

# FOR SALE OR LEASE

+/- 21,600 SF WAREHOUSE ON +/- 0.96 AC  
4303 SOUTHERLAND RD, HOUSTON, TX 77092

\$2,900,000 OR  
\$9.50 PSF NNN



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# PROPERTY HIGHLIGHTS



## Location

4303 Southerland Rd.  
Houston, TX 77092



## Asking Price

\$2,900,000 or  
\$9.50 PSF NNN



## Size

+/- 21,600 SF  
on +/- 0.96 AC

## Contact:

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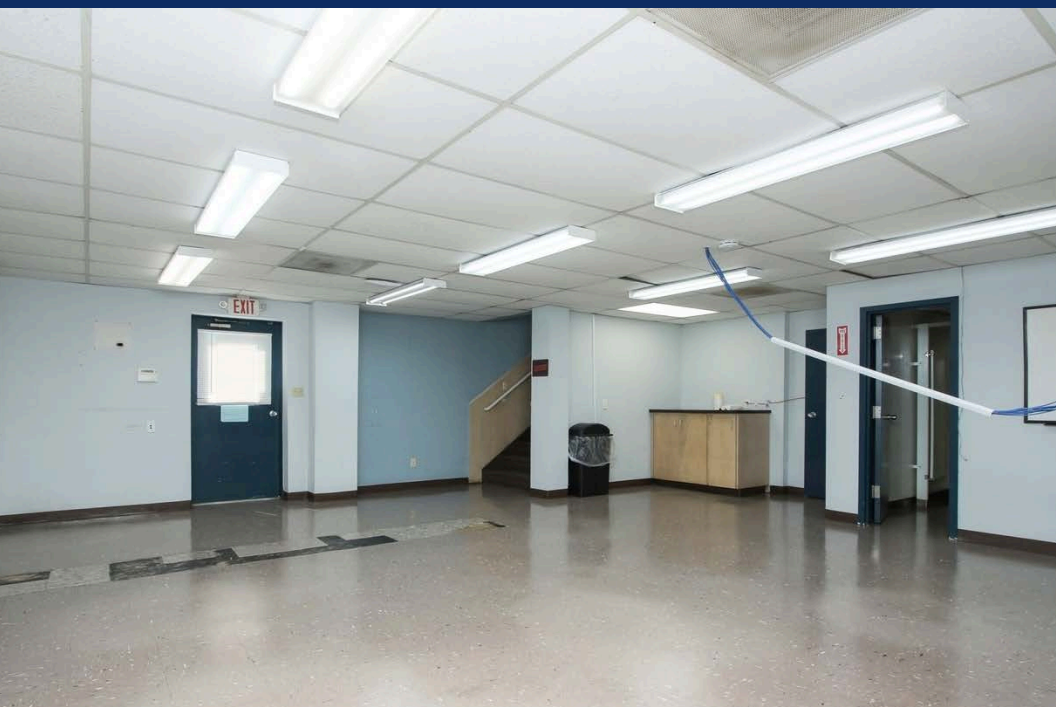
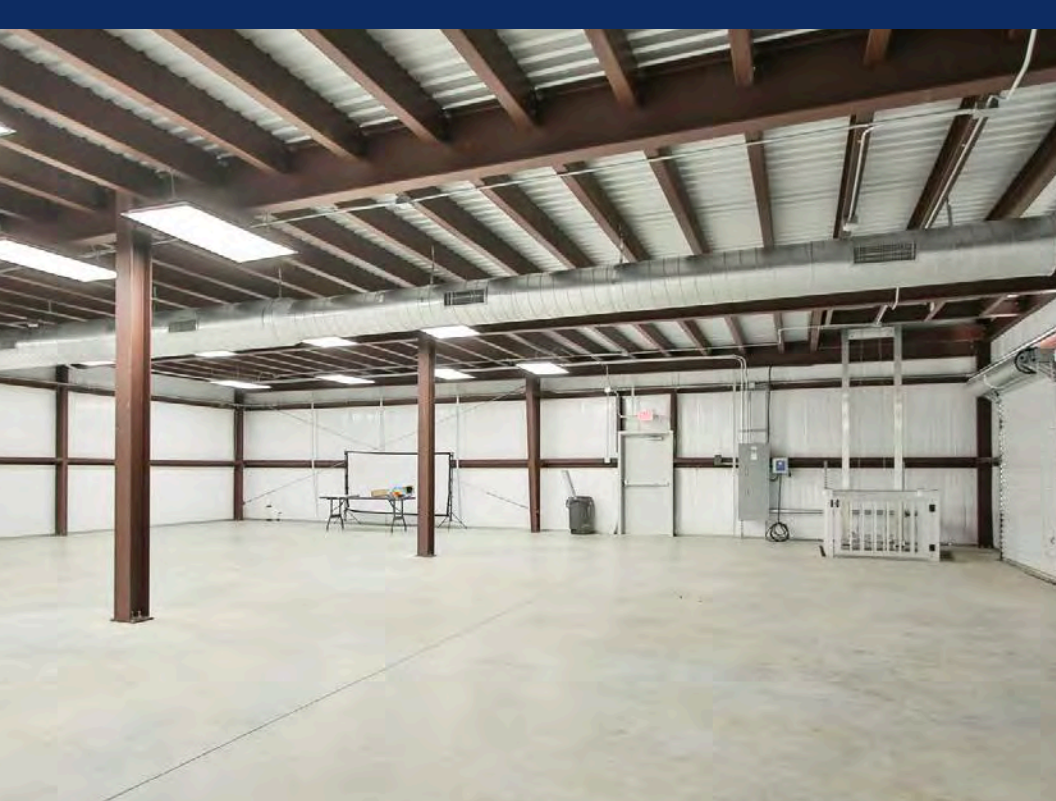
- Great +/-21,600 SF Industrial Lease or Purchase opportunity in Houston, TX.
- Building 1 Features:
  - 2 dock high doors (challenging access for truck). One door is 8x8 and the other is 8x10
  - Freight elevator
  - Second floor can be used for offices but are not finished out yet.
- Building 2 Features:
  - Main entrance has a vault, three bathrooms, and a mechanical room.
  - Two restrooms and a shower room in the warehouse.
  - Three Roll Ups: First roll up is 8.5x8.5, Second roll up is 10.5x12, and the Third roll up is 14x11.
  - Fully climatized warehouse with three offices and a break room off the side.
- One of the warehouses has three offices upstairs and two bathrooms.
- Heavy Power – 2000AMP at 480v.
- \$100k of new step-down transformers will remain for new operators use - mfg. options of 480,240,110.
- Existing dual screw compressors and air chillers will remain for new operator's use.
- One new AC unit. Currently 1 of the 3 warehouse AC needs repairs.
- New ethernet wiring recently installed to premises.
- 21 Total parking spaces on the property.
- Excellent visibility on both Southerland Rd. and Barney Rd. Less than 0.65 Miles to Hwy 290.







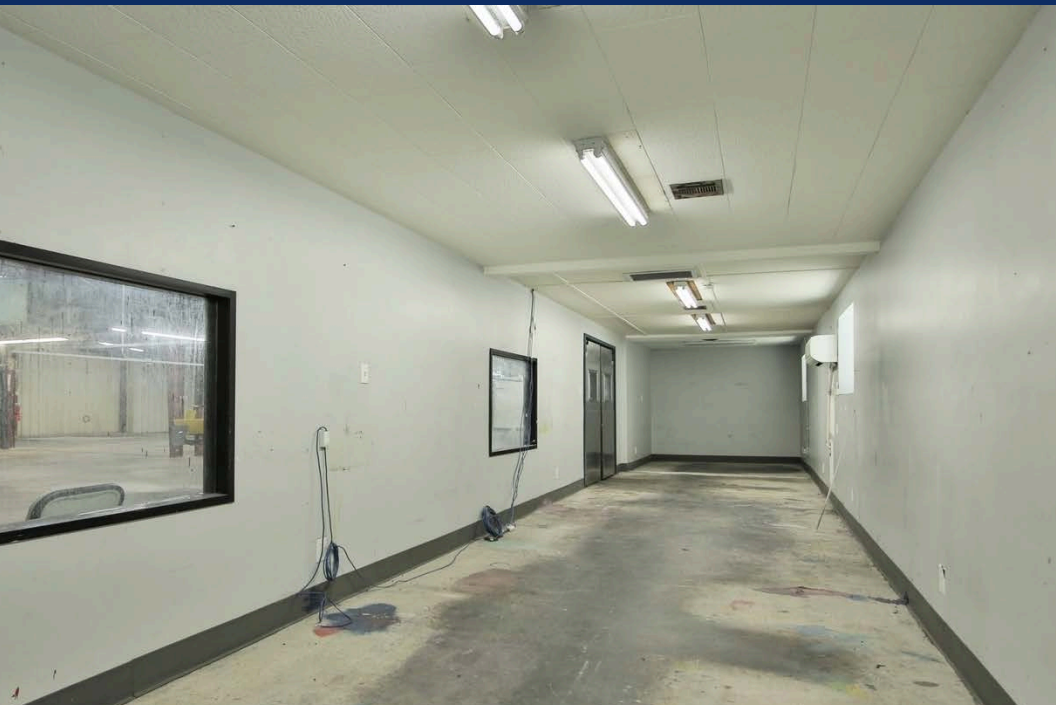




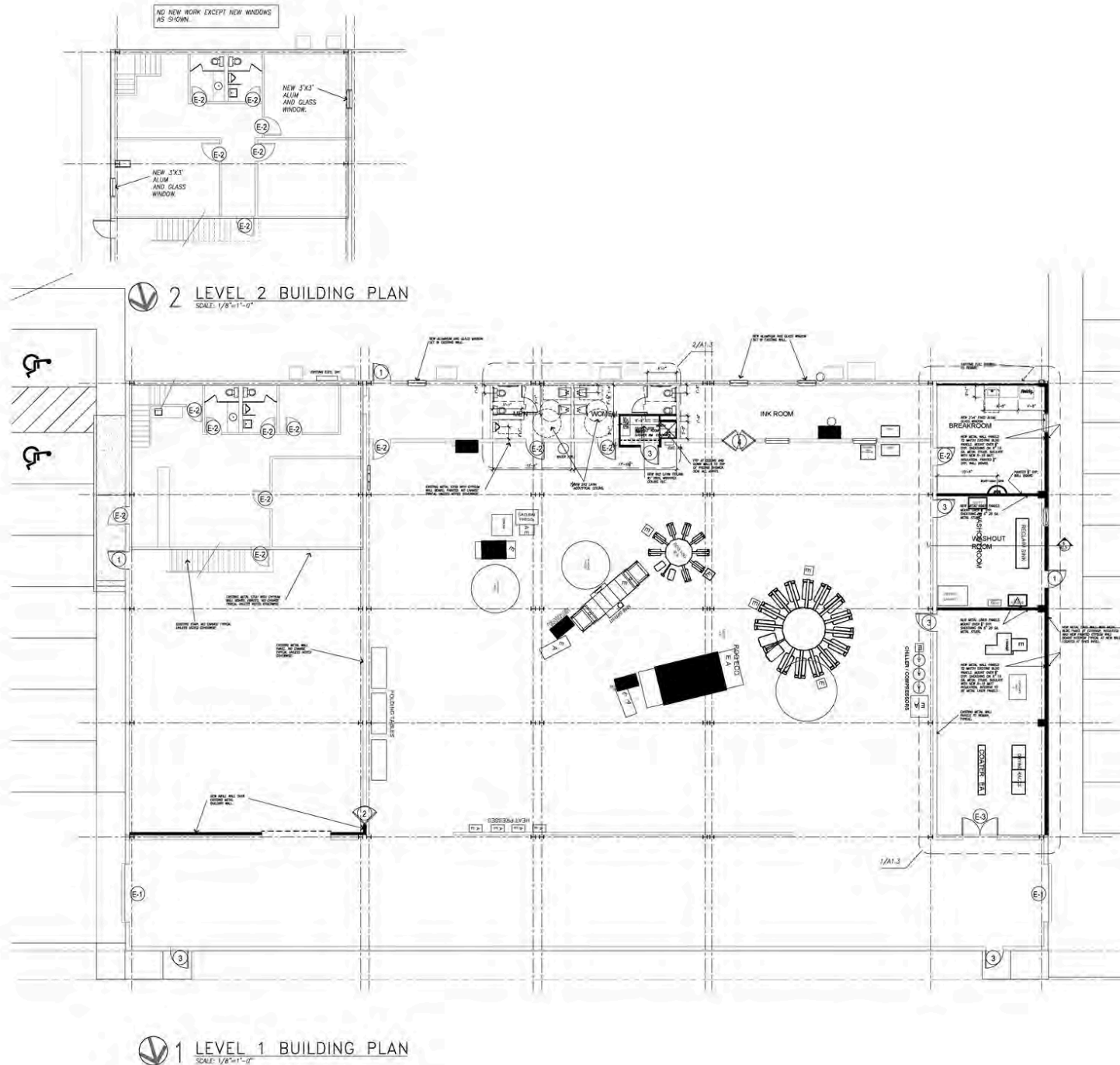








# FLOOR PLAN



Architectural  
Design  
Services

25447 Wintford Estate Dr  
Kermit, TX 77402  
(281) 415-8833

EMAIL: [reagan@jcdco.com](mailto:reagan@jcdco.com)



NIGHT OWL PRINTING  
4303 Southmore Road  
HOUSTON, TEXAS 77093

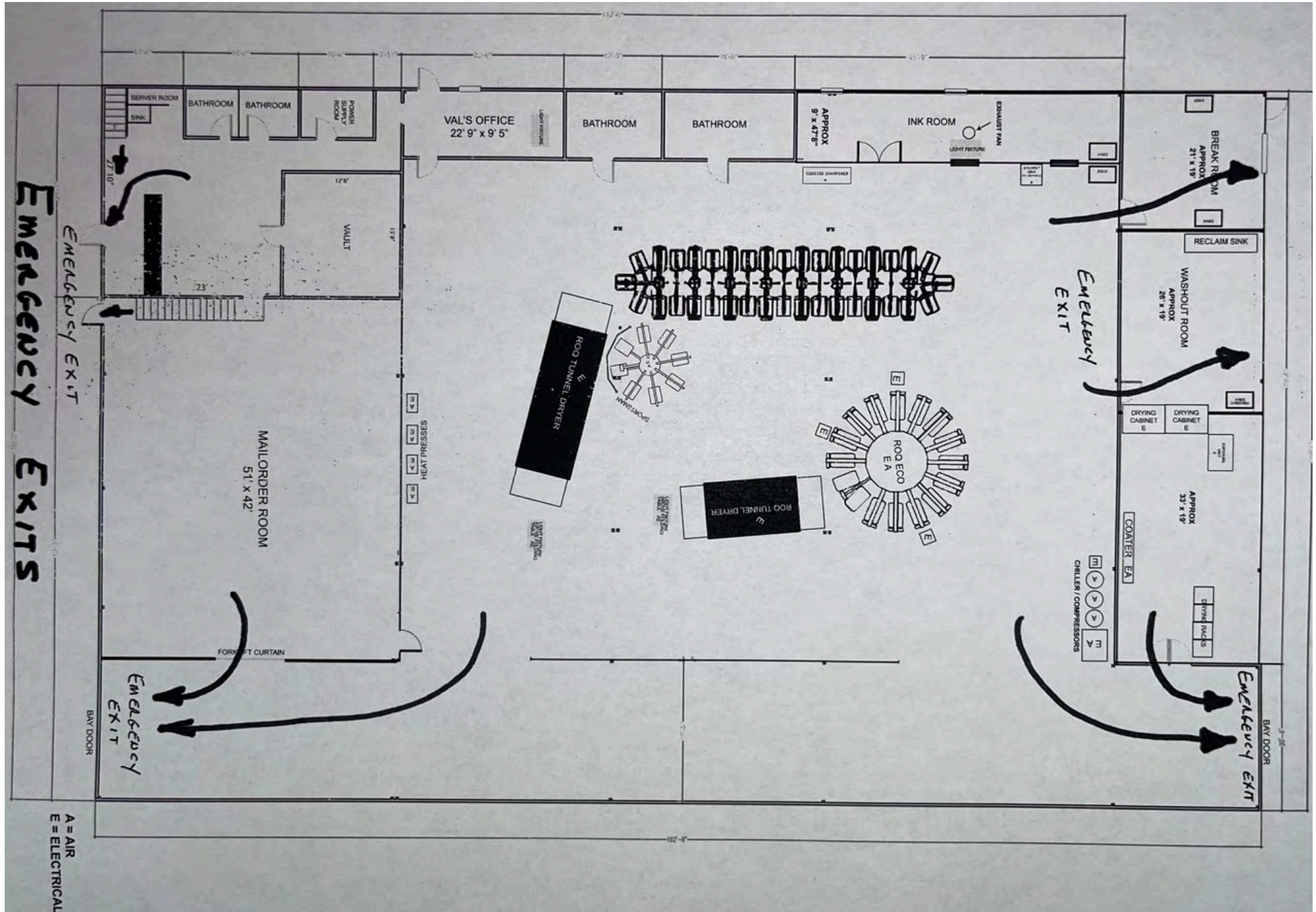
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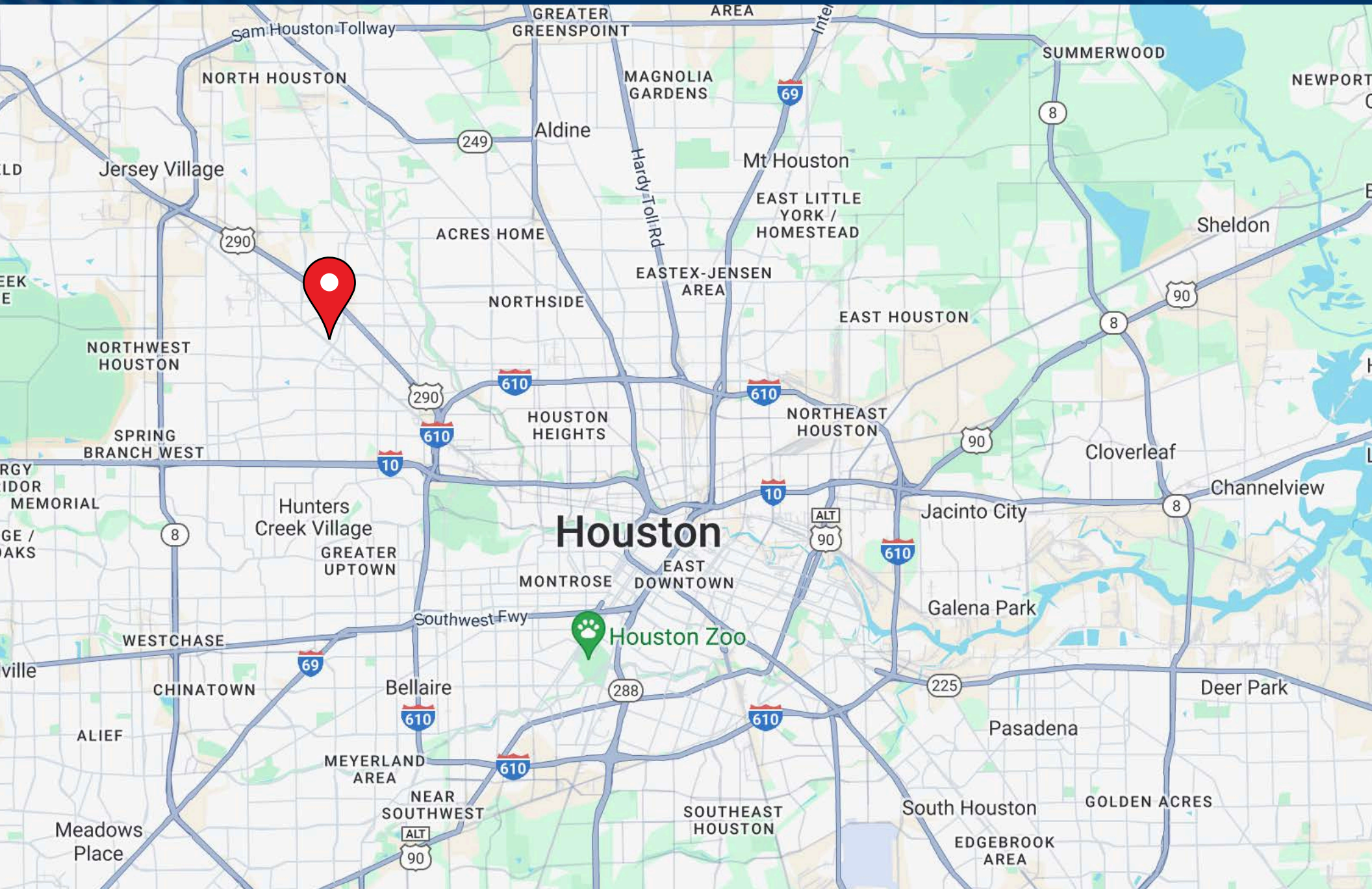


# FLOOR PLAN (ZOOMED IN)



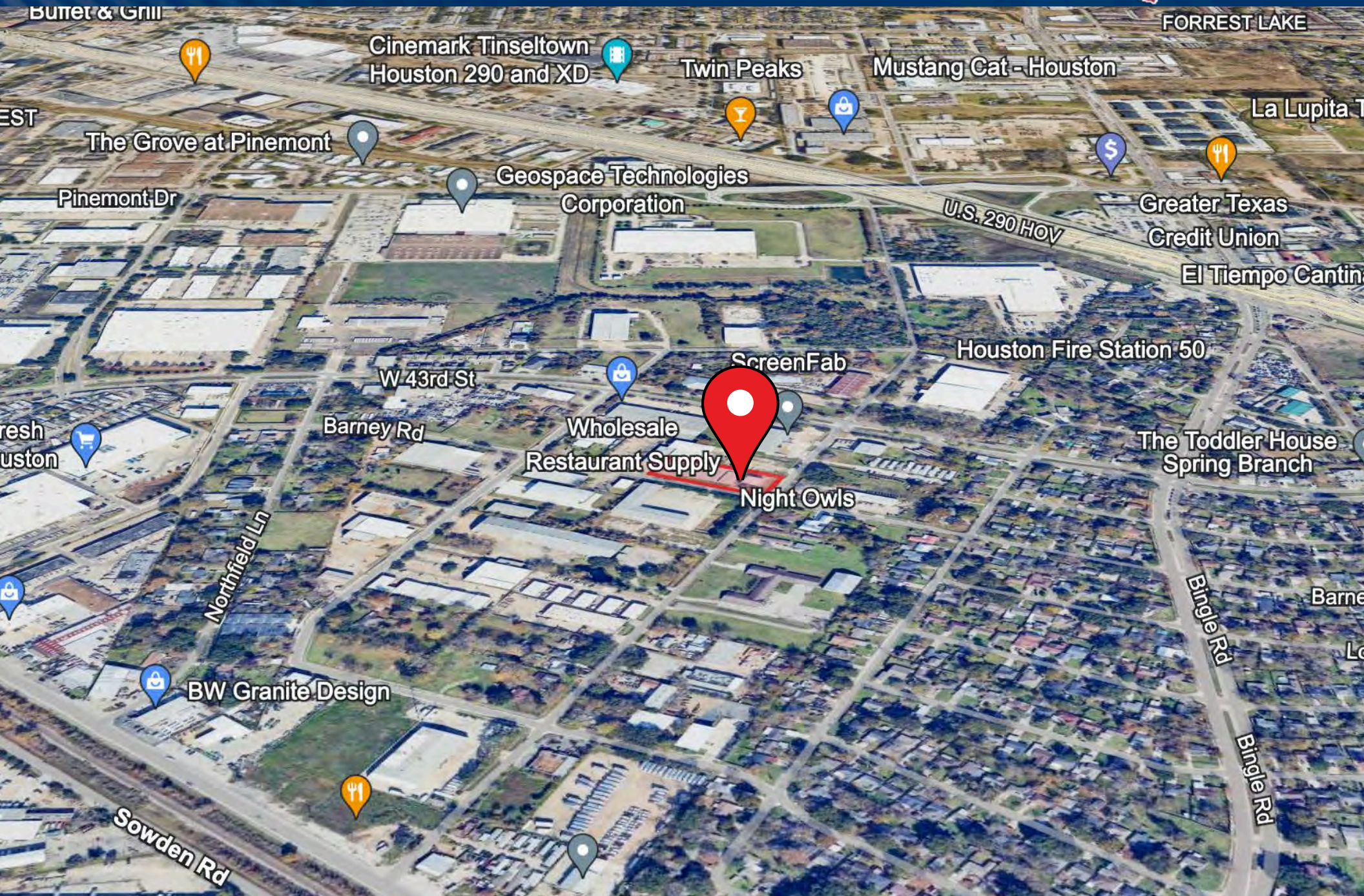


# LOCATION MAP





# MARKET AERIAL





# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

4303 Southerland Rd, Houston, Texas, 77092

Ring of 3 miles

### KEY FACTS

**144,785**

Population



**54,258**

Households

**33.0**

Median Age

**\$42,897**

Median Disposable Income

### EDUCATION

**25.2%**

No High School Diploma

**24.1%**

High School Graduate

**21.0%**

Some College/  
Associate's Degree

**29.8%**

Bachelor's/Grad  
/ Prof Degree

**144,785**

2023 Total  
Population (Esri)

### INCOME



**\$49,462**

Median Household  
Income



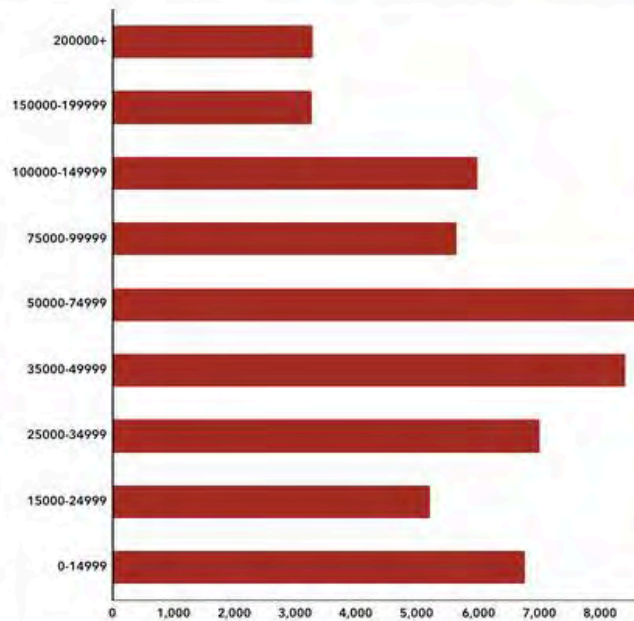
**\$30,163**

Per Capita Income

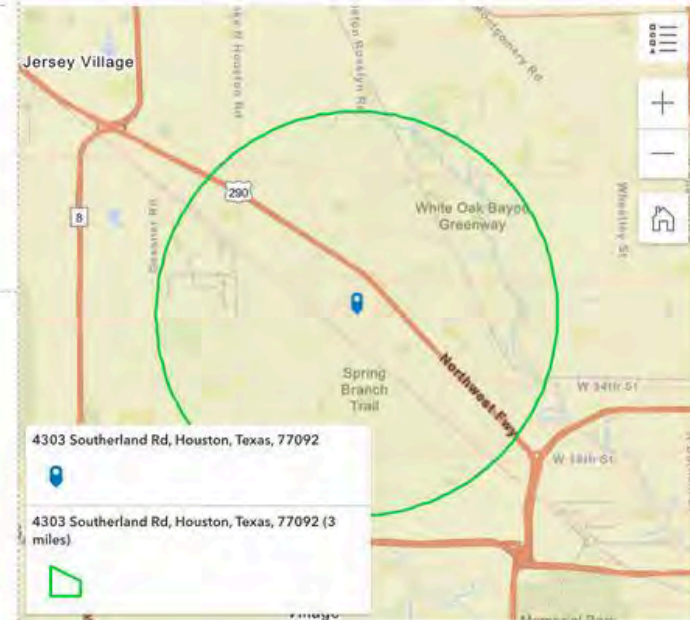


**\$28,616**

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



**49.9%**

White Collar



**33.2%**

Blue Collar



**18.5%**

Services

**4.1%**

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri





## Information About Brokerage Services

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

11-2-2015



### 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 subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Texas CRES, LLC</b>	<b>9004590</b>		<b>(713) 473-7200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joel C. English</b>	<b>465800</b>	<b>joel@texasgres.com</b>	
Designated Broker of Firm	License No.	Email	Phone
<b>Joel C. English</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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