



**NEW CONSTRUCTION:  
FOR SALE OR LEASE  
±15,000 SF ON 1.80 AC  
Q2 2025 Delivery**

9229 Gulf Fwy | Houston, TX, 77017

- **±1.80 AC Development Site**
- **BTS of Design Build**
- **On-Site Detention**
- **Utilities In-Place**

**Travis Smith**  
Senior Vice President  
+1 713 212 6517  
travis.smith@jll.com

**David Holland**  
Senior Associate  
+1 713 888 4095  
david.holland@jll.com

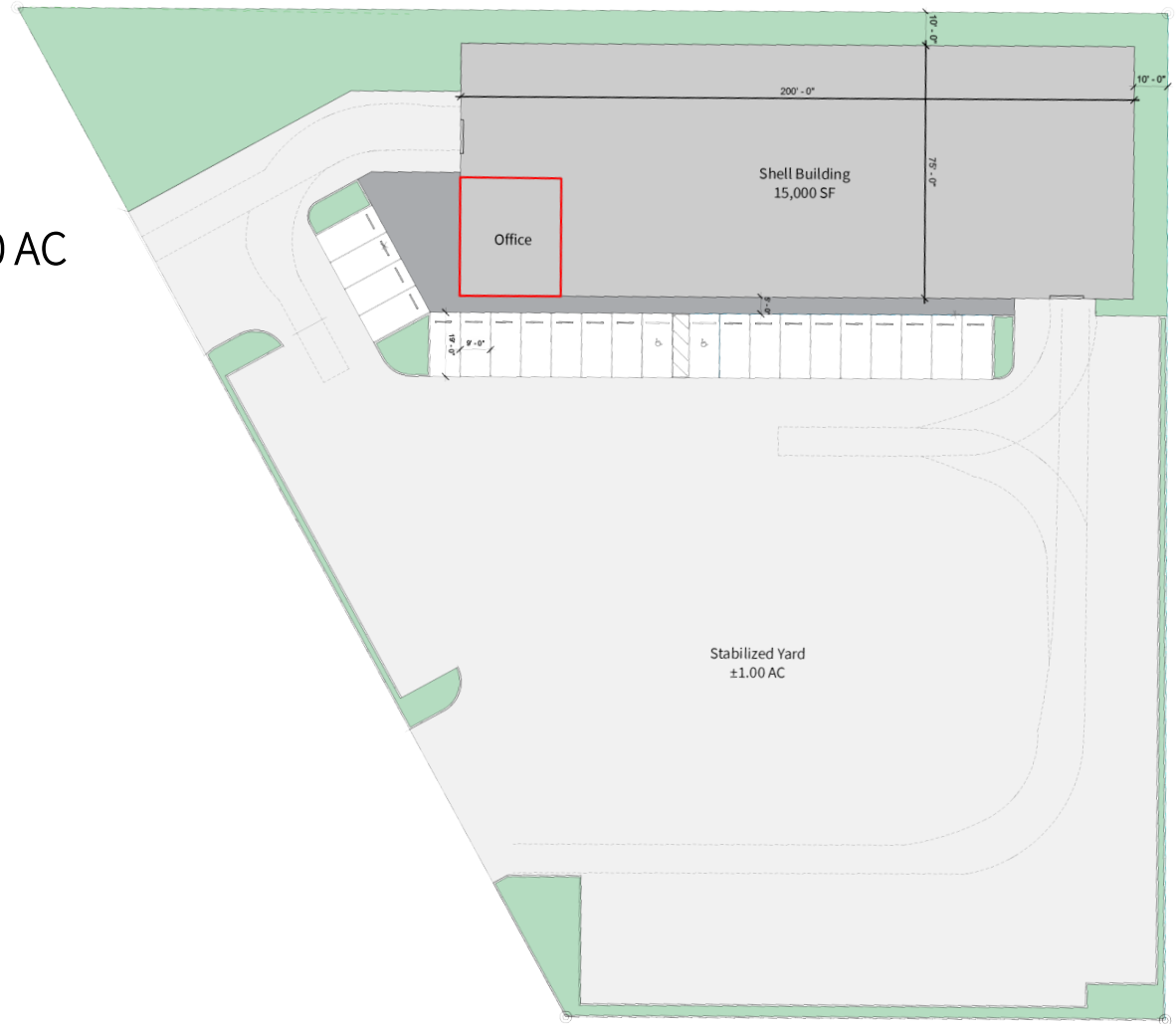


# FOR SALE OR LEASE

**±15,000 SF ON 1.80 AC** | 9229 GULF FREEWAY | HOUSTON, TX 77017 

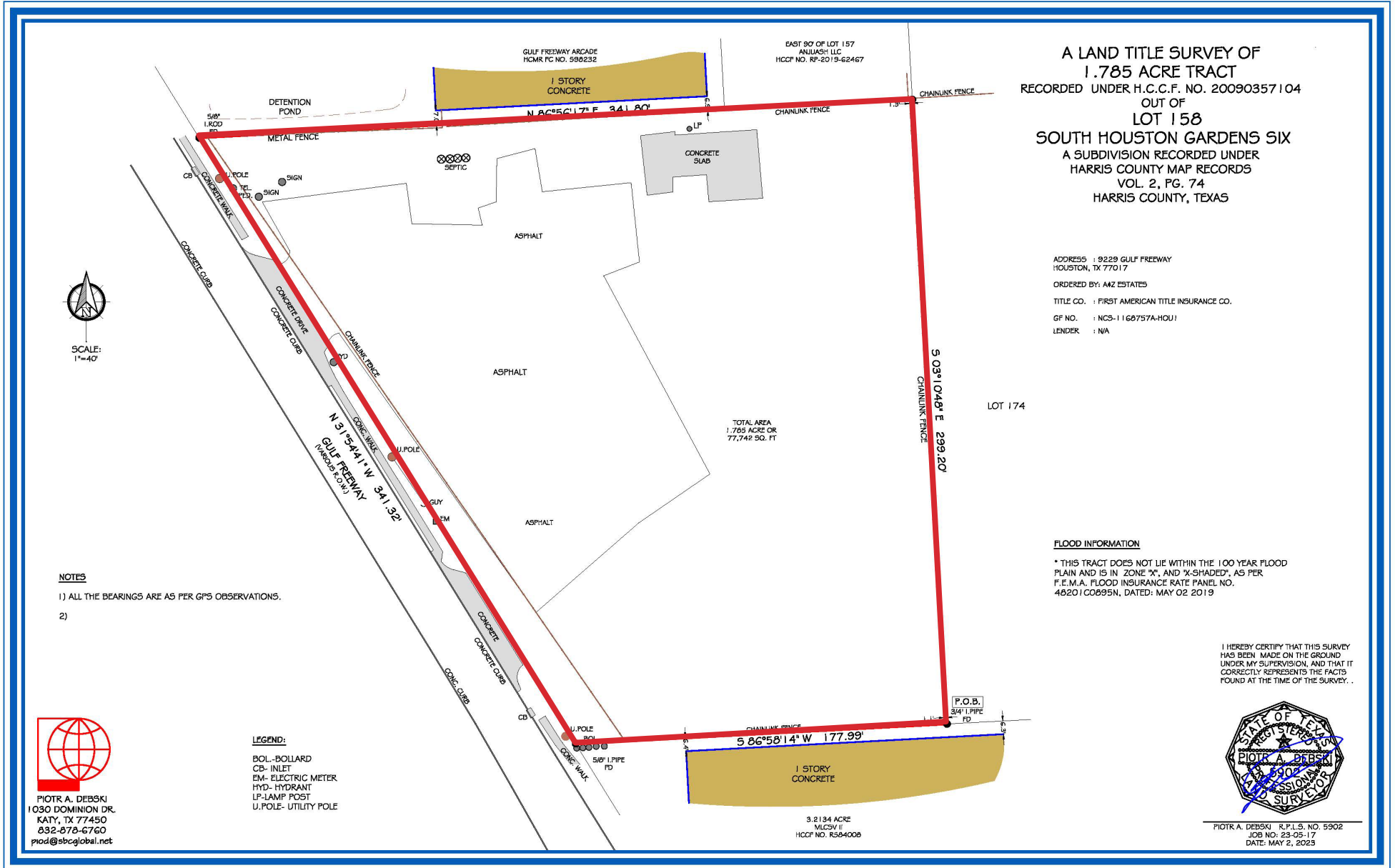
## Site Plan & Building Features

- Building Size: **±15,000 SF** on **±1.80 AC**
- Office: 10% Finish (Build to Suit)
- ±1.80 AC (Net Usable)
- Two (2) Grade Level Doors
- 28' Clear Height
- 3Phase, 480V Power
- Parking Spaces: 22



# SURVEY

**±15,000 SF ON 1.80 AC** | 9229 GULF FREEWAY | HOUSTON, TX 77017 



A LAND TITLE SURVEY OF  
**1.785 ACRE TRACT**  
 RECORDED UNDER H.C.C.F. NO. 20090357104  
 OUT OF  
**LOT 158**  
**SOUTH HOUSTON GARDENS SIX**  
 A SUBDIVISION RECORDED UNDER  
 HARRIS COUNTY MAP RECORDS  
 VOL. 2, PG. 74  
 HARRIS COUNTY, TEXAS

ADDRESS : 9229 GULF FREEWAY  
 HOUSTON, TX 77017  
 ORDERED BY: ARZ ESTATES  
 TITLE CO. : FIRST AMERICAN TITLE INSURANCE CO.  
 GF NO. : NCS-1168757A-HOU1  
 LENDER : NA

**FLOOD INFORMATION**  
 \* THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD  
 PLAIN AND IS IN ZONE "X", AND "X-SHADED", AS PER  
 F.E.M.A. FLOOD INSURANCE RATE PANEL NO.  
 48201C0895N, DATED: MAY 02 2019

I HEREBY CERTIFY THAT THIS SURVEY  
 HAS BEEN MADE ON THE GROUND  
 UNDER MY SUPERVISION, AND THAT IT  
 CORRECTLY REPRESENTS THE FACTS  
 FOUND AT THE TIME OF THE SURVEY.



PIOTR A. DEBSKI R.P.L.S. NO. 5902  
 JOB NO: 23-05-17  
 DATE: MAY 2, 2023



**NOTES**  
 1) ALL THE BEARINGS ARE AS PER GPS OBSERVATIONS.  
 2)

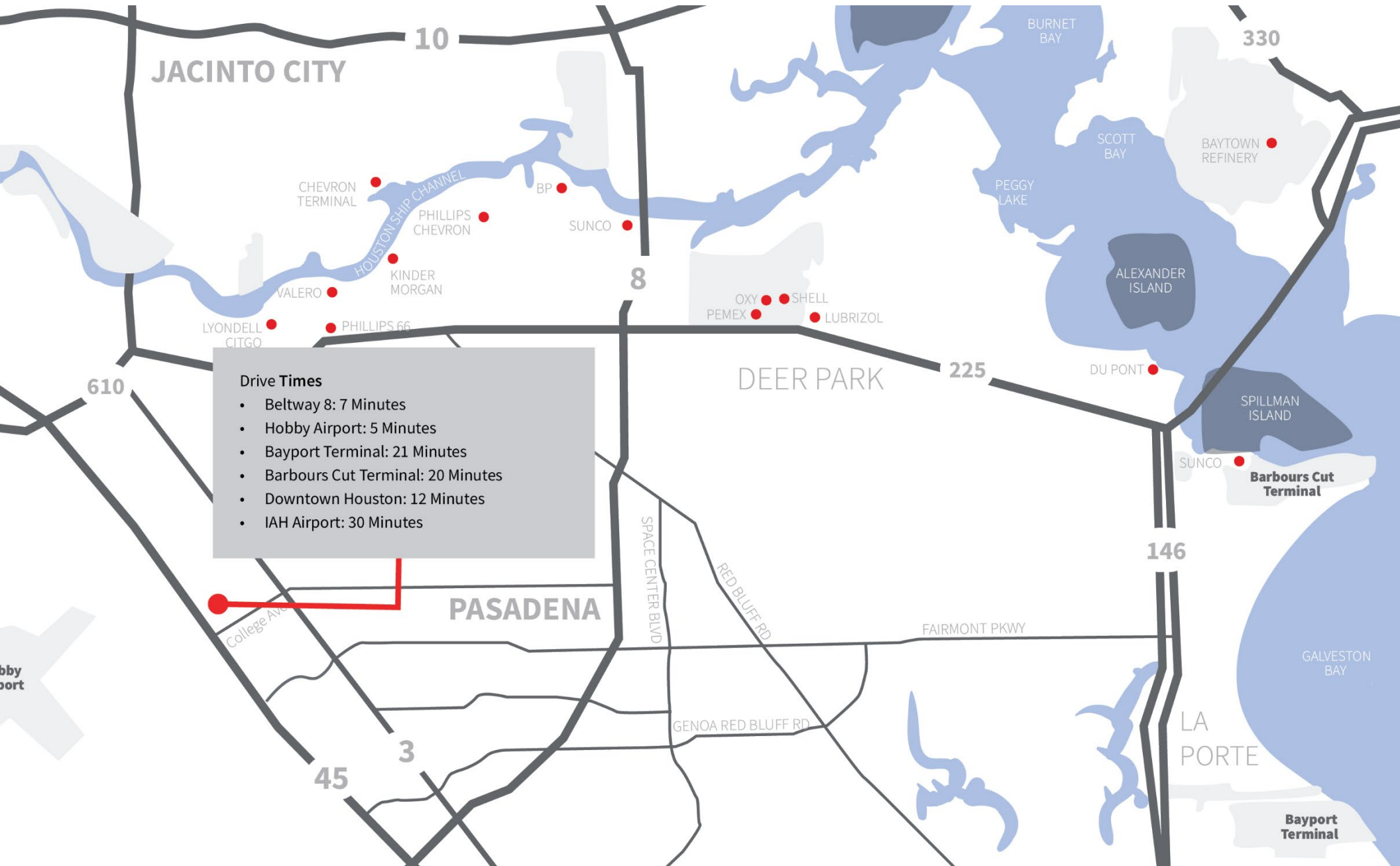


PIOTR A. DEBSKI  
 1030 DOMINION DR.  
 KATY, TX 77450  
 832-878-6760  
 piod@sbjglobal.net

**LEGEND:**  
 BOL- BOLLARD  
 CB- INLET  
 EM- ELECTRIC METER  
 HYD- HYDRANT  
 LP- LAMP POST  
 U-POLE- UTILITY POLE

# STRATEGIC LOCATION

±15,000 SF ON 1.80 AC | 9229 GULF FREEWAY | HOUSTON, TX 77017 



# PROPERTY AERIAL

±15,000 SF ON 1.80 AC | 9229 GULF FREEWAY | HOUSTON, TX 77017 



William P.  
Hobby Airport  
(HOU)

FasPark&Relax

GreenTree Hotel

SPRINGHILL SUITES<sup>®</sup>  
BY MARRIOTT

COURTYARD<sup>®</sup>  
BY MARRIOTT

  
MARRIOTT

YOUR  
STORAGE  
PLACE

  
SITE

Airport Blvd | 31,815 VPD

INTERSTATE  
45

Gulf Freeway | 181,868 VPD

