

5104 Simsbrook Dr

Houston, TX 77045 | 1.88± Acres

FOR SALE



\$295,000

Acreage	1.88± Acres
Frontage	Simsbrook Dr
Current Use	Truck Stop
Parcel ID	0681240170012
Zoning	Buyer to Verify
Price/Acre	~\$157,000/AC

Buyer to Verify All Measurements & Uses



Sepi Akhavi
Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com



1.88± acres currently operating as a functional truck stop along Simsbrook Dr in Houston, TX. Partially fenced with ample room for parking, circulation, and future improvements. Excellent redevelopment opportunity for commercial, industrial, or service-based operations in a growing Houston corridor.



PROPERTY HIGHLIGHTS

1.88± Acres

Ample site area for truck operations, storage yard, equipment staging, or ground-up redevelopment.

Active Truck Stop

Currently operating — generating immediate use value with fencing and site infrastructure already in place.

Simsbrook Dr Frontage

172' of road frontage along Simsbrook Dr with easy ingress/egress for large commercial vehicles.

Redevelopment Potential

Ideal for commercial, industrial, warehouse, service yard, or mixed-use development. Buyer to verify zoning.

Proximity to Major Routes

Convenient access to major Houston corridors serving the south/southwest Houston industrial market.



Sepi Akhavi

Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

The information contained herein was obtained from sources believed reliable. KW Memorial makes no guarantees as to accuracy. Submitted subject to errors, omissions, change of price, withdrawal without notice.





Aerial View — Wide



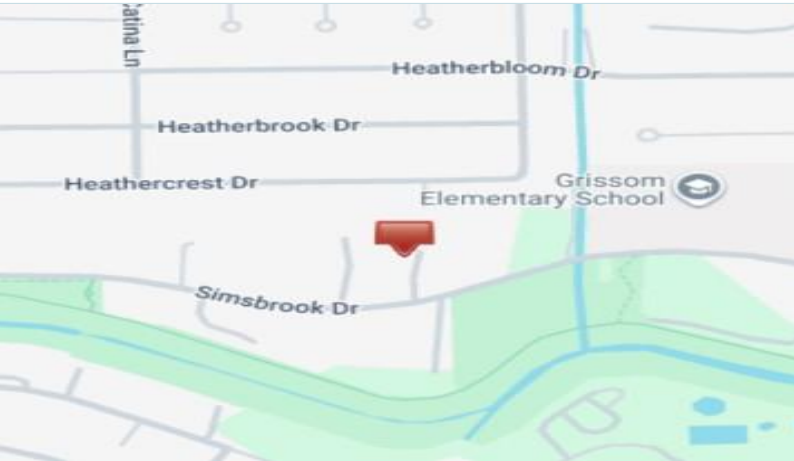
Aerial — Property Boundary



Aerial — Close Up



Lot Dimensions



Neighborhood Map



Parcel Map



Sepi Akhavi
Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

The information contained herein was obtained from sources believed reliable. KW Memorial makes no guarantees as to accuracy. Submitted subject to errors, omissions, change of price, withdrawal without notice.





5104 Simsbrook Dr, Houston TX 77045

PROPERTY SPECIFICATIONS	
Address	5104 Simsbrook Dr, Houston, TX 77045
Parcel ID	0681240170012
Acreage	1.88± Acres
Lot Dimensions	±172' x 448' x 486' x 89' x 89'
Frontage	±172' on Simsbrook Dr
Current Use	Operating Truck Stop
Improvements	Partial Fencing, Parking/Circulation
Utilities	Buyer to Verify
Zoning	Buyer to Verify Permitted Uses
Flood Zone	Buyer to Verify
County	Harris County
Asking Price	\$295,000
Price Per Acre	~\$157,000/Acre



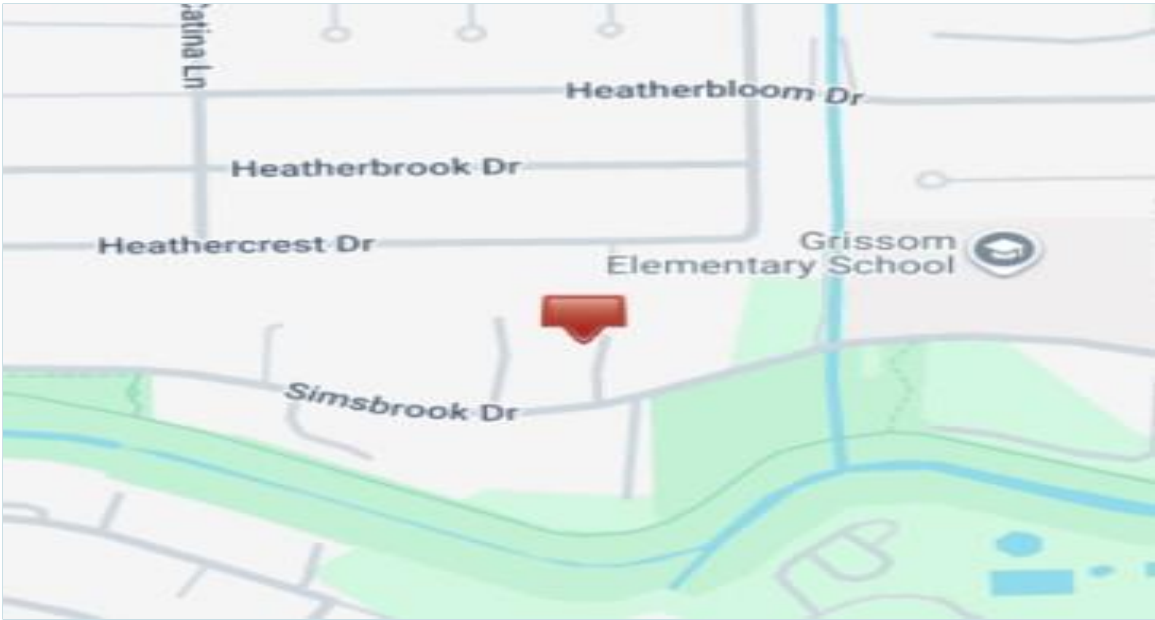
Sepi Akhavi
Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

The information contained herein was obtained from sources believed reliable. KW Memorial makes no guarantees as to accuracy. Submitted subject to errors, omissions, change of price, withdrawal without notice.





Neighborhood Context — Simsbrook Dr, Houston TX 77045



AREA OVERVIEW

South Houston Industrial Corridor

Simsbrook Dr is positioned within Houston's active south-side industrial and commercial zone, serving logistics, construction, and service industries.

Grissom Elementary School Nearby

Established residential neighborhood surrounds the site — supporting long-term area stability and potential mixed-use conversion.

Access & Connectivity

Easy access to major arterials serving south/southwest Houston. Site accommodates large commercial vehicles with wide frontage and open layout.

No City Zoning (Houston)

Houston has no traditional zoning — offering maximum flexibility for buyers to develop or redevelop the site for a wide range of commercial uses.



Sepi Akhavi
Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

The information contained herein was obtained from sources believed reliable. KW Memorial makes no guarantees as to accuracy. Submitted subject to errors, omissions, change of price, withdrawal without notice.



Houston Texas

Houston is a global leader in international trade, with strong economic and cultural ties around the world. One of just five cities connecting to all six inhabited continents — a key center for manufacturing, logistics, and finance. The port of Houston and its airport system support access to global markets, making it an ideal hub for international business.

Houston's economy has diversified well beyond oil — now the 7th largest in the U.S. — with the nation's youngest and most diverse talent pool, cementing its status as a top headquarters city in the Americas. Income tax free state.

7.3M

Houston MSA Population

\$557B

MSA GDP 2023

4th

Most Populous U.S. City

#1

Largest City in Texas

0%

State Income Tax



Sepi Akhavi

Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

kw MEMORIAL
KELLERWILLIAMS, REALTY

5104 Simsbrook Dr — Land For Sale

Houston, TX 77045 | 1.88± Acres | \$295,000

- 1.88± acres — ample site area
- ±172' frontage on Simsbrook Dr
- Currently operating as a truck stop
- Partially fenced with open circulation
- Ideal for transportation, storage, or redevelopment
- Commercial, industrial, or service-based uses
- No Houston zoning — maximum use flexibility
- Parcel ID: 0681240170012
- Harris County
- Price: \$295,000 (~\$157,000/Acre)

Contact Listing Broker



Sepi Akhavi

Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

kw MEMORIAL
KELLER WILLIAMS REALTY

The information contained herein was obtained from sources believed reliable. KW Memorial and Sepi Akhavi make no guarantees as to completeness or accuracy. Submitted subject to errors, omissions, change of price or sale, withdrawal without notice. Buyer to verify all measurements, utilities, and permitted uses.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw10@kw.com Email	(713) 461-9393 Phone
Michael Bossart Designated Broker of Firm	588215 License No.	michaelb@kw.com Email	(713) 461-9393 Phone
Roger Aad Licensed Supervisor of Sales Agent/ Associate	692211 License No.	rogeraad@kw.com Email	(713) 461-9393 Phone
Sepi Akhavi Sales Agent/Associate's Name	600771 License No.	sepiakhavi@kw.com Email	713-461-9393 Phone
INITIAL Buyer/Tenant/Seller/Landlord Initials	INITIAL	Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

CONFIDENTIALITY & DISCLAIMER

Sepi Akhavi | Agent | 832-545-7393 | sepiakhavi@kw.com

All materials and information received or derived from KW Memorial, Sepi Akhavi, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Memorial, Sepi Akhavi, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals. All financial data should be verified by the party. KW Memorial and Sepi Akhavi make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions and do not serve as a financial advisor to any party regarding any proposed transaction.

Legal questions should be discussed with an attorney. Tax questions with a certified public accountant or tax attorney. Title questions with a title officer or attorney. Questions regarding property condition and governmental compliance should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. Information obtained from sources believed reliable; accuracy not verified. Submitted subject to errors, omissions, change of price, prior sale, lease or financing, or withdrawal without notice. Buyer to verify all measurements, utilities, zoning, and permitted uses.



Sepi Akhavi

Sales Agent | KW Memorial

(832) 545-7393

SepiAkhavi@kw.com

Regulated by the Texas Real Estate Commission | Information available at www.trec.texas.gov

