

3300 EAST TC JESTER BLVD

Houston, TX 77018



CONFIDENTIAL OFFERING MEMORANDUM

EXCELLENT INVESTMENT OR OWNER-USER OPPORTUNITY | 29,200 SF DOCK HIGH INDUSTRIAL WAREHOUSE
TWO IN-PLACE TENANTS | 11,400 SF VACANCY FOR A USER

CBRE

Houston CBD

Texas Medical Center

Greenway Plaza

Galleria

Loop 610

SUBJECT

E TC Jester Blvd

E 34th St

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executive summary

the offering

This is an excellent long-term investment opportunity in an area that is redeveloping to retail, residential and higher end commercial. The property is currently 61% occupied by PPG Industries and Rescued Pets Movement. The investment would be ideal for an investor or owner user needing to occupy space but also benefit from cash flow. The 29,200 SF property is situated on 2.14 acres located in the Northwest Houston submarket at East T. C. Jester Blvd. and West 34th St., ideally positioned half a mile from I-610 and within minutes to several major interstates including I-10, Highway 290, and I-45. The area is a vibrant and dynamic market. Nearby communities including The Heights, Timbergrove, Garden Oaks, Shepherd Oaks and Oak Forest neighborhoods have demonstrated steady home value growth making this an opportunity for savvy investors to leverage the flourishing conditions.



investment summary

Address	3300 E T C Jester Blvd Houston, TX 77018	Loading	Dock High	NNN	\$3.61/SF (2023)
Acres	2.14 Acres	Parking Spots	41	# of Spaces	3
Square Footage	29,200 SF	Clear Height	14'	SF Occupied	11,300 SF & 6,500 SF (61%)
Class	B	Roof Deck	17.6'	SF Vacant	11,400 SF (39%)
Year Built/Renovated	2013/2015-2019	Power	3 Phase, 4 Wire, Voltage 277/480		



investment highlights



EXCELLENT
OWNER OCCUPIED
OR INVESTMENT
PROPERTY



IDEAL LOCATION
FOR INDUSTRIAL
AND RETAIL USERS



GREAT NW
HOUSTON LOCATION
HALF A MILE
FROM I-610



NEARBY RAPID
REDEVELOPMENT
PROJECTS UNDERWAY



property description

Total SF	29,280 SF
Warehouse SF	22,400 SF
Office SF	6,800 SF
% of Building Climate Controlled	80%
Power	3 Phase, 4 Wire, Voltage 277/480
Zoning	N/A
Door Bays	3
Construction	Tilt Wall
Roof	TPO
Sprinklered	PPG Suite Only
Surveillance/Security System	Yes
Sewer	City
Phone, Internet	Yes
Gas	Yes



CENTERPOINT EASEMENT ADDING
POTENTIAL TO EXPAND PARKING OR
YARD

site plan



W 34TH ST - 13,692 VPD

E T C JESTER BLVD - 18,123 VPD



11,300 SF



6,500 SF

11,400 SF
VACANT

116'



tenant overview



PPG Industries



- Provides performance coatings and industrial coatings to enhance more surfaces in more ways than any other company.
- Ranked #2 in the chemicals industry & #226 on Forbes 500.
- 53,000 employees across 6 continents.
- \$18.25 Billion in revenue in 2023.
- Publicly traded on the NY Stock Exchange (PPG).
- 201 Manufacturing sites worldwide.

Rescue Pets Movement



*Administrative Office Location.

- A 501(c)(3) organization started in 2013.
- Provides a second chance for homeless dogs and cats through rehabilitation and transport.
- Operations are in the U.S and Canada in communities that have a high demand for adoptable pets.
- Nearly 83,000 homeless animals saved from area shelters.



market overview

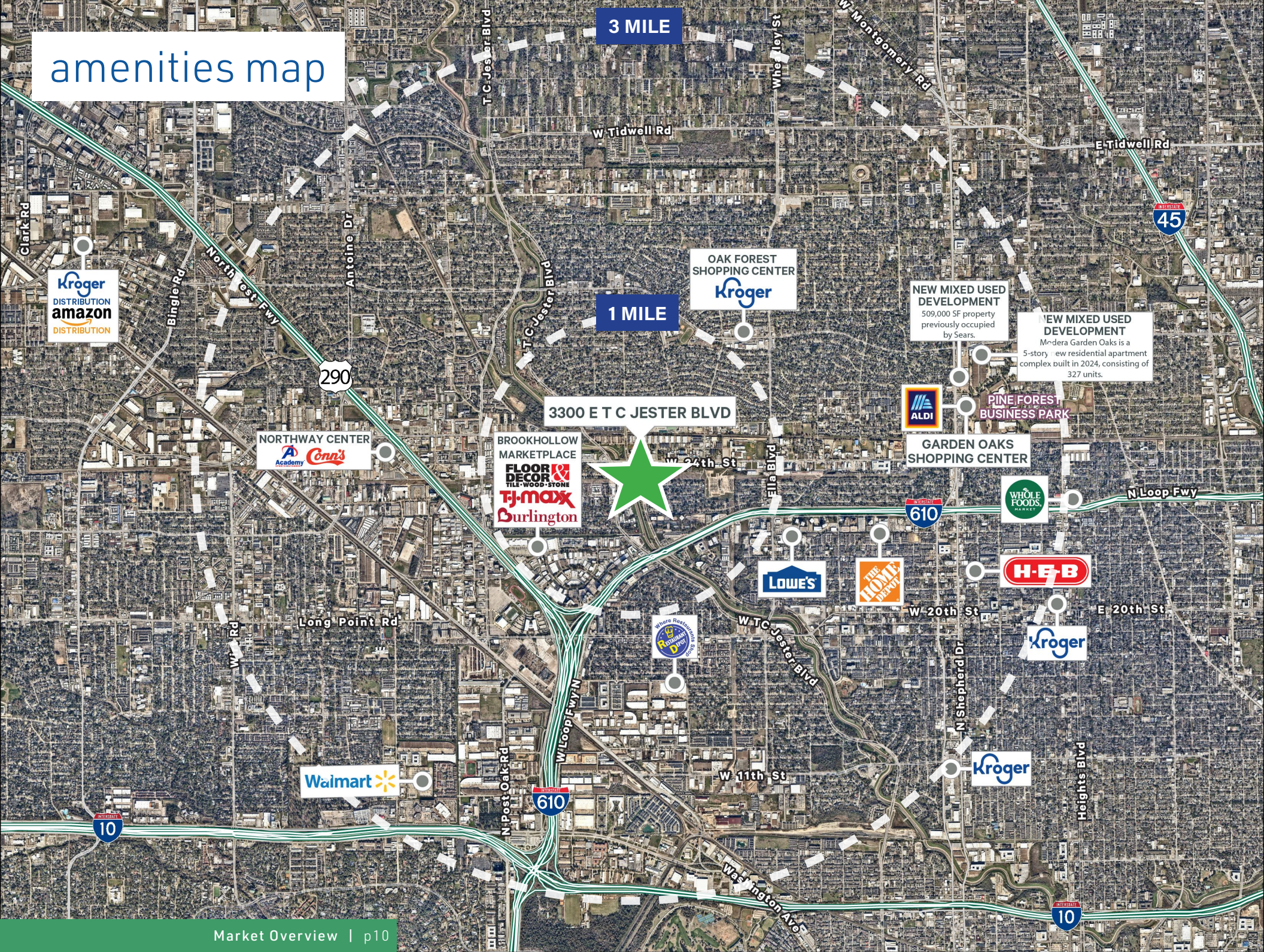
Land prices in the area range from \$46.00 PSF to \$63.00 PSF which prices this property at \$4.3M to \$5.8M. With a low industrial vacancy rate of 5.5%, the NW submarket has grown to be a highly sought after submarket for businesses to occupy or for investors to purchase. Industrial companies can benefit from the close proximity to Loop 610 which is ideal for accessing all over Houston.

DEMOGRAPHICS

	1 Mile	3 Miles
2023 Population	17,030	140,355
2028 Population (5-Yr. Est.)	17,627	143,682
2023 Households	7,003	59,226
2023 Businesses	1,509	9,009
2023 Employees	20,845	95,735



amenities map



3 MILE

1 MILE

3300 E T C JESTER BLVD

OAK FOREST SHOPPING CENTER
Kroger

NEW MIXED USED DEVELOPMENT
509,000 SF property previously occupied by Sears.

NEW MIXED USED DEVELOPMENT
Modera Garden Oaks is a 5-story new residential apartment complex built in 2024, consisting of 327 units.

ALDI

PINE FOREST BUSINESS PARK

GARDEN OAKS SHOPPING CENTER

WHOLE FOODS MARKET

NORTHWAY CENTER
Academy **Conn's**

BROOKHOLLOW MARKETPLACE
FLOOR DECOR
TILE WOOD STONE
TJ-maxx
Burlington

LOWE'S

THE HOME DEPOT

H-E-B

Kroger

Walmart

Waters Residential Group
Waters Residential Group

Kroger

disclaimer

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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