



13001 Fondren Rd, Houston, TX 77035

**\$12 - \$24/SF/YR**

**\$1 - \$2/SF/MO**

13001 Fondren Rd

Retail | 2 spaces available | 2,200 SqFt - 6,600 SqFt



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Listing Added: 09/18/2025

Listing Updated: 09/18/2025



### Building Details

Property Type	Retail, Restaurant, Special Purpose	Subtypechurch, car lot, auto, auto sales, food, food truck, dealership, auto leasing, storage, uhaul	
Tenancy	Multiple	Total Building SqFt	6,600
Minimum Divisible SqFt	2,200	Max Contiguous SqFt	6,600
Total Building Suites	3	Load Factor	10
Vacant SqFt	5,600	Building FAR	9
Land Acres	1.75	Class	B
Year Built	1966	Year Renovated	2025
Buildings	1	Stories	1
Total Parking Spaces	50	Power	110
Elevators	No	Cross Street	Gregory Blvd
Zoning	Commercial	APN	0590210070005
Submarket	Houston	Submarket Cluster	Greater Houston

### Building Description

Retail or Office, Ideal for Auto Dealer, Automotive uses, Auto Sales, Auto Leasing, Moving Company, any retail, church, small offices, storage, etc. Plenty of land and lots of parking. The location is ideal for shops, retail services, and offices, signage is available, high-traffic road.

### Building Highlights

Retail or Office, Ideal for Auto Dealer, Automotive uses, Auto Sales, Auto Leasing, Moving Company, any retail, church, small offices, storage, etc. Plenty of land and lots of parking. The location is ideal for shops, retail services, and offices, signage is available, high-traffic road.

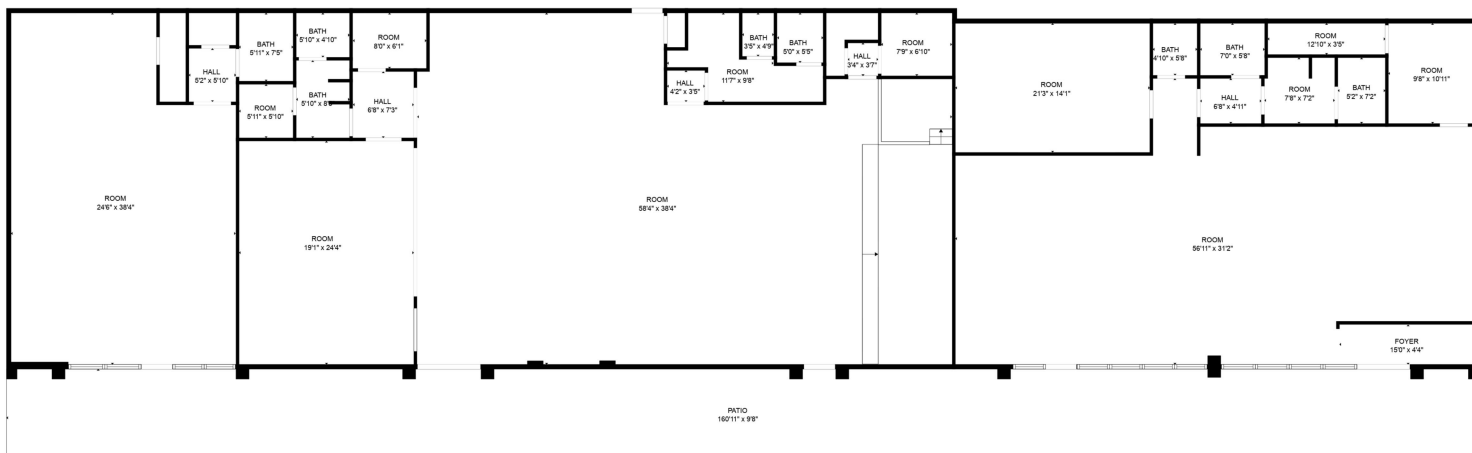
### Building Location (1 Location)





Listing Type	Direct	RSF	3,200 SF
USF	3,200 SF	Min Contiguous SF	3,200 SF
Max Contiguous SF	6,600 SF	Office Available	3,200 SF
Space Available	9/18/25	Parking	20
Rate (Per SF)	\$1 / SF / MO	Lease Type	NNN
Lease term	Long term	Total CAM (Per SF/MO)	\$1.2
Expense Rate (Per SF/MO)	\$0	Total Rate (Per SF/MO)	\$2.2
Total Monthly Rent	\$7,040	Days on Market	0 days

Available Space 2 Floorplan



**TOTAL: 6060 sq. ft**  
**FLOOR 1: 6060 sq. ft**  
**EXCLUDED AREAS: PATIO: 1562 sq. ft, WALLS: 198 sq. ft**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Photos (38 photos)

