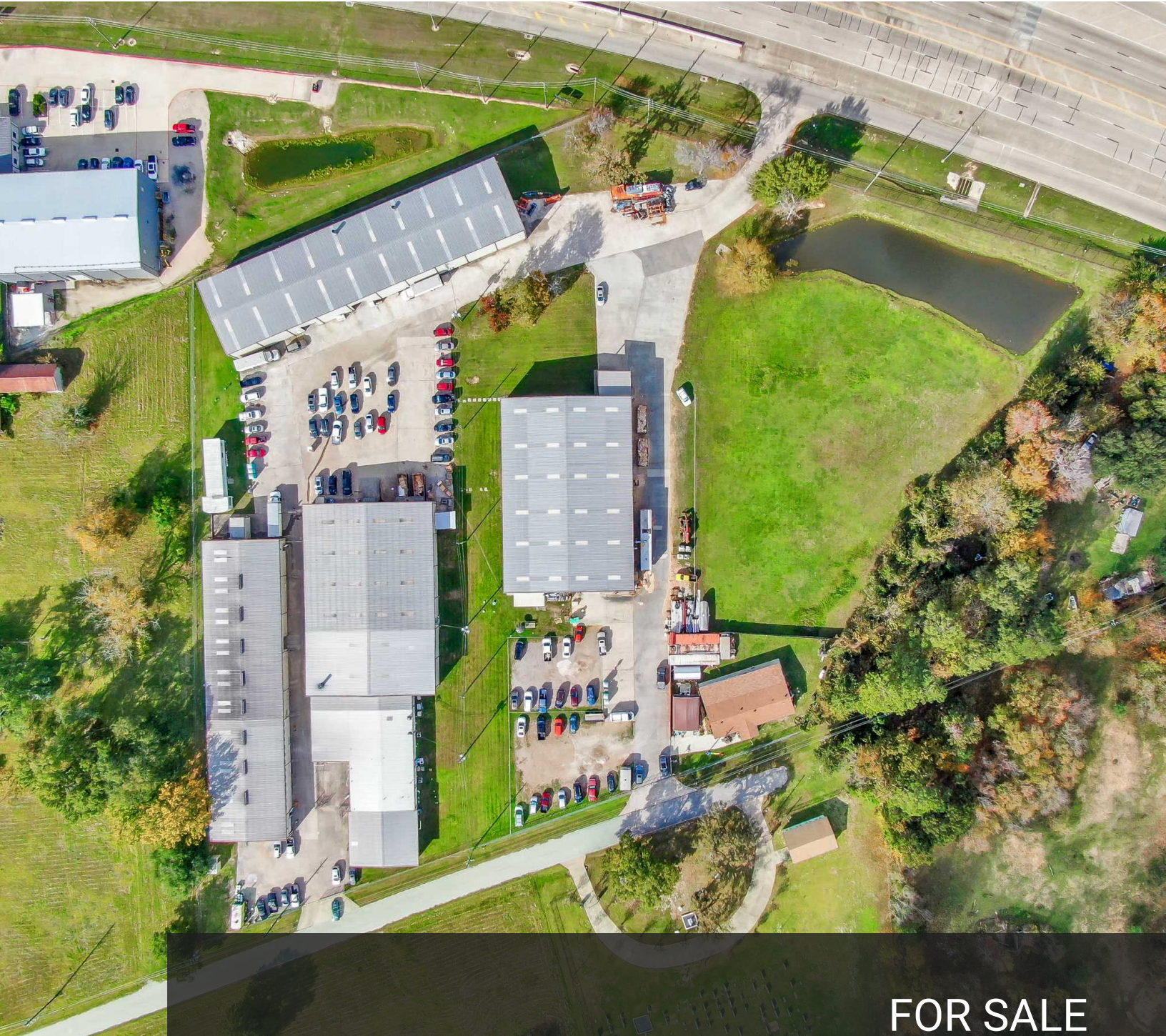


INDUSTRIAL FOR SALE

1720 FM 1960/1719 MEYER ROAD

4 BUILDINGS ON 7 ACRES



FOR SALE

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



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PRESENTED BY:

TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

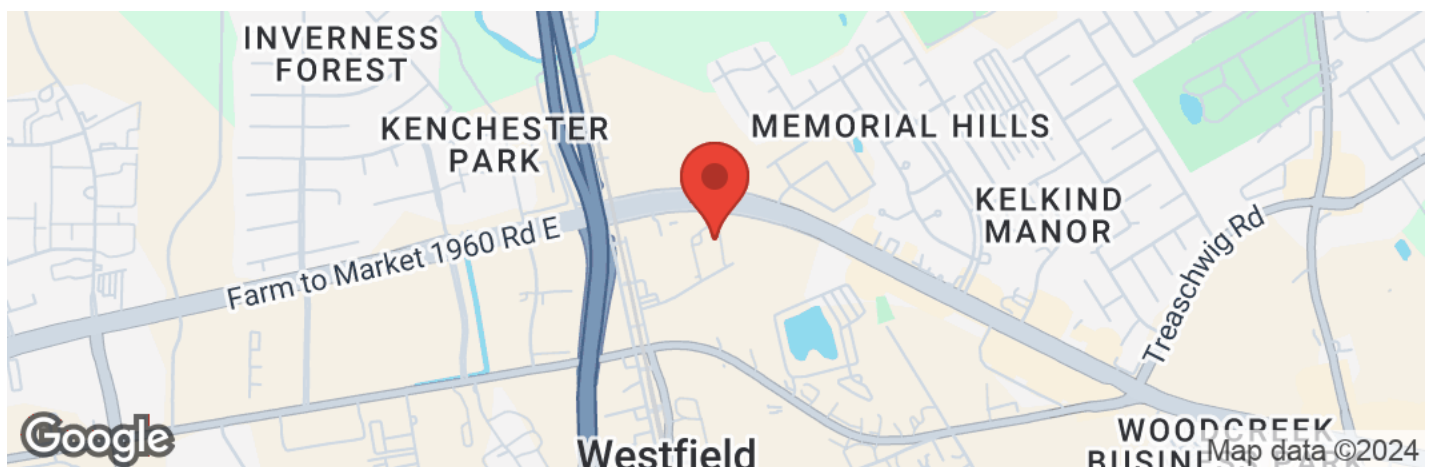
1720 FARM TO MARKET 1960



PROPERTY OVERVIEW

Prime Industrial Opportunity for End Users or Investors

Strategically located at the intersection of Hardy Toll Road and FM 1960, this industrial complex offers exceptional accessibility to Hardy Toll Road, I-45, Grand Parkway, and Beltway 8, with convenient entry points from both FM 1960 and Meyer Road. The property features four buildings totaling 70,000 square feet, situated on 7 acres. Building 1 offers 23,200 square feet, including 3,800 square feet of office space, with clear heights ranging from 12 to 20 feet, two dock-high doors, one semi-dock, and was built between 1995 and 2005. Building 2 comprises 14,400 square feet, including 500 square feet of office space, with a 16-foot clear height, two dock-high doors, and was built in 2000. Building 3 provides 15,000 square feet in shell condition, featuring a 22-foot clear height, one dock-high door, and two grade-level doors, constructed in 2007. Building 4 also offers 15,000 square feet in shell condition, is crane-ready, has a 24-foot clear height, and was built in 2009. All buildings are insulated and equipped with pit levelers, with 480V, 3-phase electric power. The property is fully fenced and gated for security, with ample room for additional buildings or stabilized outside storage. With outstanding visibility from FM 1960, this complex presents a unique opportunity for end users or investors seeking flexibility and growth potential in a prime location.



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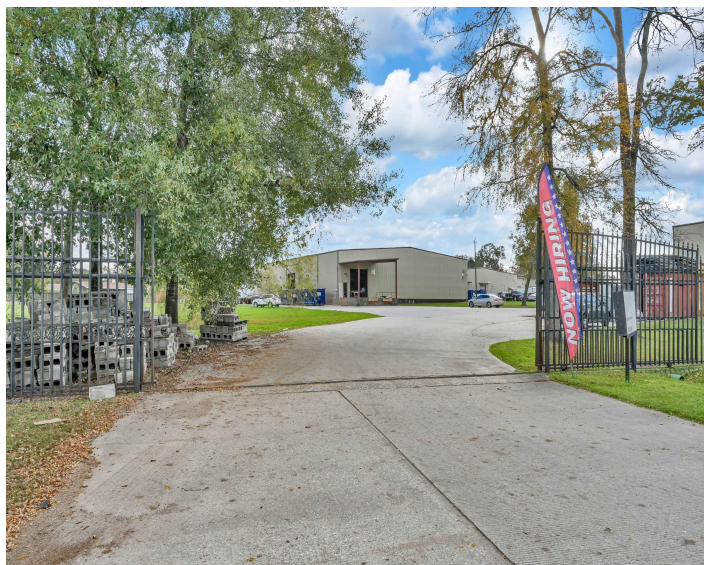


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LOCATION & HIGHLIGHTS

1720 FARM TO MARKET 1960



LOCATION INFORMATION

Building Name: 1720 FM 1960
Street Address: 1719 Meyer
City, State, Zip: Houston TX 77380
County: Harris
Market: North Houston
Sub-market: Hardy Tollroad

LOCATION OVERVIEW

The North Houston area is a prime location for industrial use, offering excellent accessibility, infrastructure, and proximity to key markets. With direct access to major highways like Hardy Toll Road, I-45, Beltway 8, and the Grand Parkway, businesses benefit from efficient transportation throughout the region and beyond. Proximity to George Bush Intercontinental Airport (IAH) and the Port of Houston further enhances its value for logistics, shipping, and global trade. The area has seen consistent growth in industrial development, making it ideal for warehouses, distribution centers, and light manufacturing. Affordable land and rental rates, combined with a skilled workforce experienced in logistics and manufacturing, provide cost-effective opportunities for businesses. Supported by robust infrastructure, including high-capacity utilities and modern facilities, North Houston offers unmatched potential for companies seeking strategic, efficient operations in a thriving economic hub.

PROPERTY HIGHLIGHTS

- Excellent Transportation Infrastructure
- Proximity to Port of Houston
- Growing Industrial Development
- Skilled Workforce
- Economic and Market Growth
- Affordable Land and Facilities
- Utilities and Infrastructure

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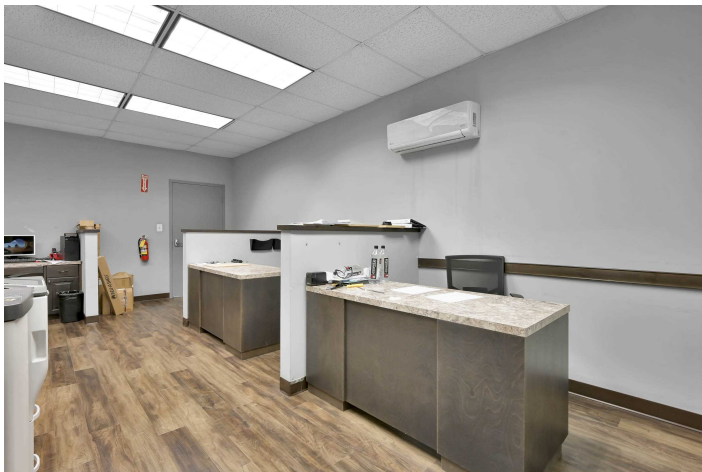
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PROPERTY PHOTOS

1720 FARM TO MARKET 1960



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LOCATION MAPS

1720 FARM TO MARKET 1960



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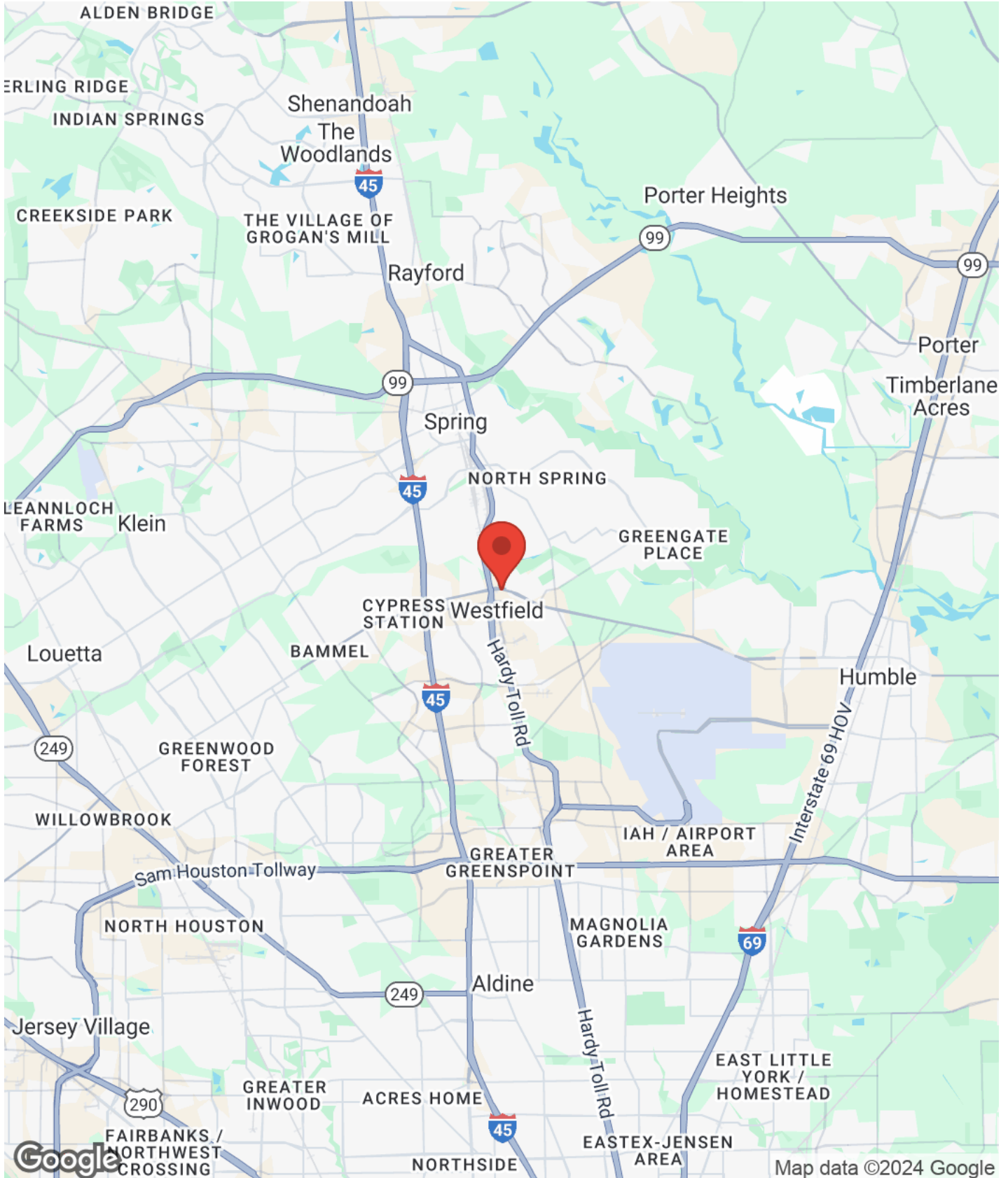


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REGIONAL MAP

1720 FARM TO MARKET 1960



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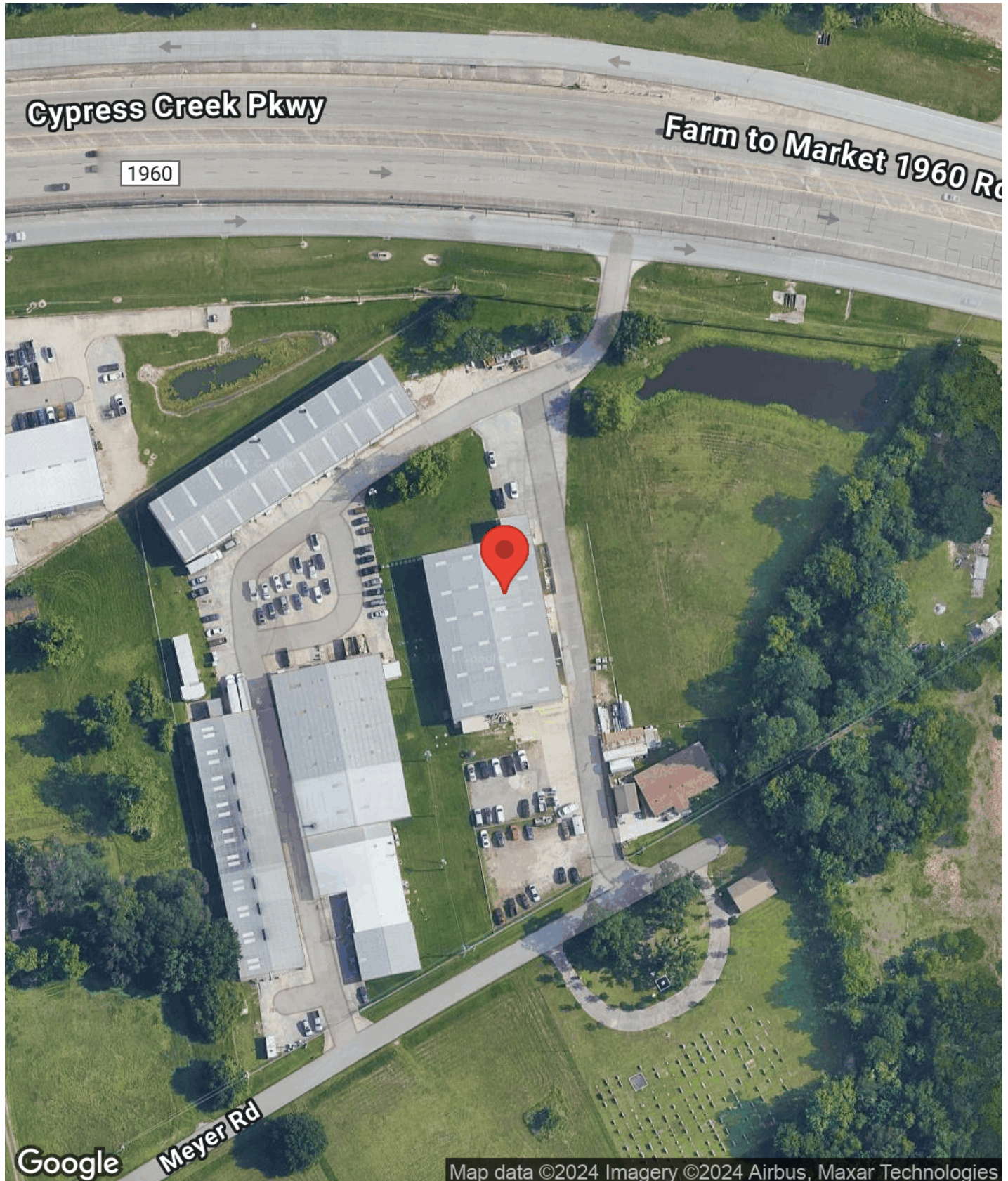
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AERIAL MAP

1720 FARM TO MARKET 1960



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ADDRESS : 1719 AND 1720 MEYER ROAD
HOUSTON, TEXAS 77073

CLIENT : ROSALIA GUTIERREZ

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

LEGEND
CONT - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.B. - HARRIS COUNTY BOOK RECORDS
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
COV. - COVERED
CONV. - CONVEYANCE
PP - POWER POLE
SP - SERVICE POLE
LP - LIGHT POLE
GW - GUY WIRE
NL - NAIL
GN - GUY NAIL
EM - ELECTRICAL METER
WM - WATER METER
AC - AIR CONDITIONER
MH - MANHOLE
CO - CEMENT

A STANDARD LAND SURVEY OF
A 3.663 ACRE TRACT
IN THE BENJAMIN BARROW SURVEY
ABSTRACT NO. 126
HARRIS COUNTY, TEXAS

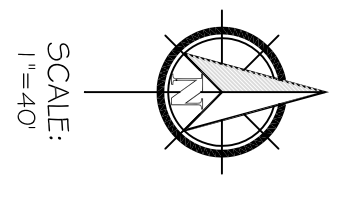


NOTES:
1) ALL BEARINGS SHOWN ARE REFERENCED PER GPS OBSERVATIONS
BASED ON VISUAL EXAMINATION. THIS TRACT LIES WITHIN ZONE "X"
DEFINED AS HARRIS DETERMINED TO BE OUTSIDE THE 0.2% (1000/0.2
FEET) FLOOD RISK ZONE. THE FLOOD RISK ZONE IS SHOWN ON THE
FLOOD HAZARD MAP OF HARRIS COUNTY, TEXAS, PREPARED BY THE
DATE: 10-16-2013. DUE TO INACCURACIES OF FEMA MAPS
PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

FIELD BY: LS
DRAWN BY: TF
CHECKED BY: JDF
I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND UNDER MY
PERSONAL SUPERVISION AND THAT I
REPRESENT THE FACTS FOUND AT THE
TIME OF THE SURVEY. THERE WERE NO
ENCROACHMENTS APPARENT ON THE
GROUND EXCEPT AS SHOWN HEREOF.



John O. Fisher, R.P.L.S.
Texas Registration No. 61533

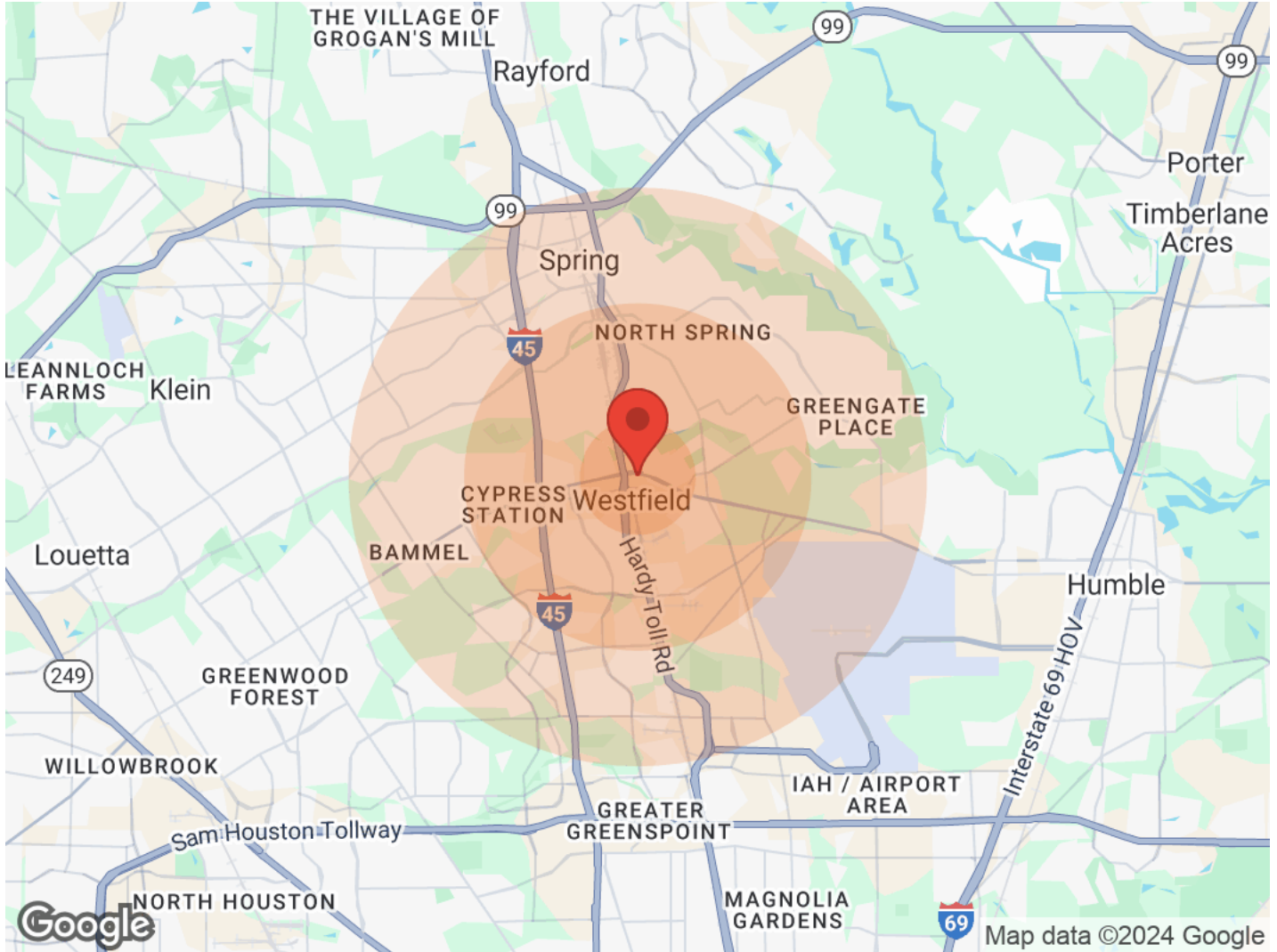


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HOUSTON, TX 77009
713-864-2400
www.primetsurveys.com

JOB NO: 240201
DATE: APRIL 12, 2024

DEMOGRAPHICS

1720 FARM TO MARKET 1960



Population	1 Mile	3 Miles	5 Miles
Male	1,566	44,255	100,204
Female	2,023	44,788	104,379
Total Population	3,589	89,043	204,583

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	879	22,712	51,501
Ages 15-24	480	13,436	30,848
Ages 25-54	1,312	35,809	80,693
Ages 55-64	398	8,727	20,354
Ages 65+	520	8,359	21,187

Race	1 Mile	3 Miles	5 Miles
White	2,019	44,469	102,962
Black	810	26,435	60,081
Am In/AK Nat	27	202	391
Hawaiian	N/A	136	165
Hispanic	1,429	34,581	72,090
Multi-Racial	1,406	31,608	69,100

Income	1 Mile	3 Miles	5 Miles
Median	\$43,567	\$58,636	\$60,135
< \$15,000	252	3,150	6,597
\$15,000-\$24,999	52	3,216	7,838
\$25,000-\$34,999	168	3,159	7,613
\$35,000-\$49,999	244	4,937	10,928
\$50,000-\$74,999	284	6,916	14,143
\$75,000-\$99,999	75	4,654	10,389
\$100,000-\$149,999	143	3,720	9,033
\$150,000-\$199,999	22	616	2,631
> \$200,000	32	339	1,609

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,370	34,409	79,394
Occupied	1,295	30,176	69,772
Owner Occupied	803	16,607	40,212
Renter Occupied	492	13,569	29,560
Vacant	75	4,233	9,622

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1720 FARM TO MARKET 1960



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