

For Sale

The Zone | 10371 Stella Link Rd. Houston, Texas 77025



For more information:

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Area	Property Type
49,710 SF Turn-Key Facility	Multi-Use, Recreational
2.47 Acres	Warehouse, and Office Space

Building Class	Freestanding Building
Class A	

Year Built	Climate Controlled
2012	100%

Parking
75–150 spaces with potential for expansion

First-Class Sports Multi-Use Event Facility & Business

The Zone at 10371 Stella Link Road is positioned at the nexus of Southwest Houston and the Inner Loop, offering excellent connectivity to nearby neighborhoods such as Meyerland, Bellaire, and West University. Centrally located with easy access to 610, the Texas Medical Center, NRG Park, restaurants, and schools.

This strategic location serves as a central destination for families, professionals, and sports enthusiasts across Southwest Houston, with direct routes to retail corridors, parks, and community amenities throughout the area.

The space at The Zone is highly flexible and can be easily retrofitted to accommodate changes to the floor plan. Whether you want to expand activity areas, add new amenities, or reconfigure the layout to attract different clientele, the adaptable design supports a wide range of customization options. This flexibility allows investors and operators to respond to evolving business needs and maximize revenue potential.

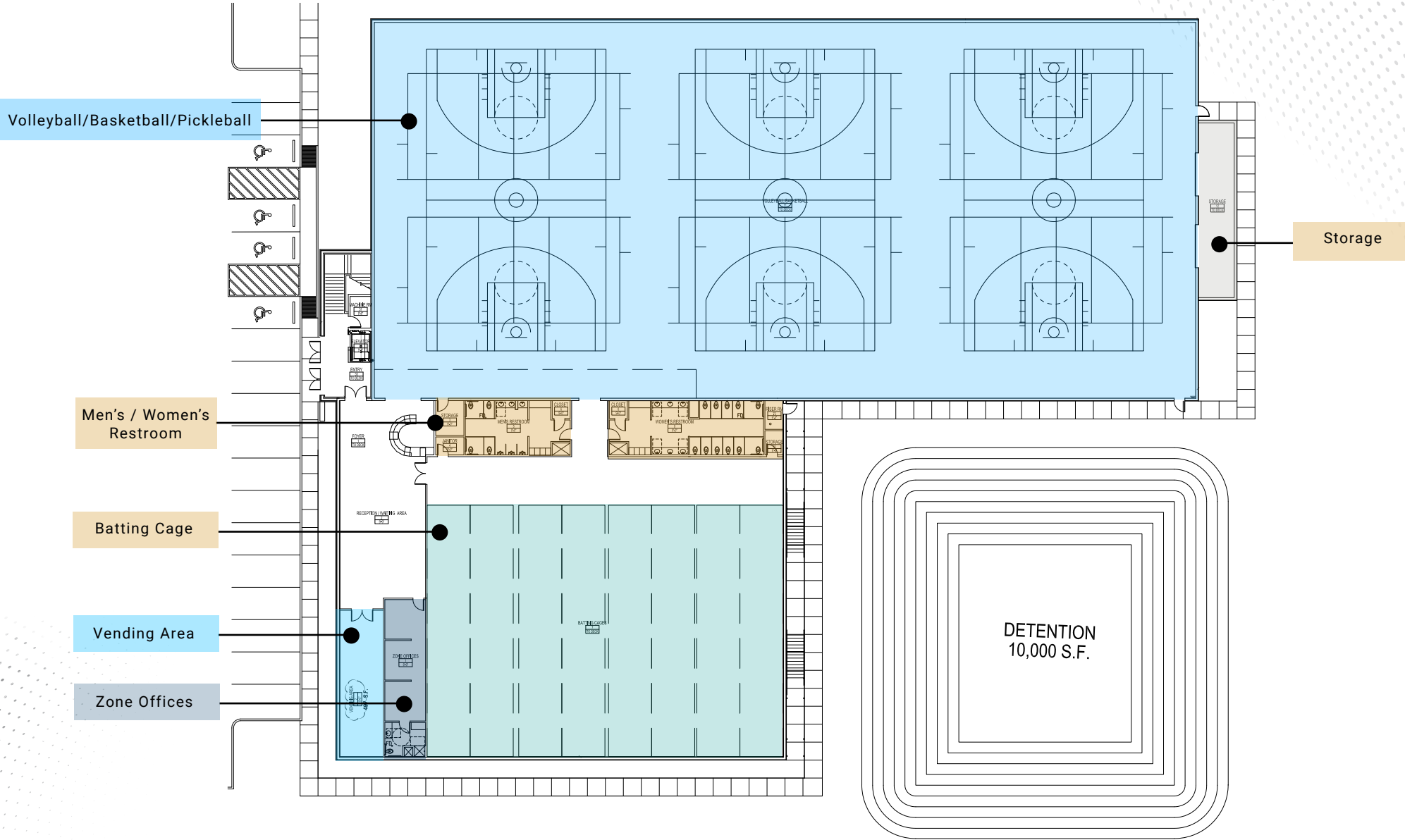
Unique Investment Opportunity

Flexible, multi-use space with income streams that are adaptable to new uses and evolving business needs.

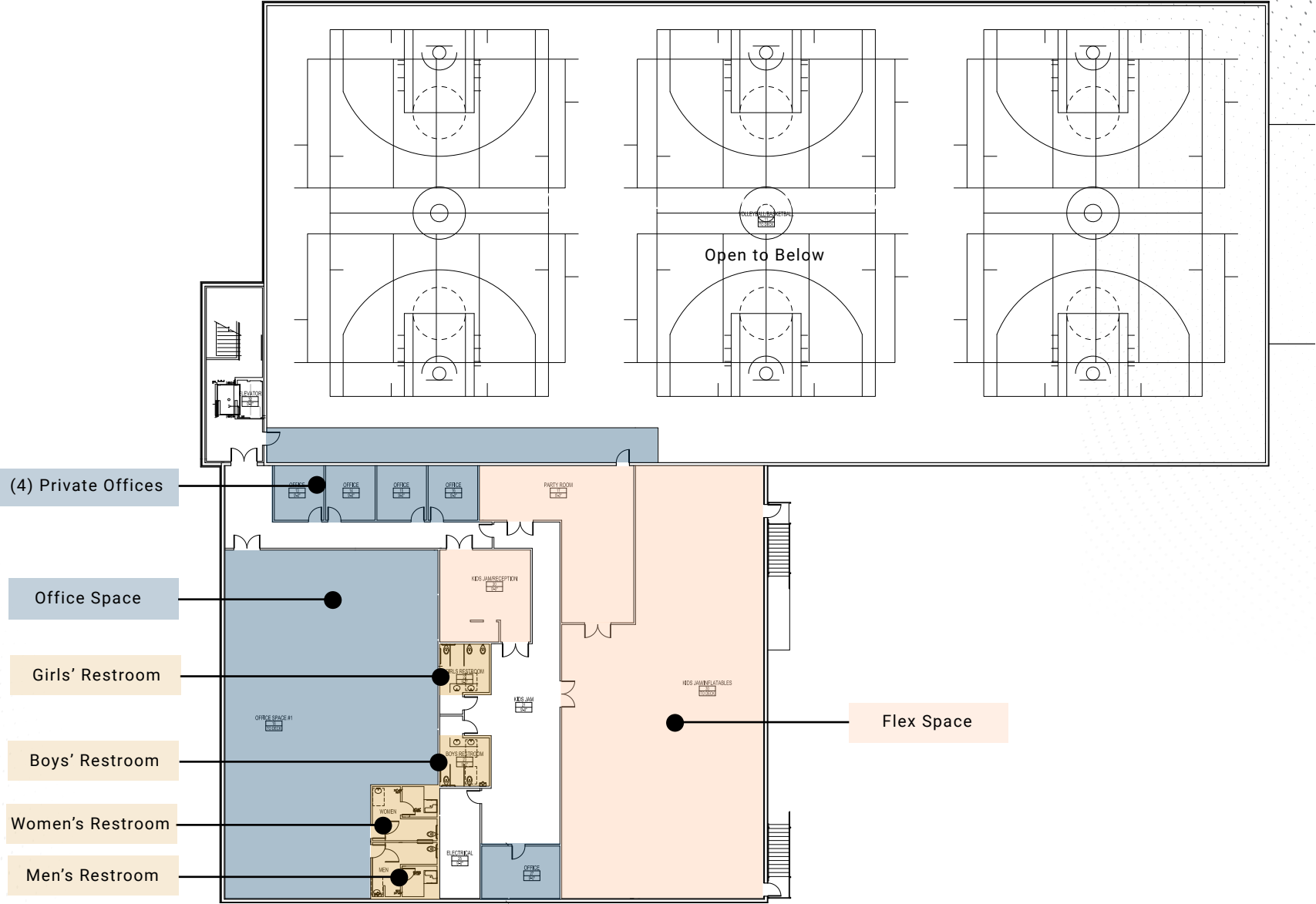


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Floor Plan | 1st Floor



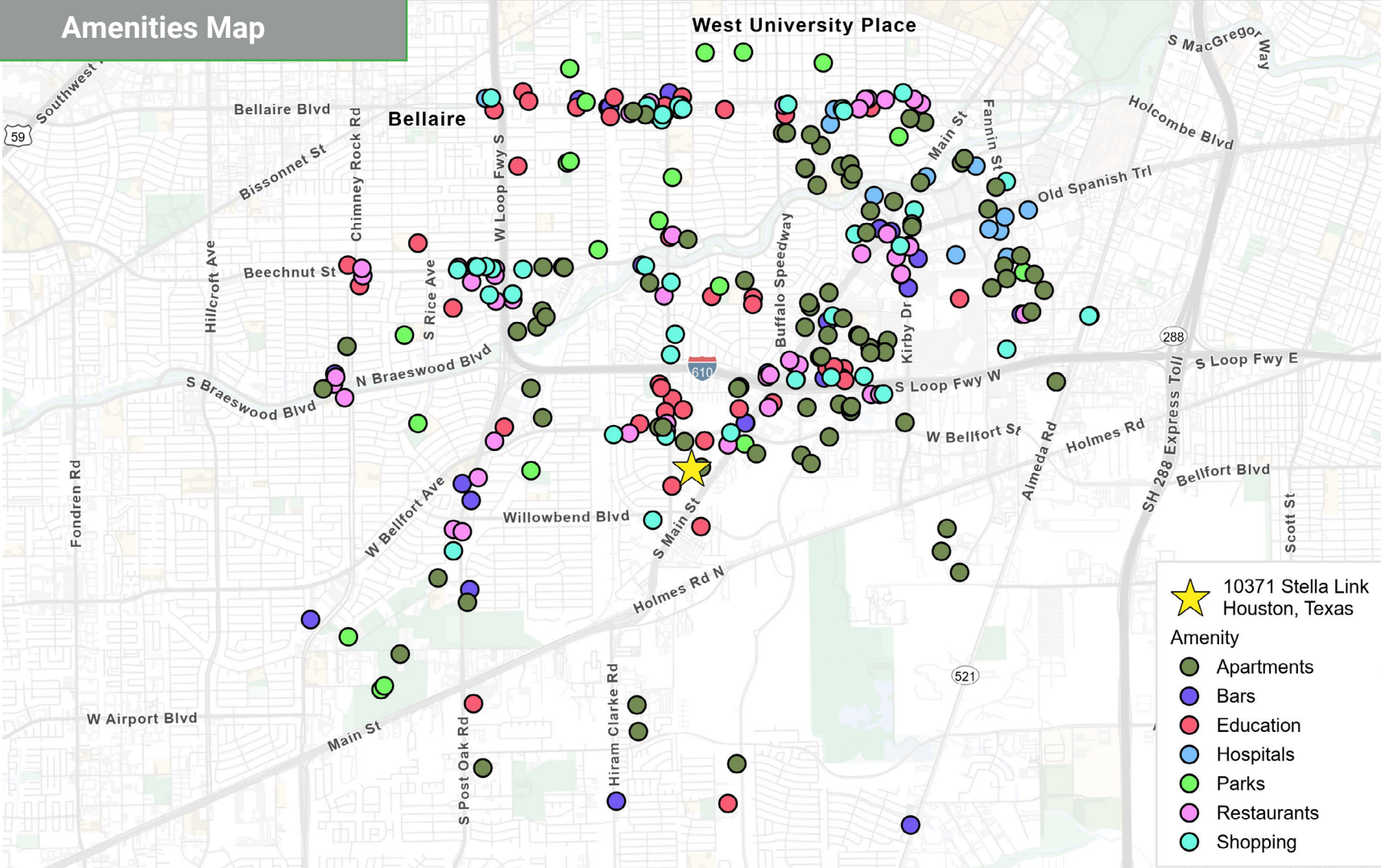
Floor Plan | 2nd Floor



Aerial Map



Amenities Map



Demographics

	1 Mi	3 Mi	5 Mi
Population 2024	12,482	127,754	439,891
Population 2029 Projection	12,779	131,624	452,227
Avg. Household Income	\$91,488	\$108,605	\$93,562

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER’S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or sub agent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with,

provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

NEWMARK <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	334306 <small>License No.</small>	jim.cooksey@nmrk.com <small>Email</small>	713-626-8888 <small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date



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