

# 3100 ROGERDALE

HOUSTON, TX 77042

# FOR SALE

±19,235 SF FLEX/OFFICE  
BUILDING ON ±3.35 ACRES  
WITH 2-YEAR LEASEBACK



**CBRE**



# INFILL LOCATION WITH QUICK ACCESS TO BELTWAY 8



±19,235 SF building



±3.35-acre lot with ±32,000 SF of excess land



Tenant will lease back the property for up to two years after sale



Infill location in the heart of Westchase



One block from Beltway 8 and less than one mile from Westpark Tollway



Excess land can be improved for yard or building expansion



Property is fully fenced and gated

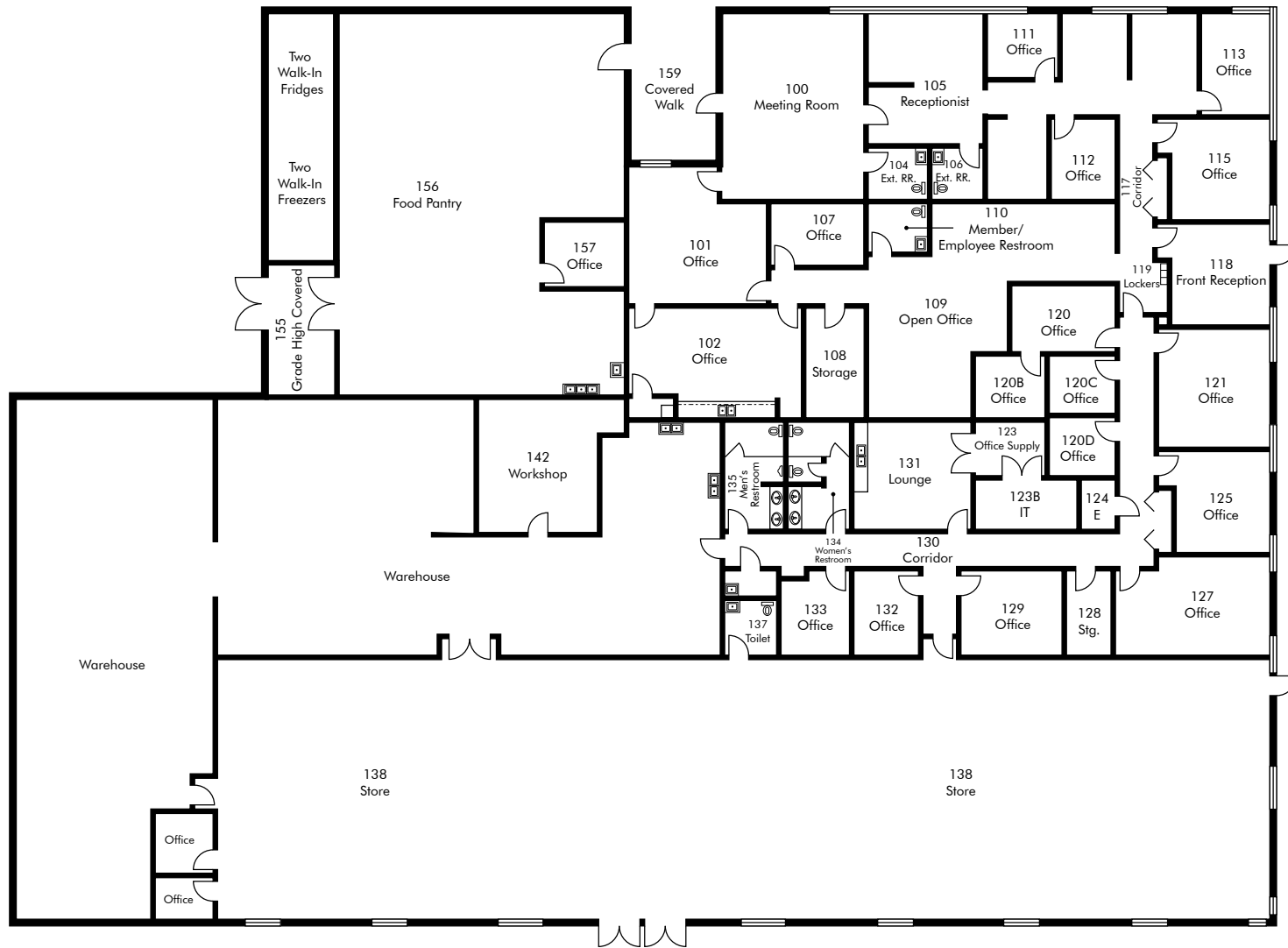


Cold storage available

**ASKING PRICE: \$3,100,000**

\*Pricing includes value of 32,000 SF excess land.

# FLOOR PLAN



# SITE PLAN



YEAR BUILT:  
**2000**

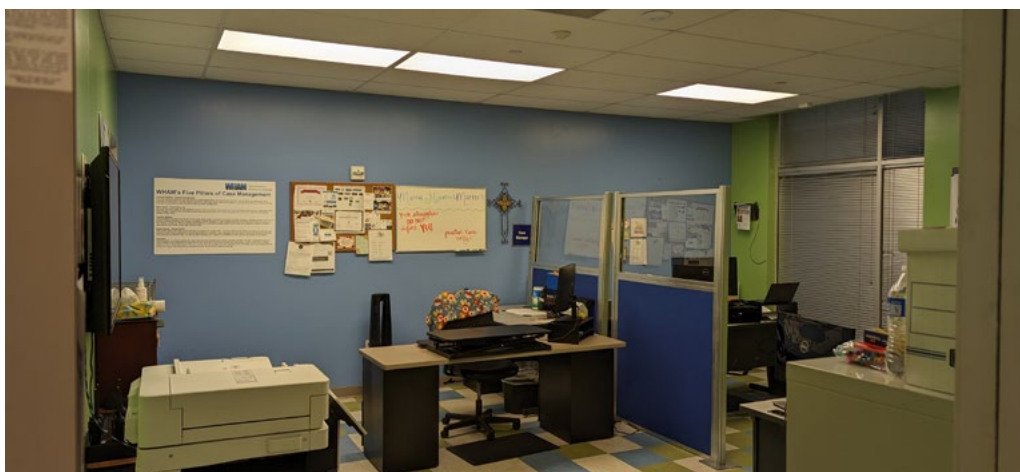
PARKING SPACES:  
**79**

FRONTAGE:  
**324.6''**

VACANT LAND:  
**±0.7 acres for  
expansion**

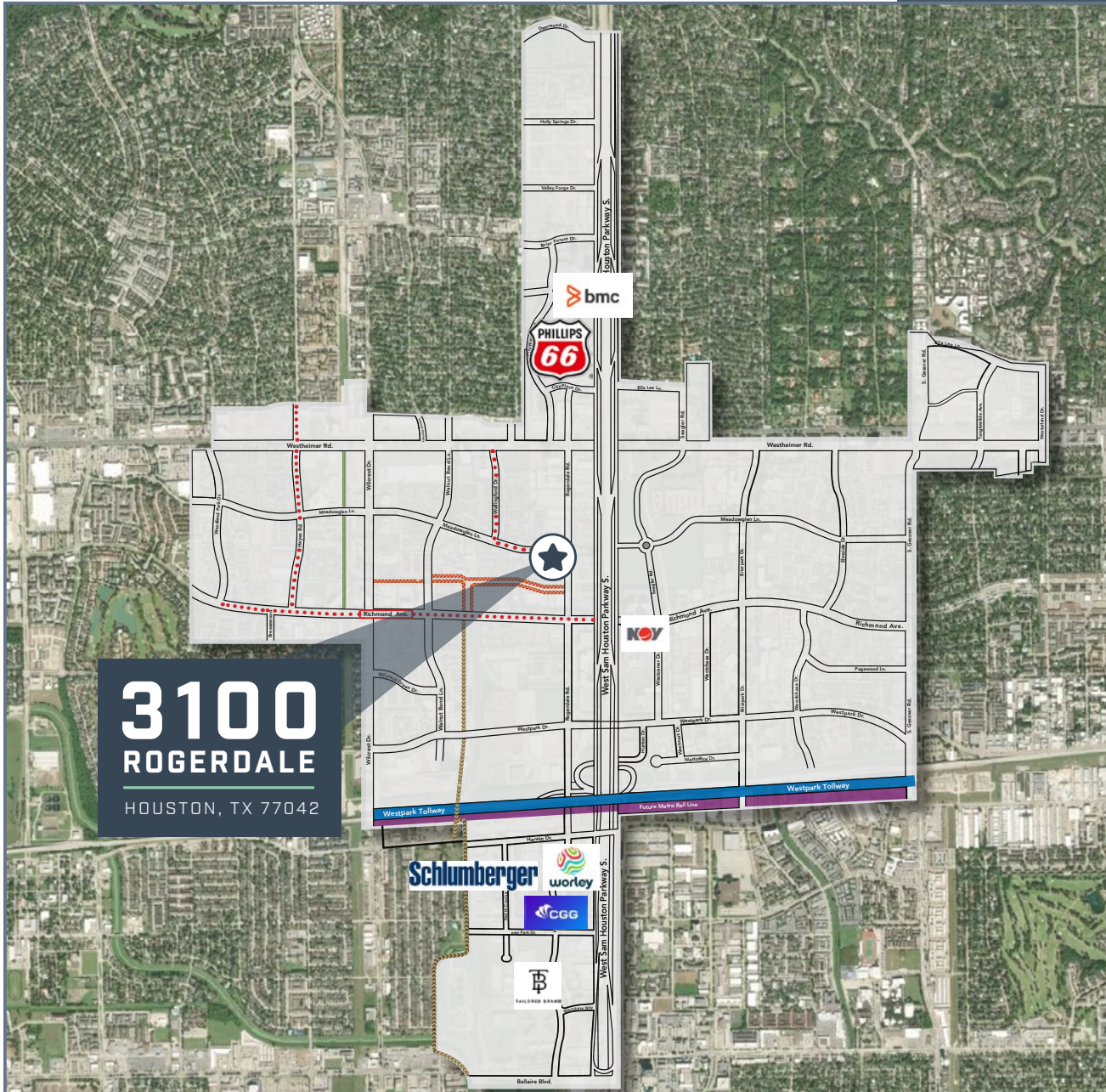


# GALLERY





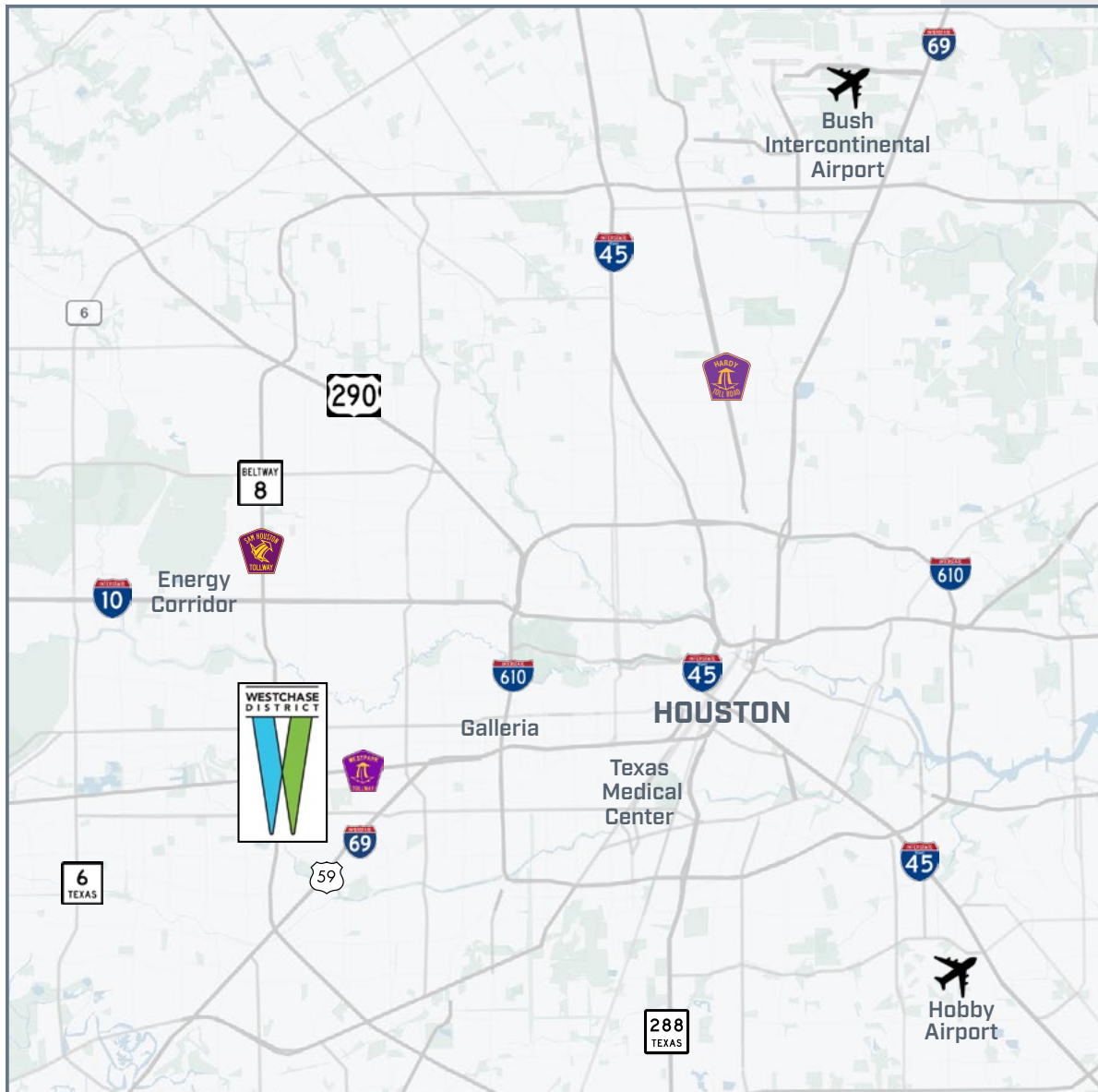
# WESTCHASE BUSINESS DISTRICT



**3100**  
**ROGERDALE**  
HOUSTON, TX 77042

..... FUTURE ROAD IMPROVEMENTS

# THE WESTCHASE DISTRICT: STRATEGIC LOCATION. EASY ACCESS.



The Westchase District, established in 1995, is a hub for economic growth, offering a diverse range of retail and dining options. The district is strategically situated at the intersection of the Westpark Tollway and the West Sam Houston/Beltway 8, providing easy access to major highways and destinations within Houston. Westchase has a well-educated and diverse workforce made up of business, financial, energy, management, and construction companies.

## DRIVE TIMES

Beltway 8	.05 Miles
I-10	4 Miles
Energy Corridor	8 Miles
Houston CBD	19 Miles
George Bush Intercontinental Airport	33 Miles
Hobby Airport	22 Miles





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**CBRE**

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