, tire shop, or similar trade. Tie into the current septic and add a restroom to increase rental value fast.

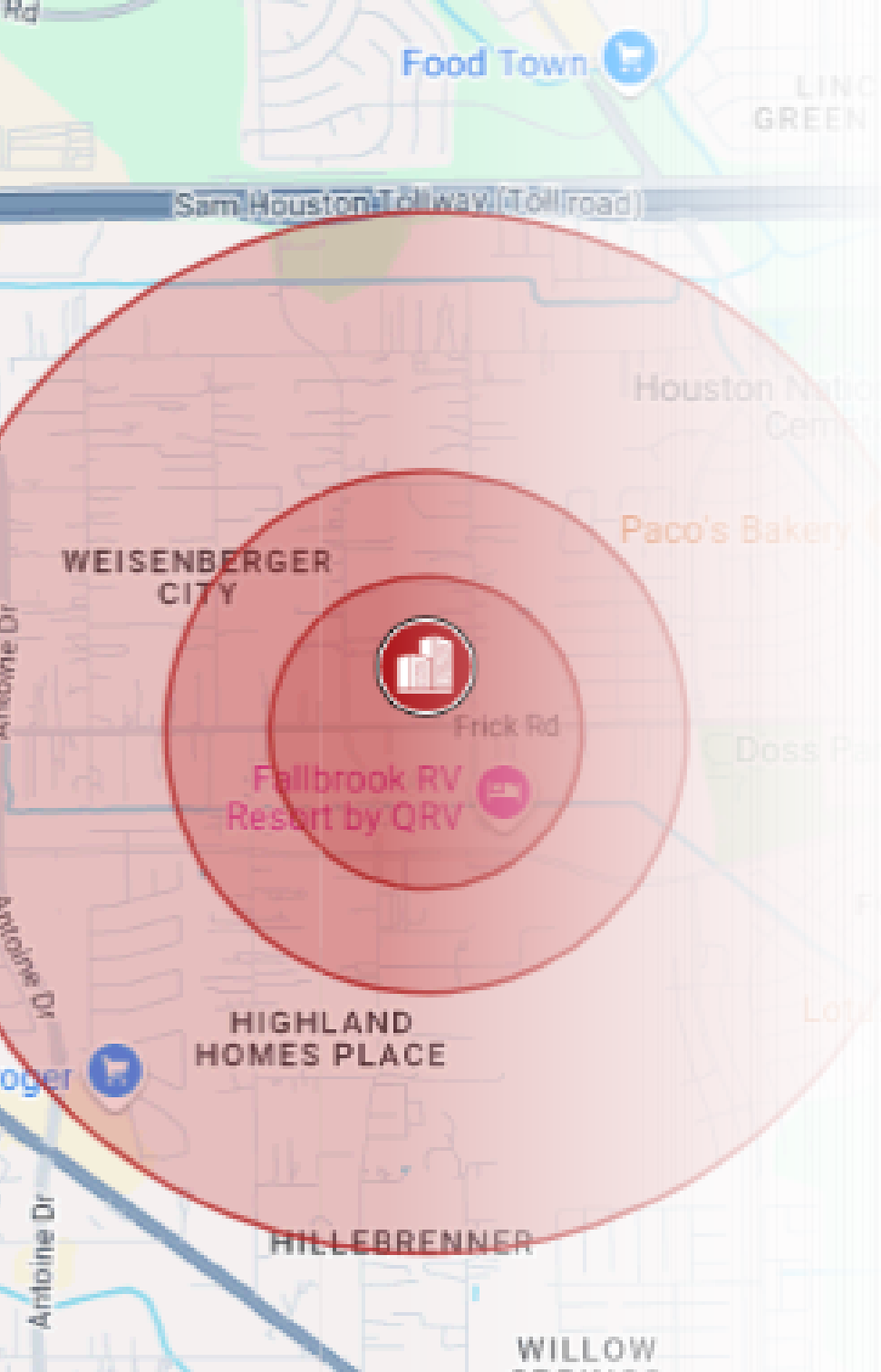


PROPERTY HIGHLIGHTS

Versatile 1-acre property in the heart of Houston: Outstanding potential for commercial, industrial, or residential development.

- OPEN TO ALL OFFERS
- Outstanding investment with multiple income opportunities:
- 800 sq ft industrial shop with: 16' sidewalls, 18' center height, Three 10x10 doors
- Abundant outlets + 220V power
- Water service
- Ideal for mechanic, tire shop, or similar trade
- Ability to tie into existing septic and add a restroom to boost rental value
- Manufactured home is move-in ready for immediate rental or occupancy
- Brick home needs minimal rehab to become another strong revenue source
- Rare opportunity for strong, flexible cash flow in a high-demand area



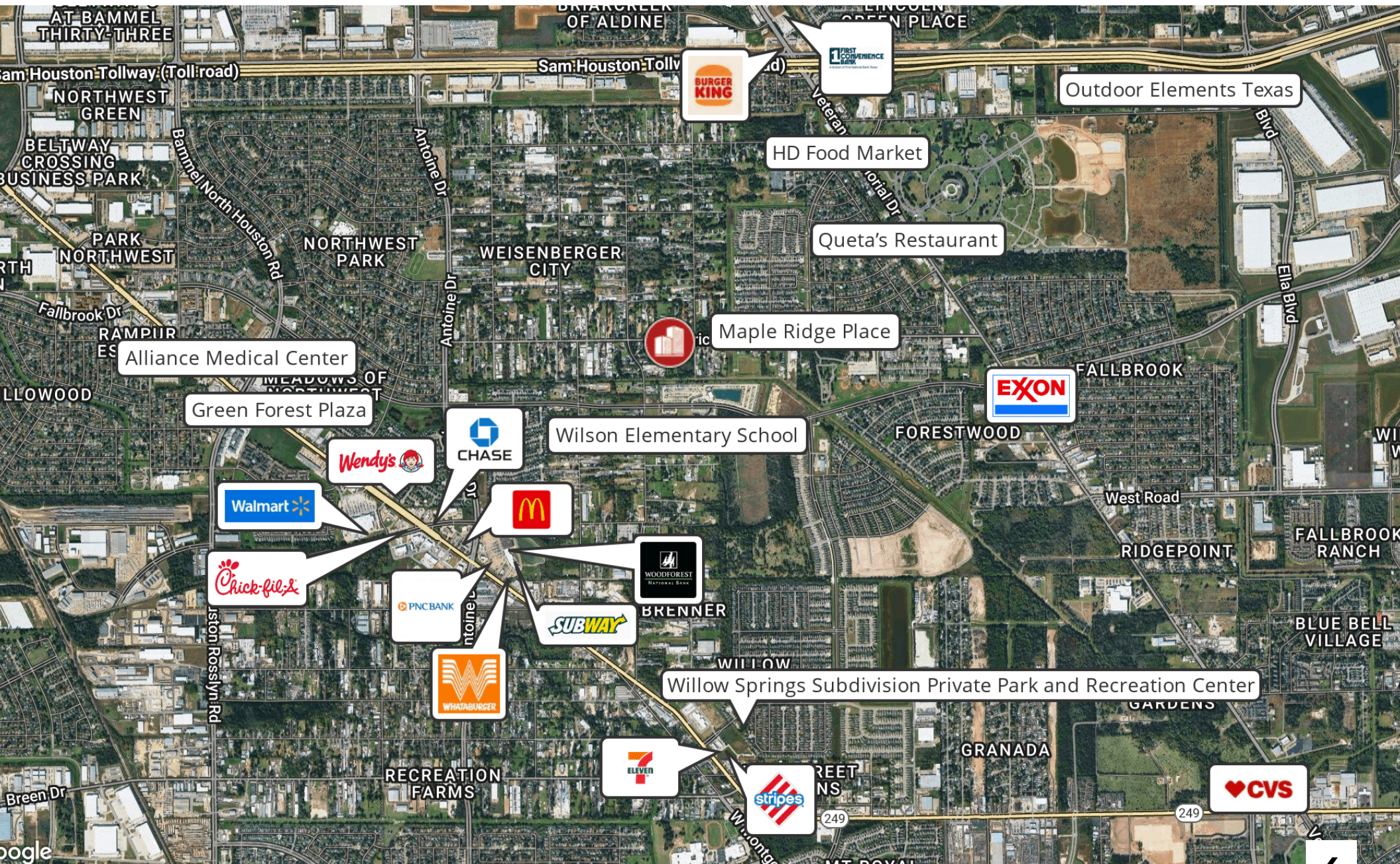


AREA OVERVIEW

Situated just minutes from Beltway 8, this property offers easy access to major highways, making it an ideal location for businesses requiring quick connectivity to downtown, medical hubs, and industrial centers. Additionally, the property's flexible zoning allows for diverse development options, including industrial storage, warehouse space, or multi-family residential units.

	0.3 Miles	0.5 Miles	1 Miles
Total households	213	703	2,978
Total population	753	2,694	11,142
Persons per household	3.5	3.8	3.7
Average household income	\$69,245	\$68,859	\$78,849
Average house value	\$268,761	\$307,868	\$279,544
Average age	34	34	35
Average age male	34	34	34
Average age female	34	34	36

RETAILER MAP





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