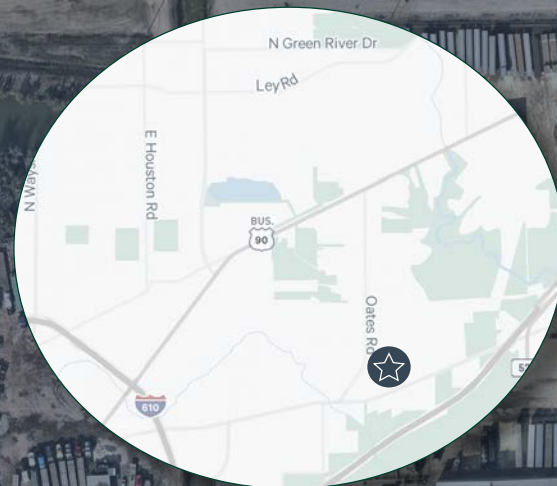


LAYDOWN YARD/IOS/ISF  
±9.25 ACRES

9.25 ACRES

3904 OATES RD.  
HOUSTON, TX 77013



Calling for All Expressions of Interest



Recently Reduced Pricing



Possible Partial Leasebacks Considered

## PROPERTY HIGHLIGHTS

- » ±9.25 Acres of Land
- » Fenced and Gated
- » Newly Constructed 1,000 SF Office
- » 331' Frontage Along Oates Rd.
- » Outside 100 & 500-Year Flood Plain
- » City Utilities in Place
- » Excellent Access to Hwy 90, I-10, & 610 Loop
- » Second Possible Entrance
- » **Lease Rate:** \$23,500/Month NNN for ~7 AC ready now
- » **Sale Price:** \$9.25/SF or \$3,825,000

**LEASE RATE: CONTACT BROKER**

**ANDREW JEWETT SR.**

Senior Vice President

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**CBRE**

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