



**Planned Roots  
Commercial**

## **Broker's Opinion of Price**

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**5536 Gessner Rd.  
Houston, TX 77041**



PLANNED ROOTS COMMERCIAL

**Moose Fatany  
Broker's Associate**

**Reach us  
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# Understanding Your Situation

Your Land Holding at 10930 Katy Hockley Rd;  
24837 House Hahl Rd, Cypress, TX 77433

01

## PROPERTY'S PURPOSE

The subject properties total approximately 6,825sf on .496 acres 21,638sf and is positioned in the Northwest Inner Loop Submarket and is suitable for light manufacturing, Office/Flex, and Retail/Flex

02

## HOLDING COSTS

Tax Rate  
2.092362%  
 $\$1,548.42 + \$8,538.60$   
 $= \$10,087.02$   
Estimated tax bill for 2025  
Utilities and Insurance unknown

03

## STRATEGY OF SELLING

1. Market to owner-users and investors seeking light industrial, office-flex, or retail-flex.
2. The corner location and improvements support a wide range of service-oriented business uses.



# EXECUTIVE SUMMARY

The subject property is a ±6,825 square-foot concrete tilt-wall commercial building located on a hard corner along Gessner Road in Northwest Houston. The site benefits from direct frontage and visibility along a primary north-south corridor serving a mix of retail, service, and industrial uses.

The building is currently configured as a multi-tenant property comprised of three suites. The end-cap suite is occupied by an owner-operated check cashing business with office build-out. The middle suite is utilized for storage and includes limited improvements. The third suite, approximately 3,500 square feet, has historically been used as a machine shop and is scheduled to become vacant. Office build-out exists in both the end-cap and rear suites. The interior demising walls may be removed, allowing for potential conversion to a single-tenant layout.



## EXECUTIVE SUMMARY CONTINUED

From a functional standpoint, the subject exhibits characteristics of both retail and industrial product types. While the concrete construction, clear heights in excess of 20 feet, and three-phase 480-volt power support light industrial use, the corner location, storefront orientation, and office build-out introduce elements more commonly associated with service retail and owner-user properties. As such, the subject does not align squarely with traditional multi-tenant industrial inventory and should be evaluated as a hybrid asset.

A review of recent sales activity in the Northwest Houston submarket indicates that conventional multi-tenant industrial properties generally trade within the mid-\$100s to low-\$200s per square foot range. However, properties offering corner exposure, retail frontage, or specialized functionality have demonstrated the ability to transact above these levels, particularly when marketed to owner-users. Based on the subject's physical characteristics, location, and flexibility, a market-test pricing strategy above prevailing industrial averages is supported, with the ultimate value influenced by buyer profile, lease structure, and execution.

# Subject Site Overview



## SUBJECT SITE

**5536 Gessner Rd.  
Houston, TX 77041  
Concrete Tilt Wall Bldg**

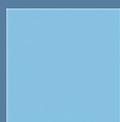
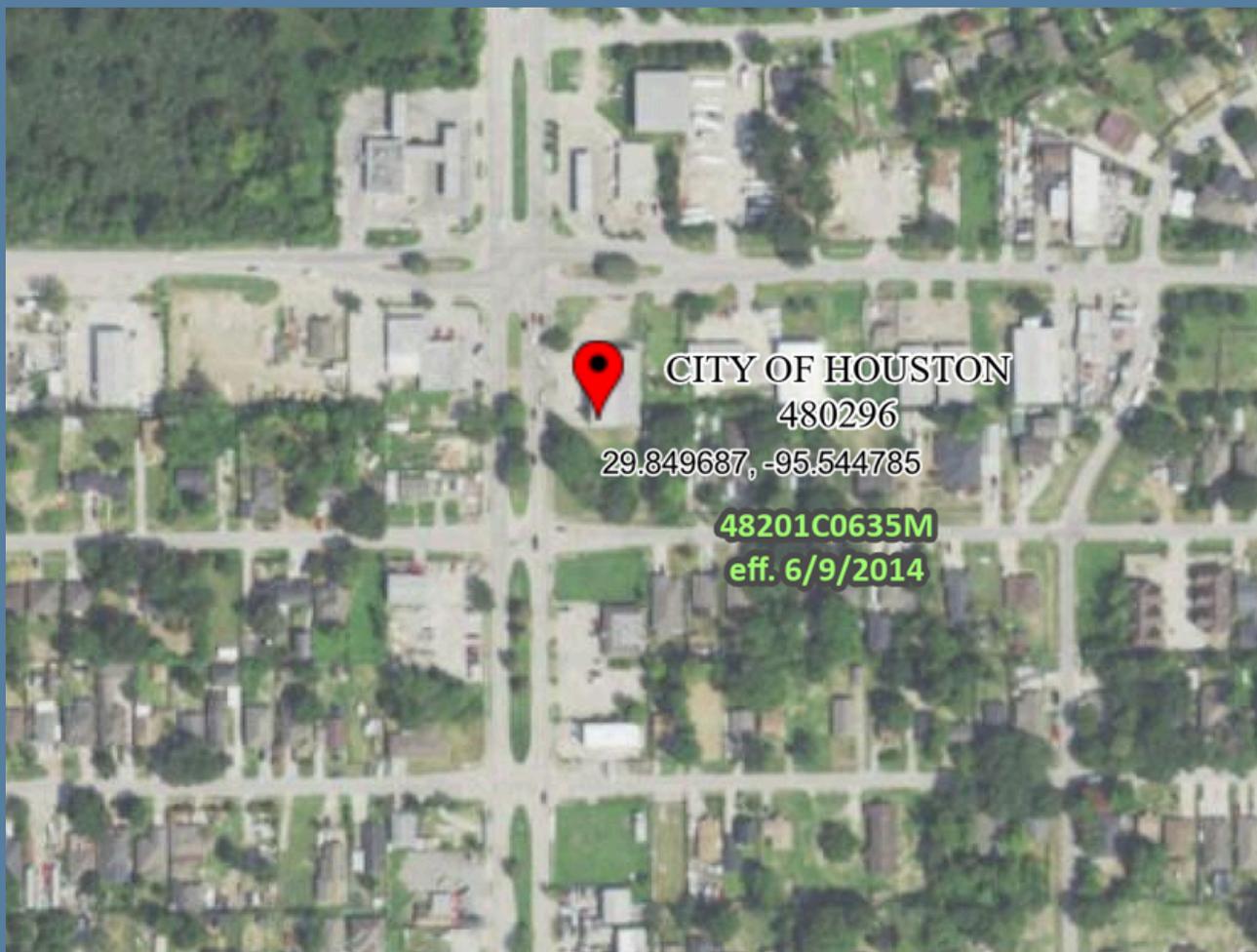
|                      |                        |
|----------------------|------------------------|
| <b>Acreage:</b>      | <b>.496 AC</b>         |
| <b>Building SF:</b>  | <b>6,825 SF</b>        |
| <b>Loading:</b>      | <b>(2) Grade-level</b> |
| <b>Clear Height:</b> | <b>(20' )</b>          |
| <b>Built Date:</b>   | <b>1999</b>            |
| <b>Power:</b>        | <b>3p/480v/400a</b>    |
| <b>Crane:</b>        | <b>No</b>              |



|                             |  |
|-----------------------------|--|
| <b>Tax Classification:</b>  | <b>Commercial</b>  |
| <b>Estimated Tax Range:</b> | <b>1.2541% (\$10,087.02<br/>estimated tax bill for<br/>2025)</b> |



# View of Property in Floodplain



1% Annual  
flood



.2% Annual  
flood



Floodway



## SUBJECT SITE NOTES

- **Single or Multi-tenant building with three suites, including a corner end-cap, middle storage bay, and a  $\pm 3,500$  SF rear suite scheduled to become vacant.**
- **Concrete tilt-wall construction with clear heights in excess of 20 feet, supporting light industrial and flex uses.**
- **Three-phase 480-volt power with 400-amp service provides functional utility for industrial or specialty users.**
- **Interior demising walls may be removed, allowing potential conversion to a single-tenant configuration.**
- **Hard-corner location on Gessner Road with strong visibility and frontage, enhancing appeal to service-oriented and retail-flex users.**