

Office Warehouse

FLYER

421 Jones Rd.
Highlands, TX 77562



Office Warehouse

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01

Executive Summary

Investment Summary

OFFICE WAREHOUSE

OFFERING SUMMARY

ADDRESS	421 Jones Rd. Highlands TX 77562
COUNTY	Harris
NET RENTABLE AREA (SF)	12,566 SF
LAND ACRES	1.55
LAND SF	67,518 SF
YEAR BUILT	2002
YEAR RENOVATED	2019

FINANCIAL SUMMARY

PRICE	\$1,300,000
PRICE PSF	\$103.45

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,723	22,262	81,019
2025 Median HH Income	\$63,085	\$63,824	\$72,786
2025 Average HH Income	\$87,283	\$87,717	\$92,772



Property Overview - General Description

- The subject property represents approximately 1.55 acres of land, with an office warehouse facility. The facility is comprised of three freestanding buildings containing a gross building area/net rentable area of approximately 12,566 square feet. The property contains 7,121 square feet of office area and 5,445 square feet of warehouse area. The floorplan consists of individual offices, kitchen, conference room, large bullpen on the second floor, and men's and women's restrooms. The office areas have HVAC. Approximately \$125,000 has been spent within the last five years on renovations and upgrades. Renovations made to the property include new HVAC system, interior finishes, new electrical, plumbing upgrades, and new automatic ball doors to the warehouse area. Harris County WCID 1 provides access to public water and sewer. One monument sign located along the Jones Road frontage. Onsite Generac generator servicing buildings 2 and warehouse.

Building 1 - 4,205 square feet/2 story bldg

- Freestanding two story office building containing approximately 4,205 square feet. There is approximately 2,150 square feet on the first floor area and approximately 2,055 square feet on the second floor area. Building 1 was originally built in 2002 and is considered average condition. Wood frame construction with concrete slab foundation with a pitch metal roof. The second floor is accessible via interior stairwell. The building has HVAC.

Building 2 - 2,150 square feet

- Building 2 is a freestanding single story office building containing approximately 2,150 square feet building area. It was originally built in 2002 and is considered average condition. Wood frame construction with concrete slab foundation with a pitch metal roof.

Warehouse - 6,211 square feet

- The warehouse is approximately 6,211 square feet office warehouse building comprised of 766 square feet of office space and approximately 5,445 square feet of warehouse space. Originally built in 1999, the warehouse was expanded in 2004 and is considered average condition. There are two automatic bay doors located on the west side of the building, 10' and 12' height door.





02

Location

- Location Summary
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

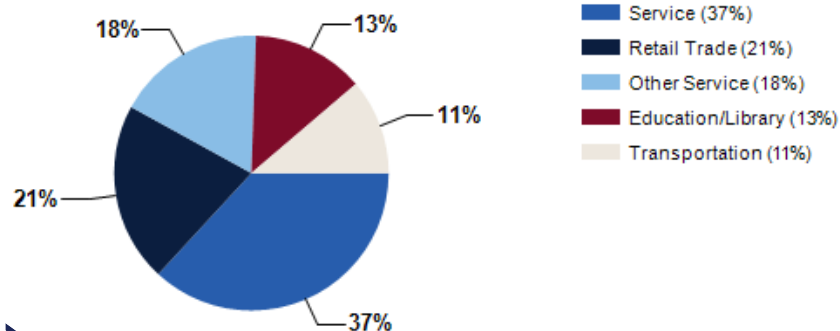
Legal Description

- Tracts 5A and 5C, Block 10, Highland Farms, situated in Nathaniel Lynch Survey, Abstract 44, Approximately 1.5489 acres

Location Summary/Access

- The subject property is situated along the south line of Jones Road, approximately 0.30 of a mile east of S Main St (FM2100/Crosby Lynchburg Rd) and approximately 1.25 miles north of the East Freeway (IH-10).
- The subject neighborhood is considered to be Crosby and Highlands, TX, which are unincorporated Harris County.
- The subject property is located in east/northeast Harris County, 20 miles from the Houston Central Business District.
- Subject site is approximately 6.50 miles east of the E Sam Houston Parkway (E Beltway 8) and 18 miles east of the Houston Central Business District.
- Access to the property is considered to be good from all portions of the neighborhood and the Greater Houston Metropolitan area with its location along Jones Road, as well as its proximity to South Main Street (FM 2100/Crosby Lynchburg Rd), the East Freeway (IH-10), the East Sam Houston Parkway (E. Beltway 8) and a number of primary traffic thoroughfares. Ingress/egress is good from Jones Road.

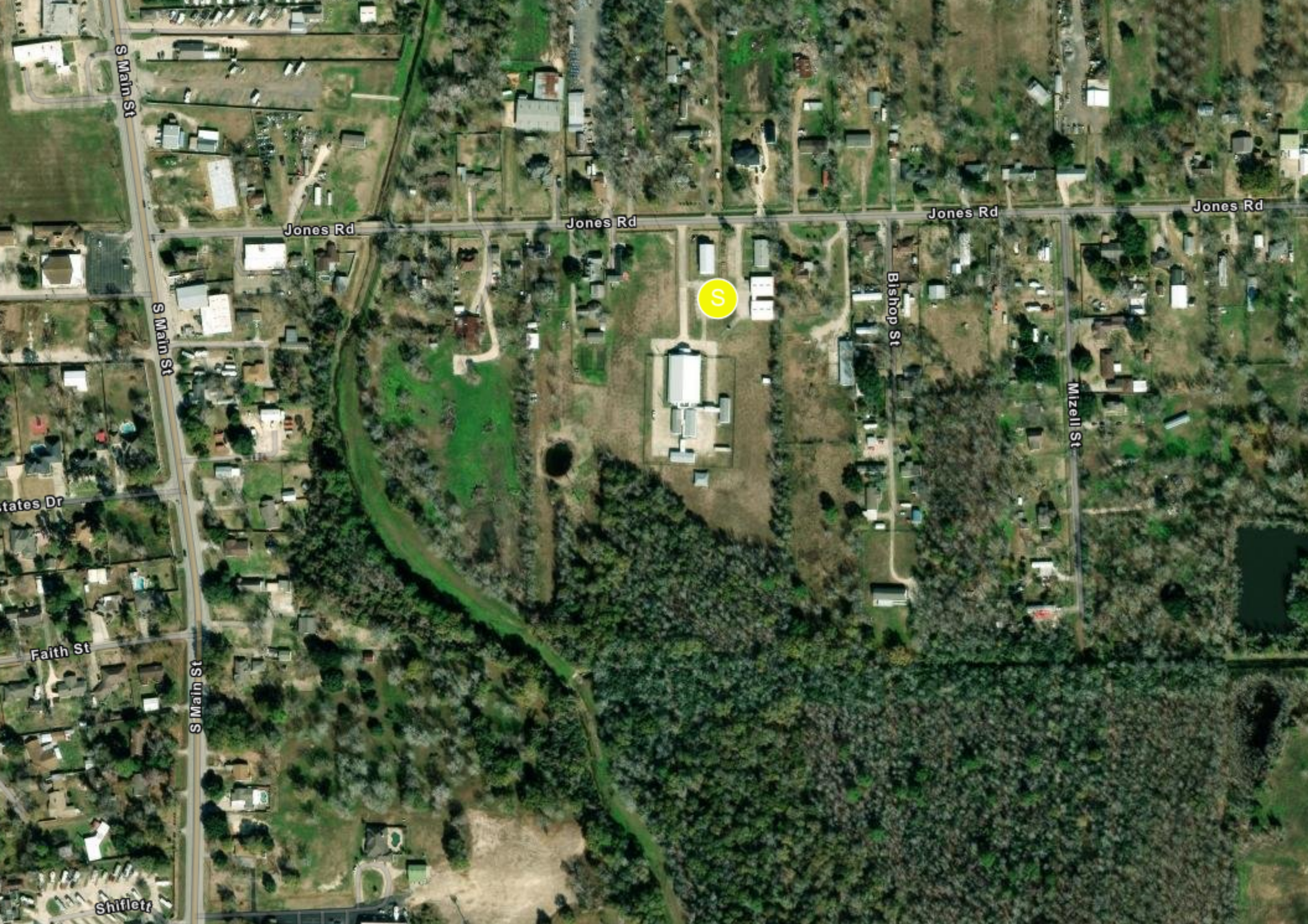
Major Industries by Employee Count

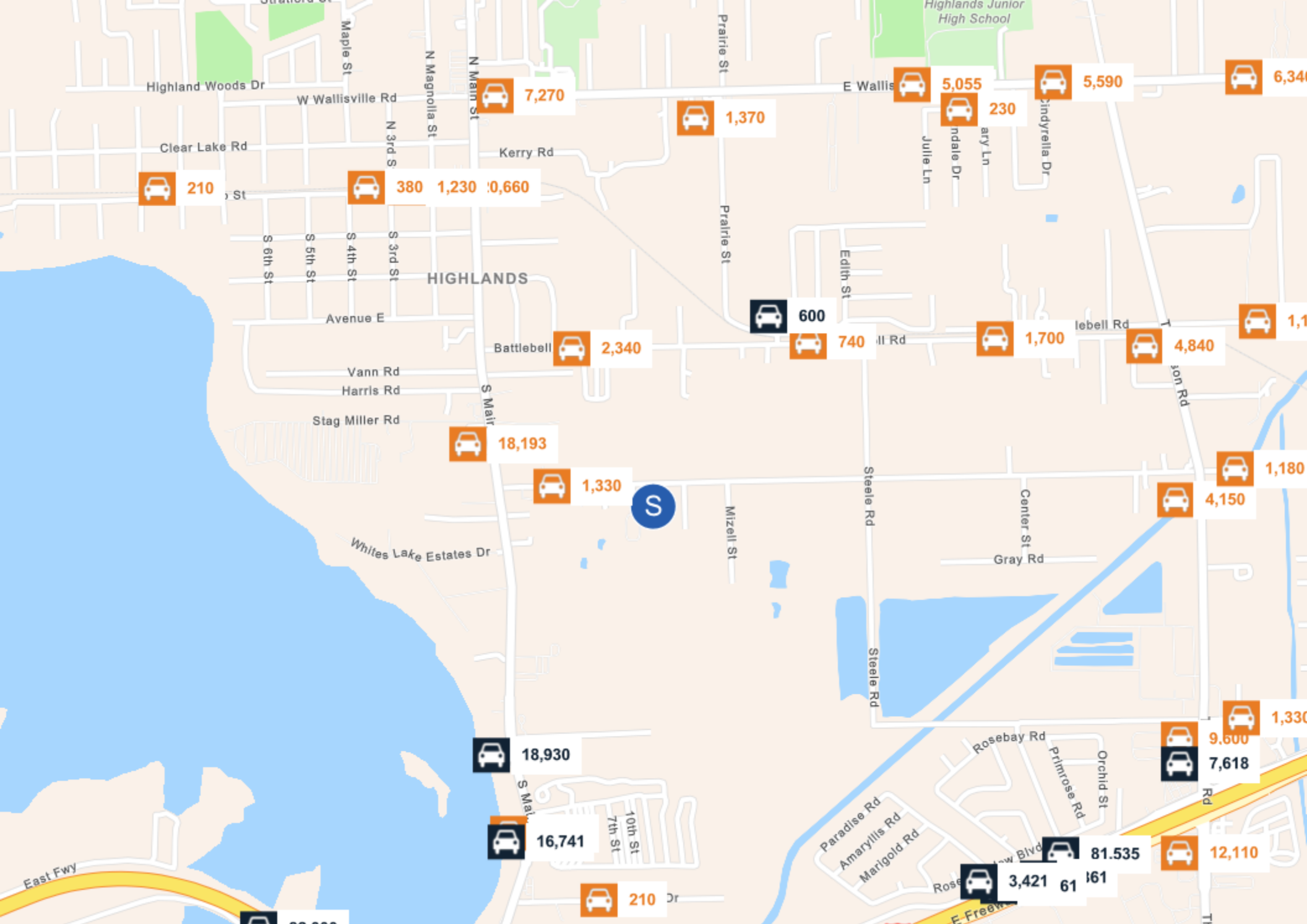


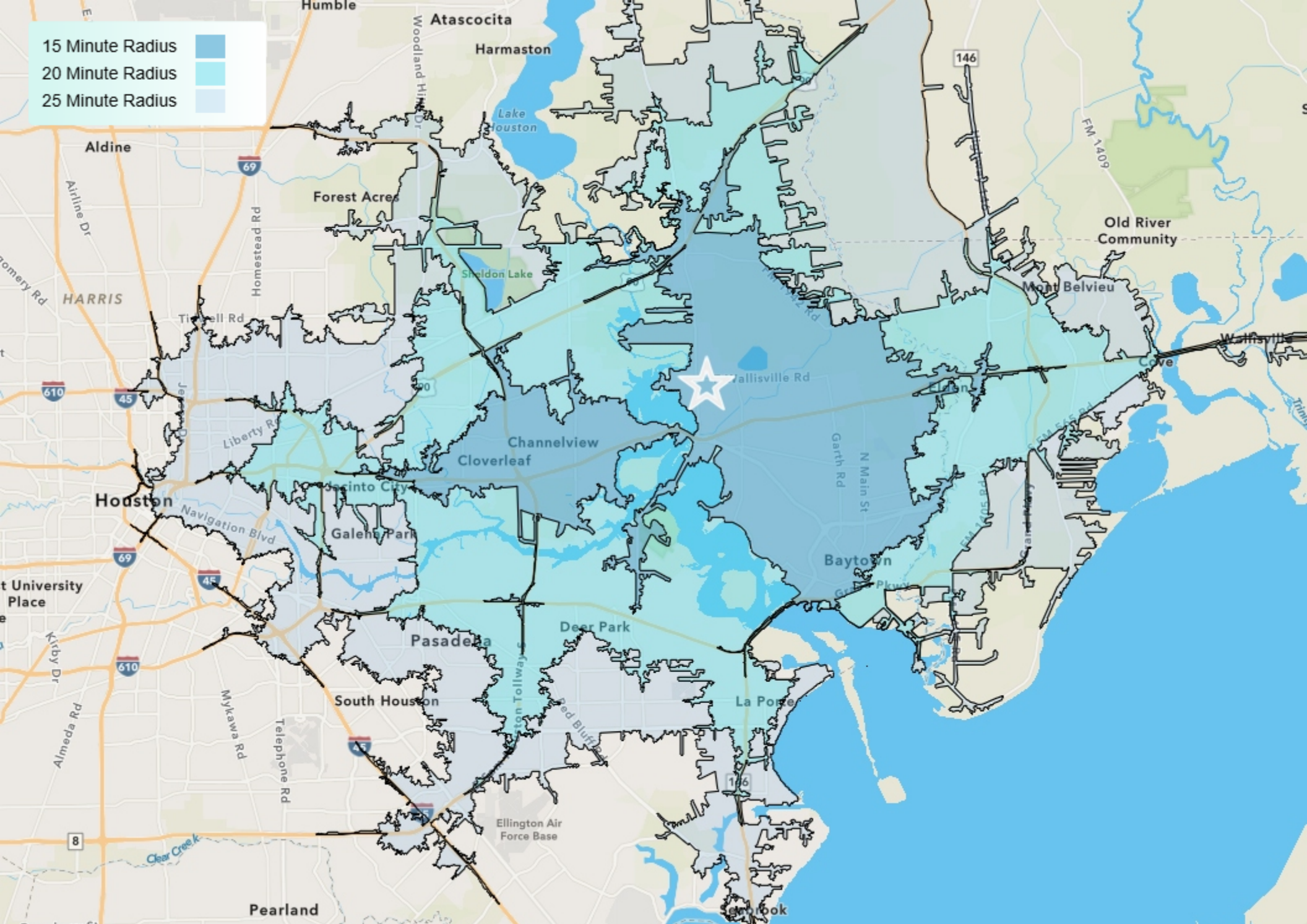
Largest Employers

Memorial Hermann Health System	33,000
Whataburger	9,215
Kinder Morgan Energy Partners	3,024
Asset Living	2,837
Entergy Texas	961
Goode Company Restaurants	793
Burns & McDonnell	720
EOG Resources	692











03

Property Description

Property Features

Property Images

OFFICE WAREHOUSE

PROPERTY FEATURES

# OF BUILDINGS	3
NET RENTABLE AREA (SF)	12,566
LAND SF	67,518
LAND ACRES	1.55
YEAR BUILT	2002
YEAR RENOVATED	2019
# OF PARCELS	1
ZONING TYPE	n/a
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
RAIL SPOTS / RAIL LINES	n/a
GRADE LEVEL DOORS	10'/12'
SKYLIGHTS	n/a
FENCED YARD	No
OFFICE SF	7,121SF

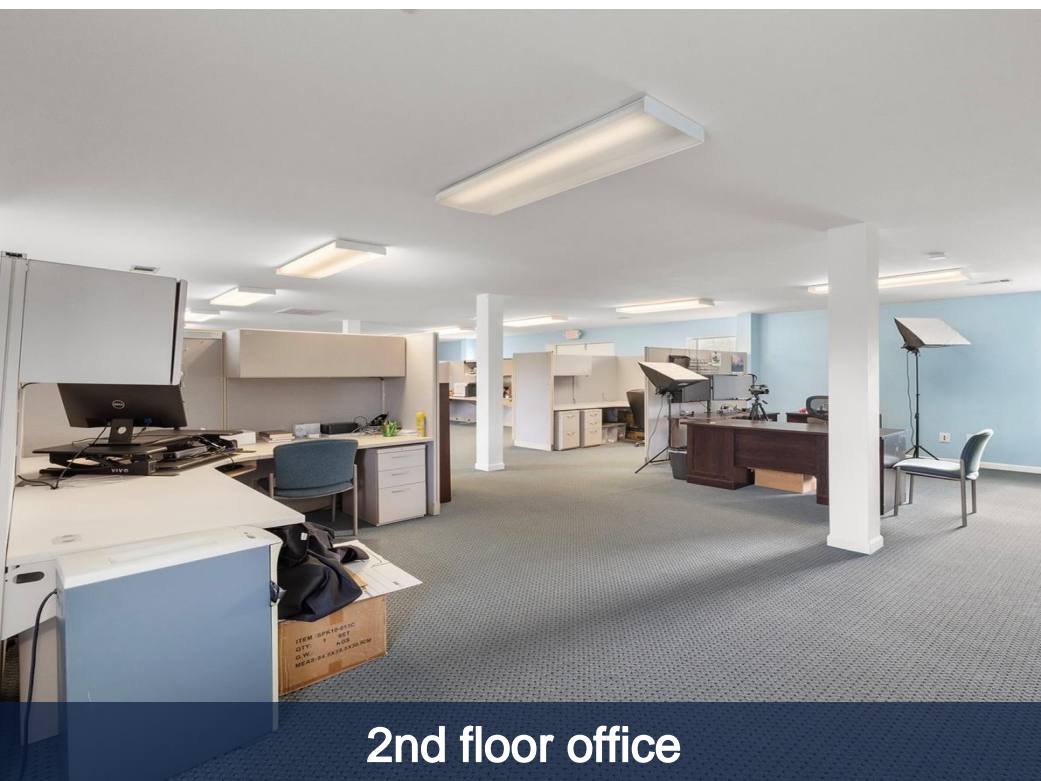




Office building 1 - 7,121 SF



1st floor office area



2nd floor office



West side of bldg/front door



Warehouse building



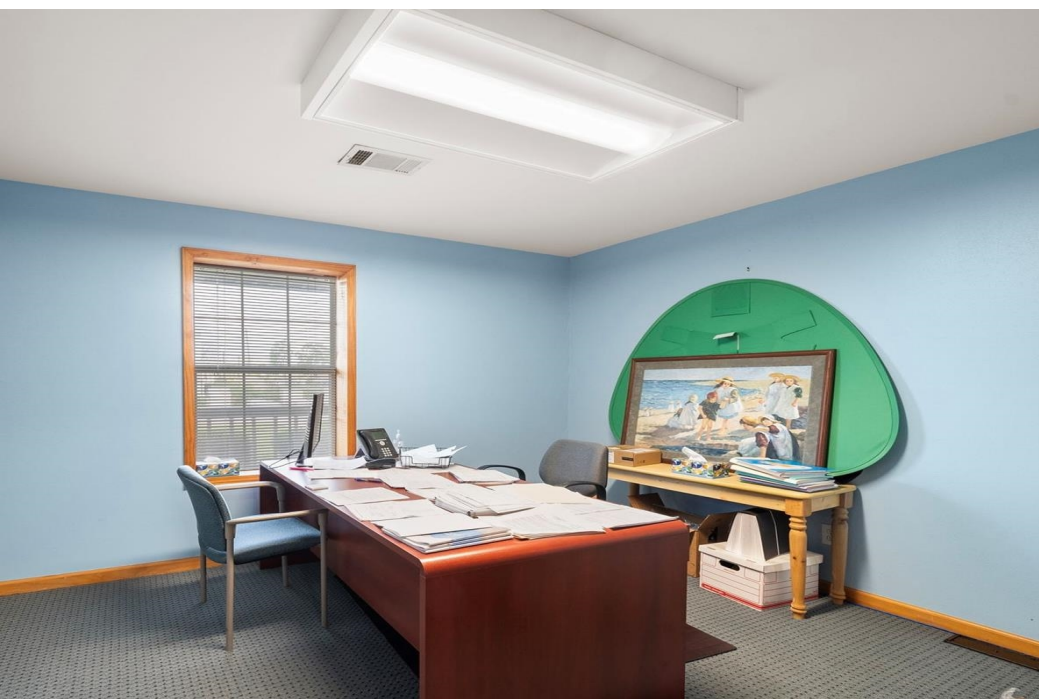
Office and warehouse building



Office building 2 +/-2,150 SF



Main Entrance



Office 1



Kitchen/conference room



Warehouse bldg +/-6,211 SF



Office space +/- 766 SF





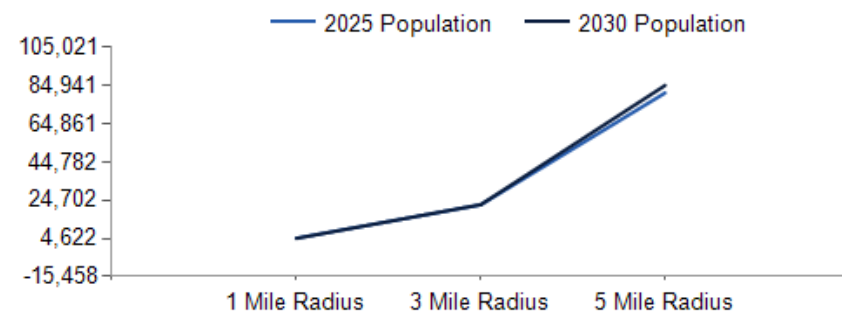
04

Demographics

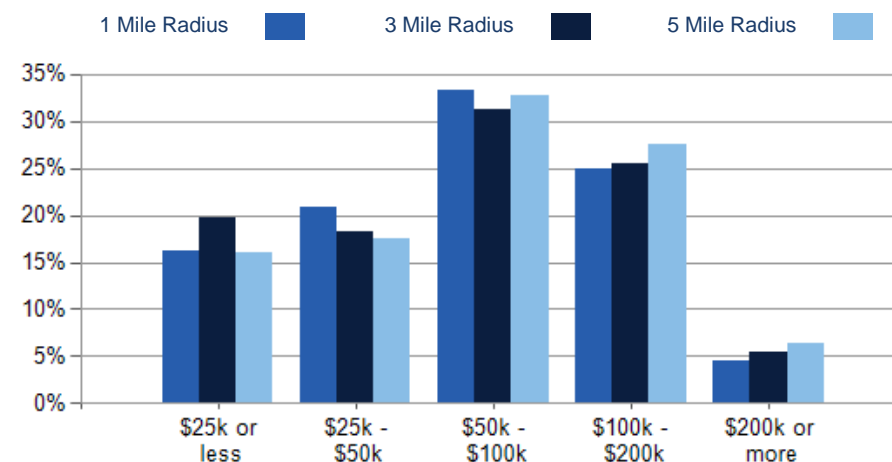
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,163	16,895	46,978
2010 Population	3,233	18,073	56,787
2025 Population	4,723	22,262	81,019
2030 Population	4,622	22,357	84,941
2025 African American	350	3,366	13,730
2025 American Indian	70	263	1,083
2025 Asian	32	198	2,224
2025 Hispanic	2,271	10,411	43,405
2025 Other Race	862	3,909	17,678
2025 White	2,498	10,395	30,244
2025 Multiracial	911	4,128	16,007

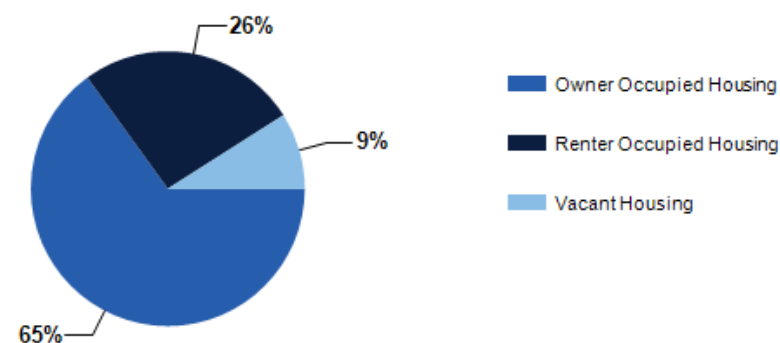
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	918	2,442
\$15,000-\$24,999	122	598	1,881
\$25,000-\$34,999	170	565	2,033
\$35,000-\$49,999	188	838	2,709
\$50,000-\$74,999	354	1,446	4,787
\$75,000-\$99,999	217	961	4,056
\$100,000-\$149,999	195	1,042	4,760
\$150,000-\$199,999	232	915	2,698
\$200,000 or greater	78	419	1,727
Median HH Income	\$63,085	\$63,824	\$72,786
Average HH Income	\$87,283	\$87,717	\$92,772



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

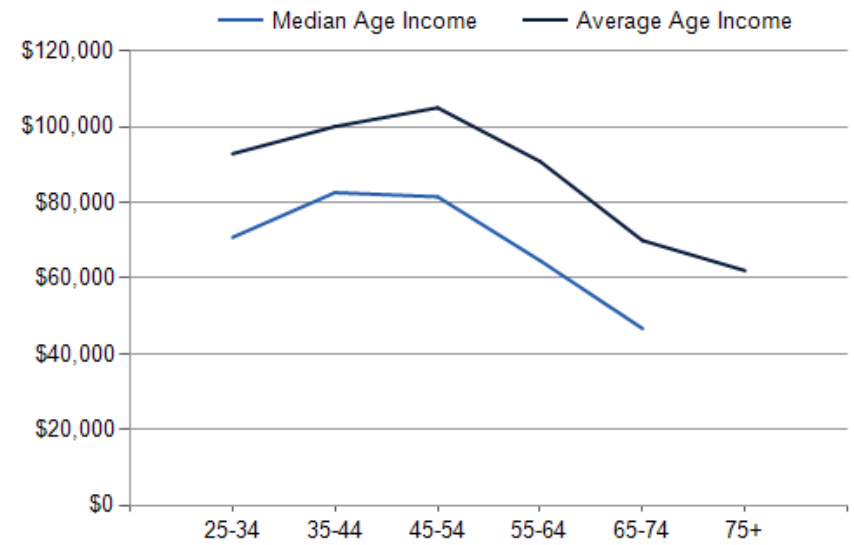
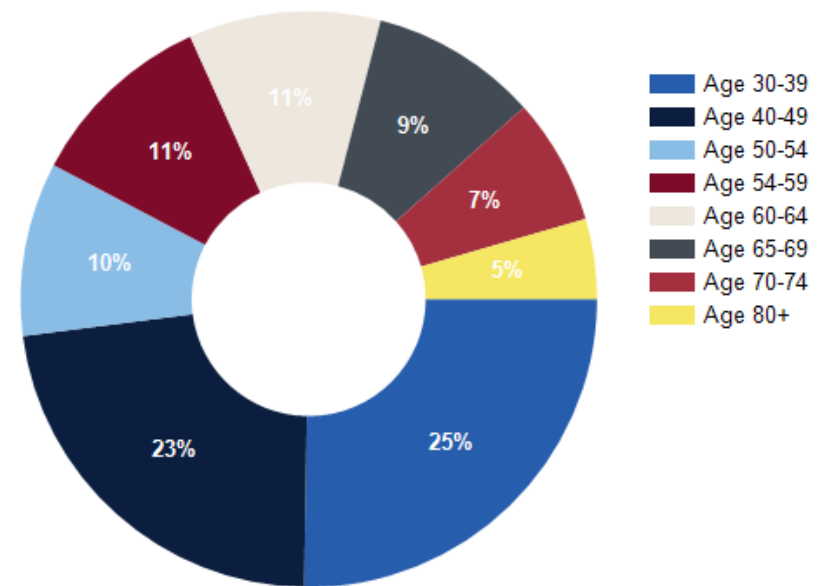


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	366	1,602	6,206
2025 Population Age 35-39	307	1,393	5,767
2025 Population Age 40-44	320	1,389	5,521
2025 Population Age 45-49	285	1,311	4,878
2025 Population Age 50-54	260	1,285	4,757
2025 Population Age 55-59	281	1,236	4,132
2025 Population Age 60-64	287	1,291	3,975
2025 Population Age 65-69	250	1,135	3,286
2025 Population Age 70-74	189	872	2,448
2025 Population Age 75-79	120	614	1,635
2025 Population Age 80-84	64	355	960
2025 Population Age 85+	48	294	814
2025 Population Age 18+	3,490	16,388	58,804
2025 Median Age	36	35	33
2030 Median Age	37	36	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,769	\$71,542	\$76,234
Average Household Income 25-34	\$92,875	\$92,579	\$92,311
Median Household Income 35-44	\$82,612	\$74,155	\$82,810
Average Household Income 35-44	\$100,087	\$96,841	\$103,701
Median Household Income 45-54	\$81,521	\$78,322	\$86,227
Average Household Income 45-54	\$105,032	\$101,403	\$107,188
Median Household Income 55-64	\$64,650	\$68,492	\$73,829
Average Household Income 55-64	\$90,854	\$92,253	\$94,413
Median Household Income 65-74	\$46,691	\$51,337	\$56,648
Average Household Income 65-74	\$69,948	\$73,737	\$79,005
Average Household Income 75+	\$61,992	\$63,837	\$63,734

Population By Age



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