

FOR LEASE OR SALE

92,704 SF Office Warehouse on ± 5.49 AC

1585 W Sam Houston Parkway N, Houston, TX 77043



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KBCADVISORS

HOUSTON, TX

Property Specifications



92,704 SF
Total



±18,840 SF
Office



DOCK & GRADE
Level Loading



BELTWAY 8
Frontage



16'-30'
Clear Height



3-PHASE
Power

	Building A	Building B	Building C	Building D	Building E
Total SF:	12,226 SF	25,973 SF	35,727 SF	14,514 SF	4,264 SF
Office SF:	12,226 SF	500 SF	113 SF	1,737 SF	4,264 SF
Clear Height:	N/A	18'	30'	18'	N/A
Eave Height:	N/A	16'	28'	16'	N/A

HOUSTON, TX

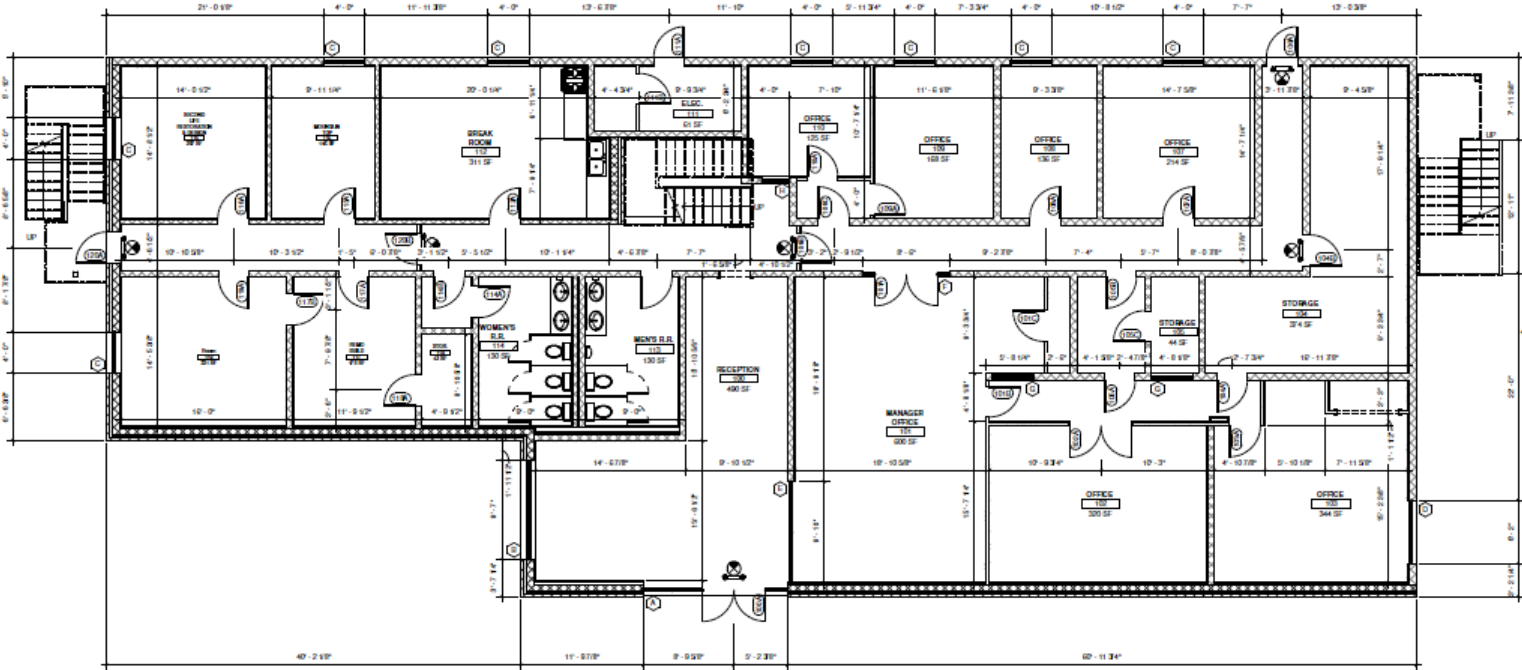
Property Photos and Highlights



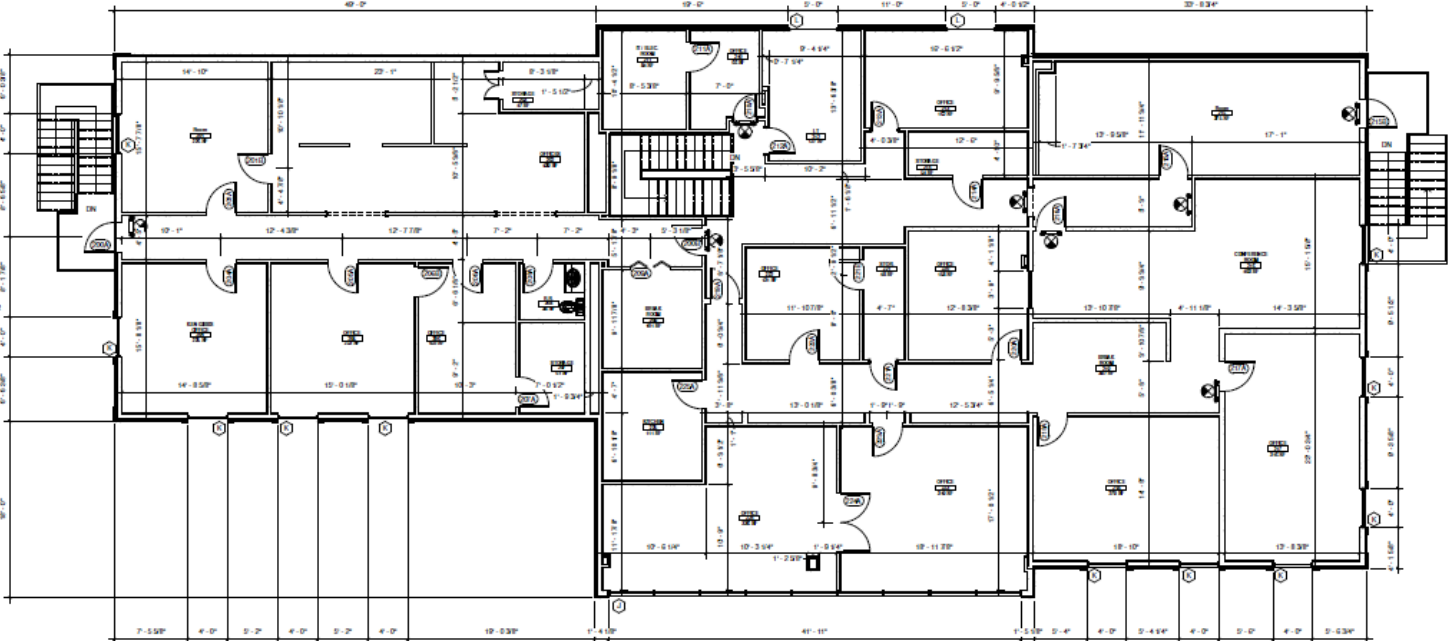
Building A Floor Plan

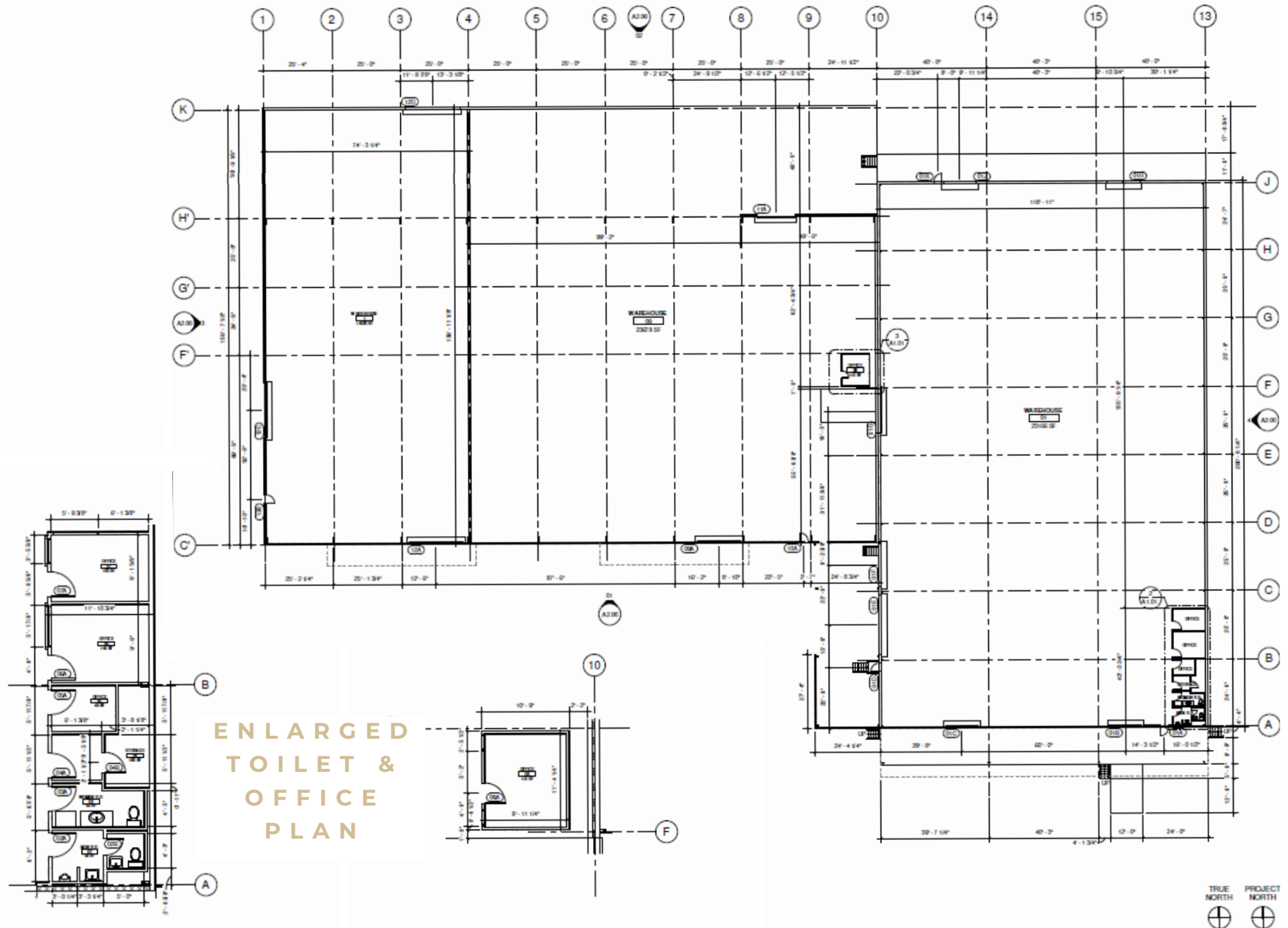


LEVEL ONE

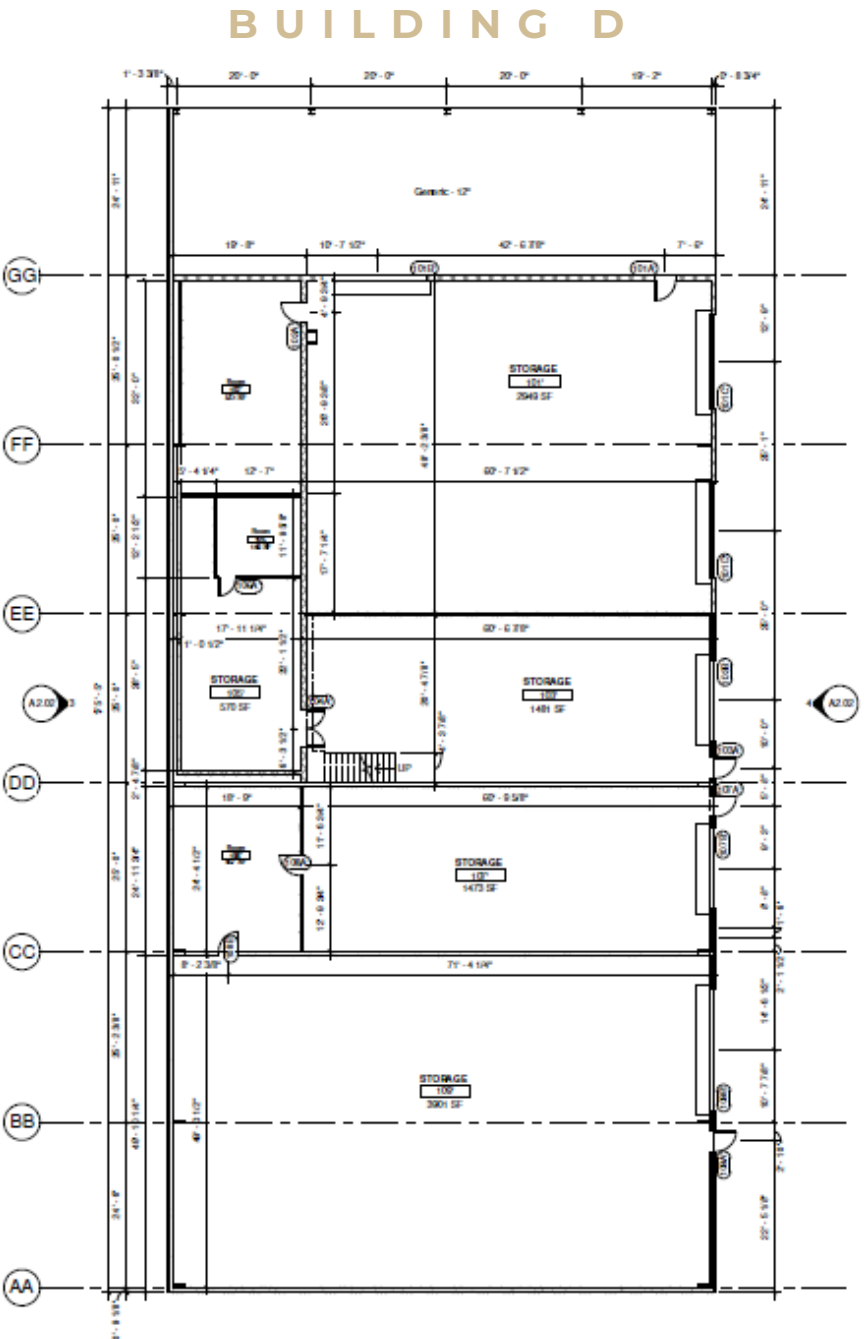


LEVEL TWO





Building D Floor Plan



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, OF NO. 842051483 WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2005.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

BEING A 5.506-ACRE (238,859 SQUARE FEET) TRACT OF LAND SITUATED IN THE E. WILLIAMS SURVEY ABSTRACT NO. 854, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF A CALLED & 67-ACRE TRACT DESCRIBED IN A CONTRIBUTION DEED TO KIRGO INTERESTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN COUNTY CLERK'S FILE NO. 2010033260, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED & 57-ACRE TRACT DESCRIBED IN A JUDGMENT TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 1607610, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID 5.506-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 10-1/2-INCH IRON ROD WITH CAP STAMPED "46" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 57-ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED & 2,227-ACRE TRACT DESCRIBED IN A STIPULATION AND BOUNDARY AGREEMENT TO SUNFLOWER INVESTMENTS, INC., RECORDED IN COUNTY CLERK'S FILE NO. 2014057967, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, AND BEING LOCATED IN THE EASTERN LINE OF RESERVE "A", BLOCK 1, CITY HEIGHTS AT BIRMINGHAM, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 875, PAGE 917, MAP RECORDS OF HARRIS COUNTY, TEXAS.

THENCE, NORTH 87°04'51" WEST, DEPARTING FROM SAID 0.57-ACRE TRACT AND SAID WEST SAM HOUSTON PARKWAY NORTH, WITH THE NORTHERLY CORNER OF SAID 2,227-ACRE TRACT A DISTANCE OF 866.07 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED & 738-ACRE TRACT DESCRIBED IN A STIPULATION AND BOUNDARY AGREEMENT TO HLD INVESTMENT COMPANY, L.L.C., RECORDED IN COUNTY CLERK'S FILE NO. 2014057967, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, AND BEING LOCATED IN THE EASTERN LINE OF RESERVE "A", BLOCK 1, CITY HEIGHTS AT BIRMINGHAM, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 875, PAGE 917, MAP RECORDS OF HARRIS COUNTY, TEXAS.

THENCE, NORTH 01°15'44" WEST, DEPARTING FROM SAID 738-ACRE TRACT WITH THE EASTERN LINE OF SAID RESERVE "A", AT A DISTANCE OF 148.48 FEET TO A 10-1/2-INCH IRON ROD WITH CAP STAMPED "46" SET FOR THE SOUTHWEST CORNER OF SAID RESERVE "A", SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 1, CITY HEIGHTS AT BIRMINGHAM, AT A DISTANCE OF 108.48 FEET FROM A 10-1/2-INCH IRON ROD WITH CAP STAMPED "46" SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 1, CITY HEIGHTS AT BIRMINGHAM, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 875, PAGE 917, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 305.86 FEET TO A 10-1/2-INCH IRON ROD WITH CAP STAMPED "46" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AN INTERIOR "T" CORNER OF SAID RESTRICTED RESERVE "A".

THENCE, NORTH 87°04'51" EAST, WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 878.19 FEET TO A 10-1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", AND THE NORTHERLY CORNER OF SAID 0.57-ACRE TRACT, AND BEING LOCATED IN THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SAID WEST SAM HOUSTON PARKWAY NORTH, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 875, PAGE 917, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 305.86 FEET TO A 10-1/2-INCH IRON ROD WITH CAP STAMPED "46" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AN INTERIOR "T" CORNER OF SAID RESTRICTED RESERVE "A".

THENCE, NORTH 01°15'44" EAST, DEPARTING FROM SAID RESTRICTED RESERVE "A", ALONG THE EXISTING WESTERN RIGHT-OF-WAY LINE OF SAID WEST SAM HOUSTON PARKWAY NORTH, SAME BEING THE WESTERN LINE OF SAID 0.57-ACRE TRACT, A DISTANCE OF 305.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.506 (238,859 SQUARE FEET) ACRES OF LAND.

NOTES CORRESPONDING TO SCHEDULE B

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- 1. DRAINAGE EASEMENT RECEIVED BY INSTRUMENT RECORDED IN VOLUME 4794, PAGE 6 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, PLOTTABLE PORTIONS SHOWN.
- 2. TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS CONTAINED IN ORDER SETTING BUILDING LINES ON WEST BELT DRIVE, RECORDED IN VOLUME 4835, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, NOTHING TO PLOTT.
- 3. BUILDING LINE DESCRIBED SAME AS EXISTING WESTERN RIGHT-OF-WAY LINE OF WEST SAM HOUSTON PARKWAY NORTH.
- 4. PIPE LINE EASEMENT GRANTED TO UNITED GAS CORPORATION, BY INSTRUMENT RECORDED IN VOLUME 4609, PAGE 461 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, PLOTTABLE PORTIONS SHOWN.
- 5. ELECTRIC DISTRIBUTION EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 506, PAGE 506 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, PLOTTABLE PORTIONS SHOWN.
- 6. ALL THE OIL, GAS AND OTHER MINERALS AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREIN AND NOT PASSED TO THE SURVEYOR, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 2301, PAGE 82, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE) NOTHING TO PLOTT.

E. WILLIAMS SURVEY
ABSTRACT NO. 834

LEGEND	
CONCRETE SURFACE	MANHOLE
NO PARKING AREA	UTILITY POLE
HANDICAP PARKING SPACE	FIRE HYDRANT
PARKING SPACE(S)	IRON
DRAINAGE INLET	IRON ANCHOR
CELESTIAL	IRON FOR FORMERLY
TELECOMMUNICATION VAULT	RECORD
BRICK WALL	SET MONUMENT
IRREGULAR CONTROL VALVE	FOUND MONUMENT
WATER METER	COMPUTED POINT
WATER VALVE	(NO MONUMENT)
CAST VALVE	OVERHEAD UTILITY LINE
CONCRETE CURB	CHAIN LINK FENCE
DRAINAGE PIPE	METAL FENCE
WOOD PANEL FENCE	WOOD PANEL FENCE
CONCRETE OF RIGHT-OF-WAY	CENTERLINE OF RIGHT-OF-WAY
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
ADJOINING BOUNDARY LINE	EASEMENT LINE (COLOR AS SHOWN)
SUBJECT PROPERTY LINE	GOVERNMENT LAND LINE
	DETRACT LINE

STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT CONCORD WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

- 1. ADJOINER'S FENCE OVER PROPERTY LINE AT MOST 1.7'
- 2. WALL EXTENDS OVER PROPERTY LINE 0.5'
- 3. ADJOINER'S FENCE EXTENDS OVER PROPERTY LINE 0.4'
- 4. CONCRETE OVER PROPERTY LINE 0.7'

VICINITY MAP

NOT TO SCALE
MAP DATA © 2022 GOOGLE



SHEET 1 OF 1

LAND AREA

238,859 SQUARE FEET
5.506 ACRES

PARKING

REGULAR= 92
HANDICAP= 2
TOTAL= 94

FLOOD INFORMATION

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.FEMA.GOV
CONTINUATION OF FLOODING INFORMATION, GRAPHICAL PLOTTING ONLY.
MAP NUMBER: 40210346
EFFECTIVE DATE: 11/15/2019
ZONE: V2 - ANNUAL FLOOD AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH PER GPS OBSERVATION USING THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. UNLESS PROMINENTLY NOTED HEREON, ALL STATEMENTS AND OR CERTIFICATIONS RELATING TO IMPROVEMENTS, STRUCTURES, OR ANY TYPE, UTILITIES, OR NON-RECORD USE ARE BASED SOLELY ON OBSERVABLE ABOVE GROUND EVIDENCE.
3. THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO WEST SAM HOUSTON PARKWAY NORTH, A DEDICATED PUBLIC STREET OR HIGHWAY. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
4. BASED ON LIMITED AND NON-RECORD SURFACE OBSERVATIONS, THERE DOES NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL PERSONAL ONLY IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFIRMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION AT TIME OF SURVEY.
6. DESCRIPTIONS ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS BASED ON THE FOOTPRINT.
8. NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN EXISTING UTILITIES OR INFORMATION OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO ADE CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY ADE CONSULTANTS. ADE CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
11. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
12. IN REGARDS TO OPTIONAL TABLE A ITEM AND BY SURFACE OBSERVATIONS MADE BY NON-QUALIFIED PERSONNEL ONLY, THERE DOES NOT APPEAR TO BE ANY OBSERVABLE REFUSE AREAS OR DUMPSTERS AT TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY

POWER-FLOW INTERNATIONAL/HARDWOOD PRODUCTS

1585 WEST SAM HOUSTON PARKWAY NORTH

HOUSTON, TEXAS

HARRIS COUNTY

SITE PICTURE



PERFORMED BY:
ADE CONSULTANTS
2900 CAMINO DELO
WALNUT CREEK, CA 94597
TELEPHONE: 925.830.0000
EMAIL: SURVEYS@ADECONSULTANTS.COM
TBPLS FIRM REGISTRATION NO. 10194841

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
			509490
			SCALE:
			1" = 40'
			DRAWN BY:
			TP
			APPROVED BY:
			JAN

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 2002 ACQUISITIONS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, 805 BELTWAY, L.L.C., TEXAS FIRST BANK, AND KIRGO INTEREST, L.L.C., A TEXAS LIMITED LIABILITY COMPANY.

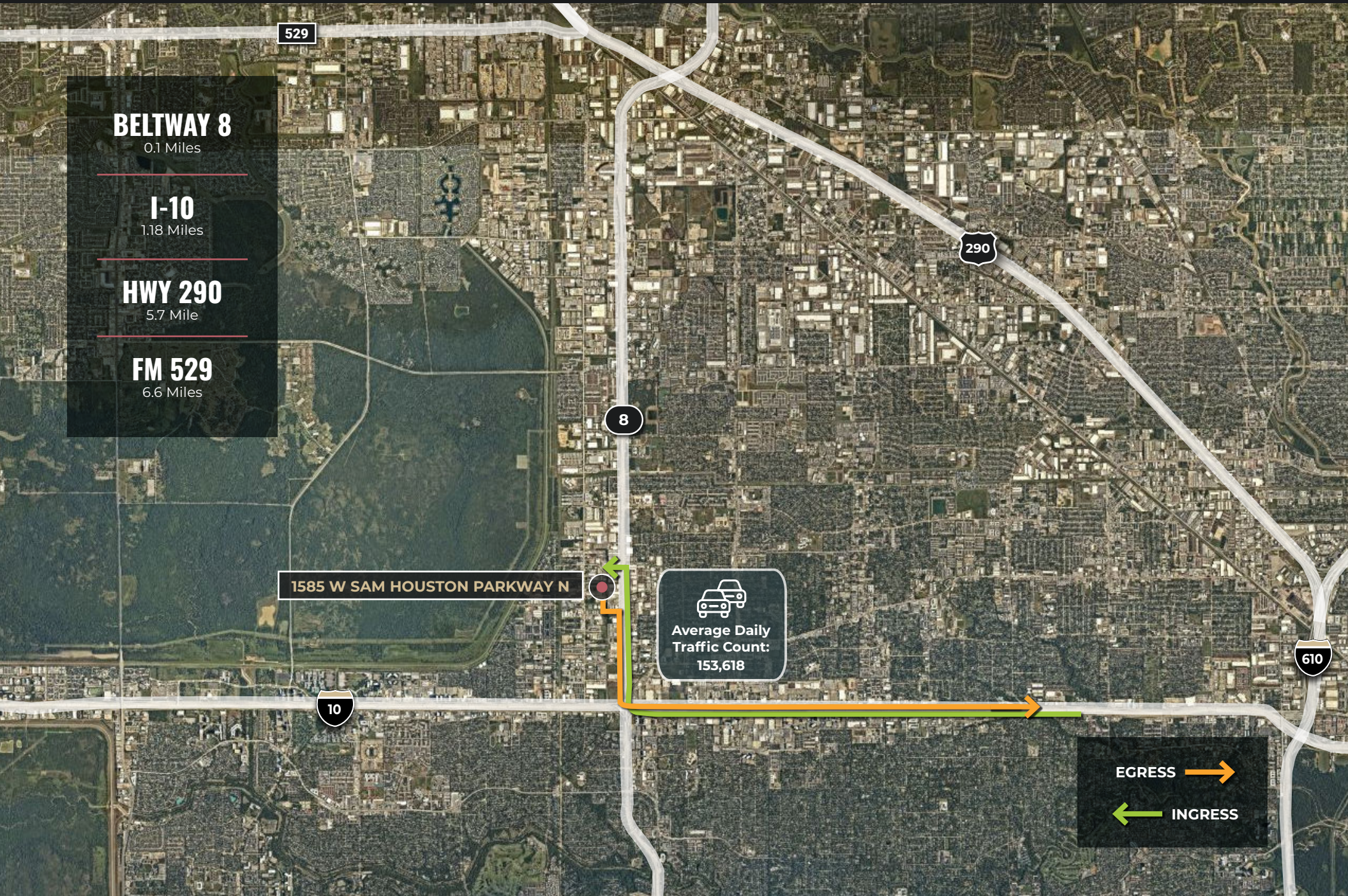
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/08/2022, DATE OF PLAT OR MAP: 10/08/2022.

REGISTERED SURVEYOR: JACOB A. NOVOSAD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6988
(FOR THE FIRM ADE CONSULTANTS)

10/29/2025

DATED

Location & Access



BELTWAY 8

0.1 Miles

I-10

1.18 Miles

HWY 290

5.7 Mile

FM 529

6.6 Miles

1585 W SAM HOUSTON PARKWAY N



Average Daily
Traffic Count:
153,618

EGRESS



INGRESS

HOUSTON, TX

Premier Regional Connectivity



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