



817 E Main St

817 E Main St, Tomball, TX 77375



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817 E Main St

\$850,000

Unlock the potential of this 5,000 SF warehouse on approximately 0.5 acres. Currently zoned retail and grandfathered for light industrial use, the property offers a rare blend of flexibility and opportunity for a wide range of business types. The building's open floor plan makes it ideal for storage, distribution, or light manufacturing, while its prime location and visibility create an exciting opportunity for a destination restaurant. With ample lot size and adaptable space, this property is ready to support your vision. The property is conveniently located approximately 3.5 miles from the Grand Parkway (SH 99) and 3 miles from SH 249, providing easy access to...

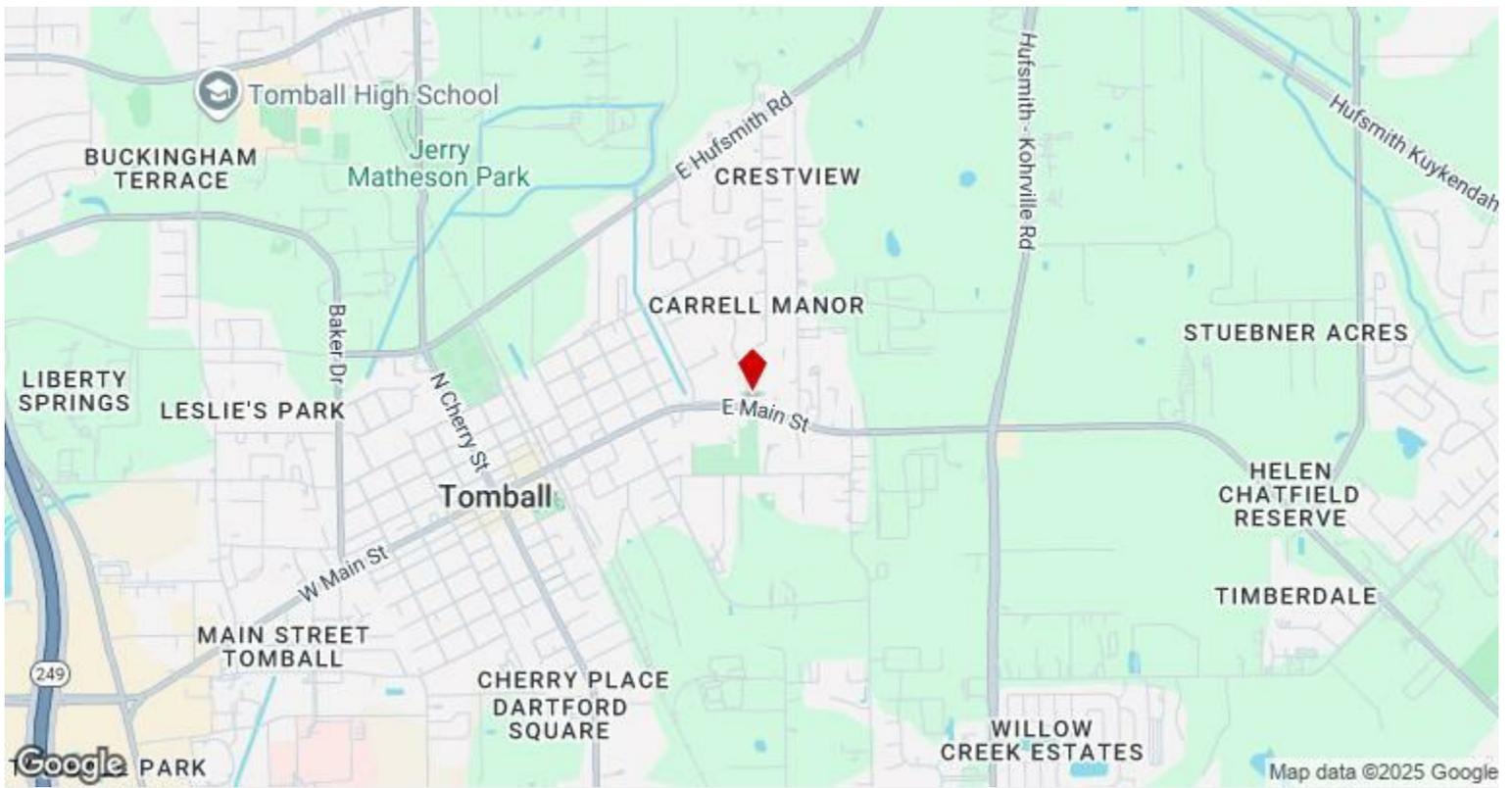
- ±5,000 SF warehouse building
- ±0.5 acre lot
- Retail zoning with grandfathered light industrial use
- Open, flexible layout for multiple business applications
- Excellent visibility and accessibility
- Strong potential for a restaurant conversion or owner/user operation



Price:	\$850,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.50 AC
Gross Building Area:	5,000 SF
Rentable Building Area:	5,000 SF
No. Stories:	1
Year Built:	2015
Tenancy:	Multi
No. Drive In / Grade-Level Doors:	1
Zoning Description:	Retail, Light Industrial
APN / Parcel ID:	044055000044

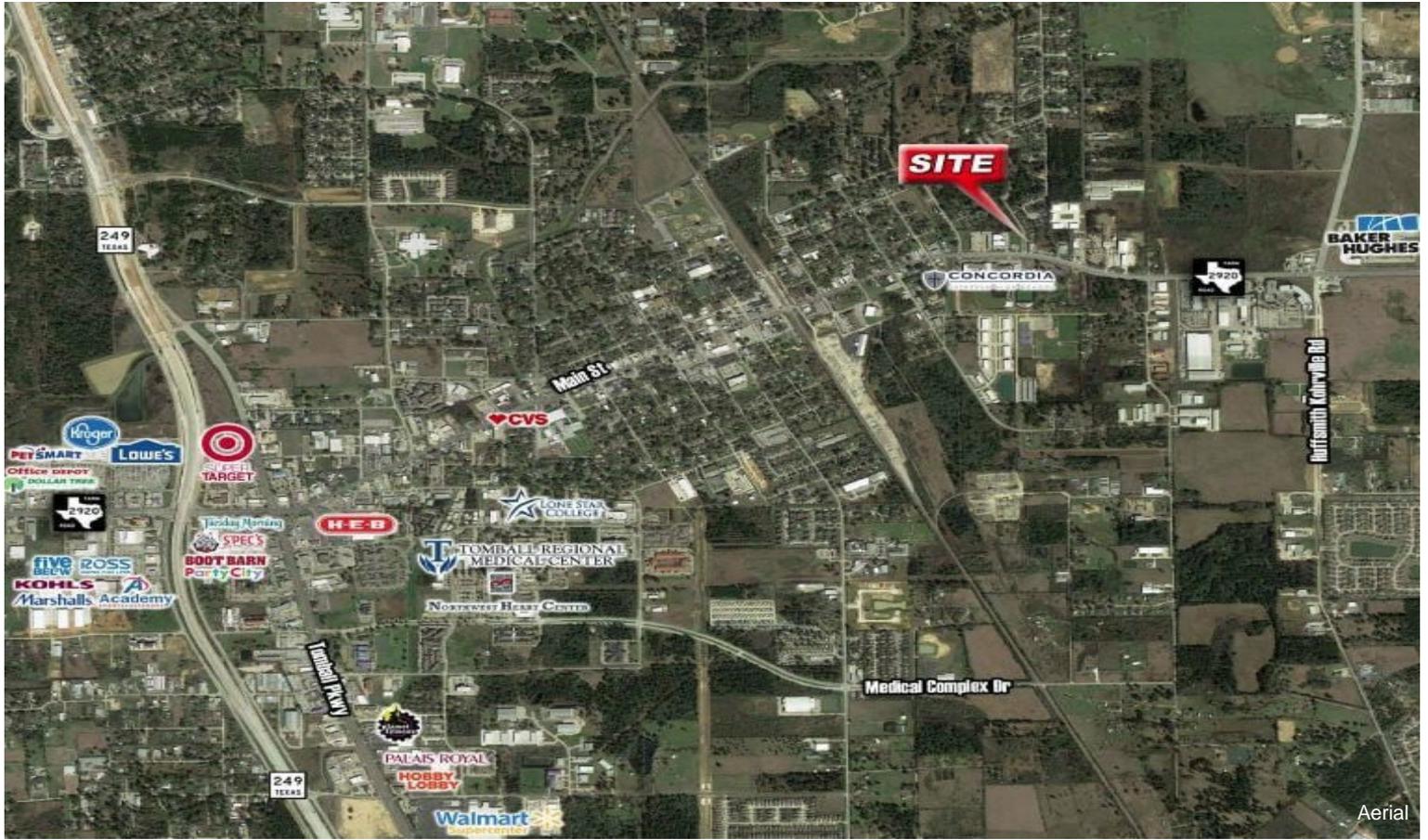
Major Tenant Information

Tenant	SF Occupied	Lease Expired
N/A	-	N/A
	-	



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Property Photos



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Building Photo



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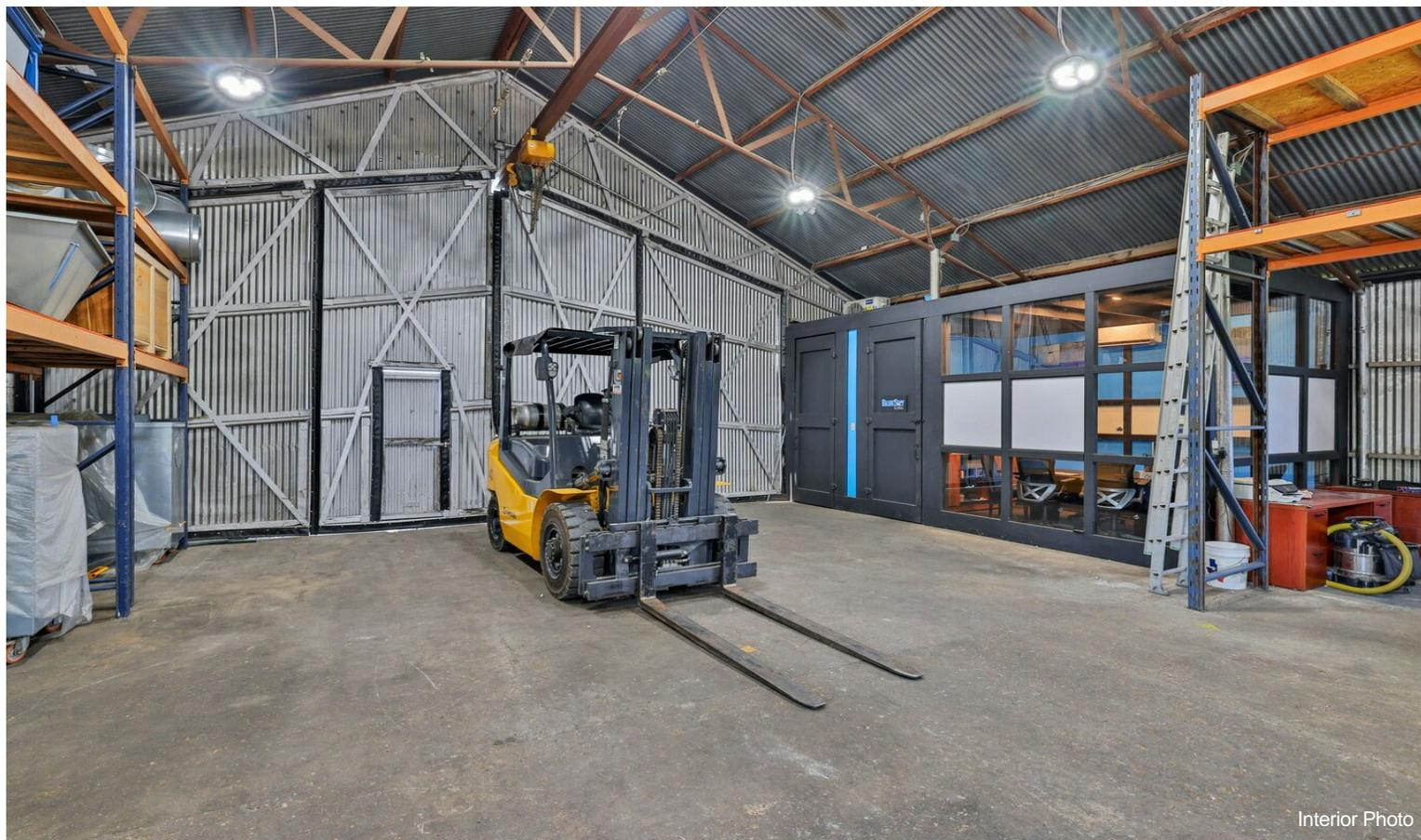


Interior Photo



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Interior Photo

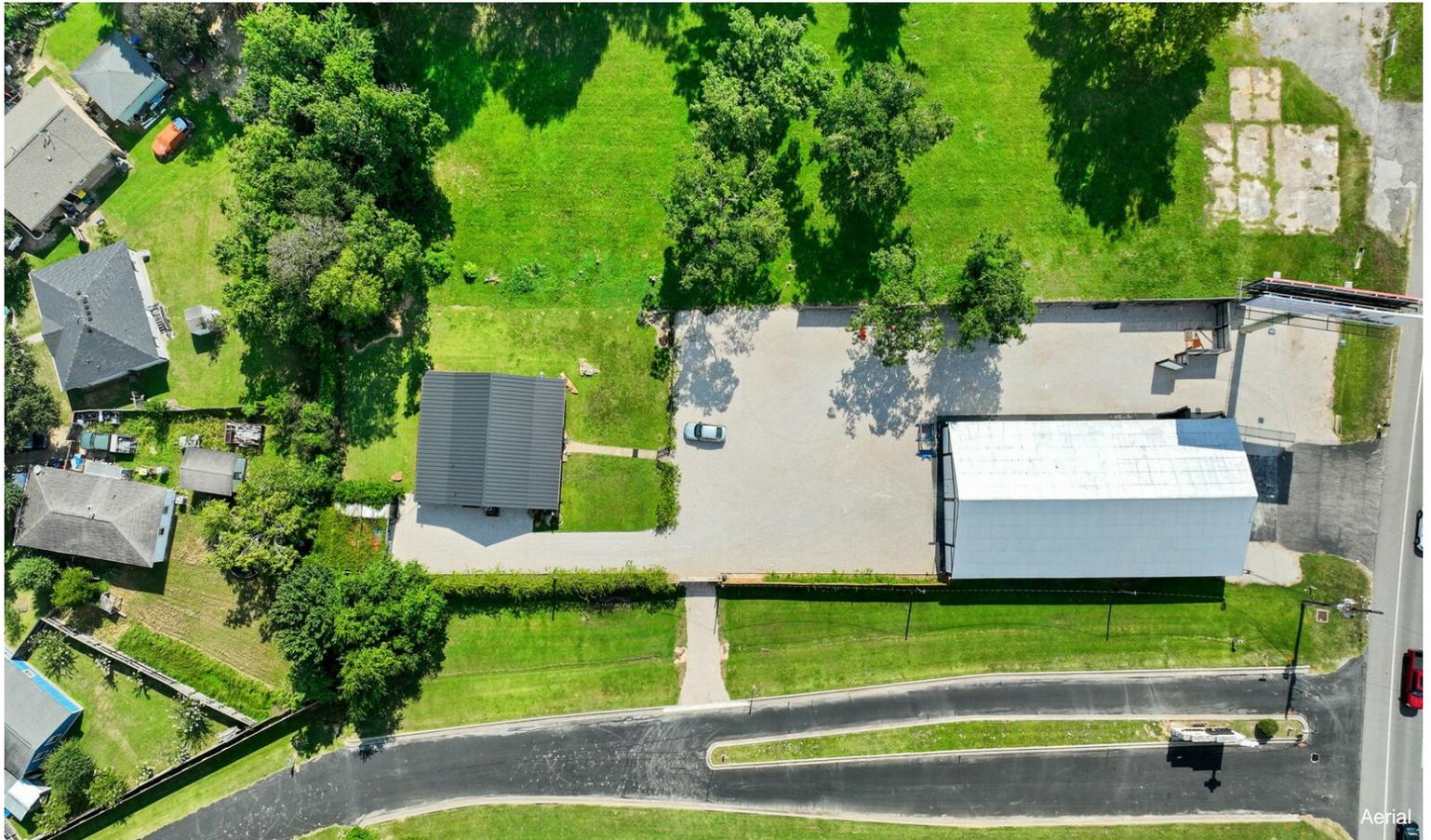


Interior Photo

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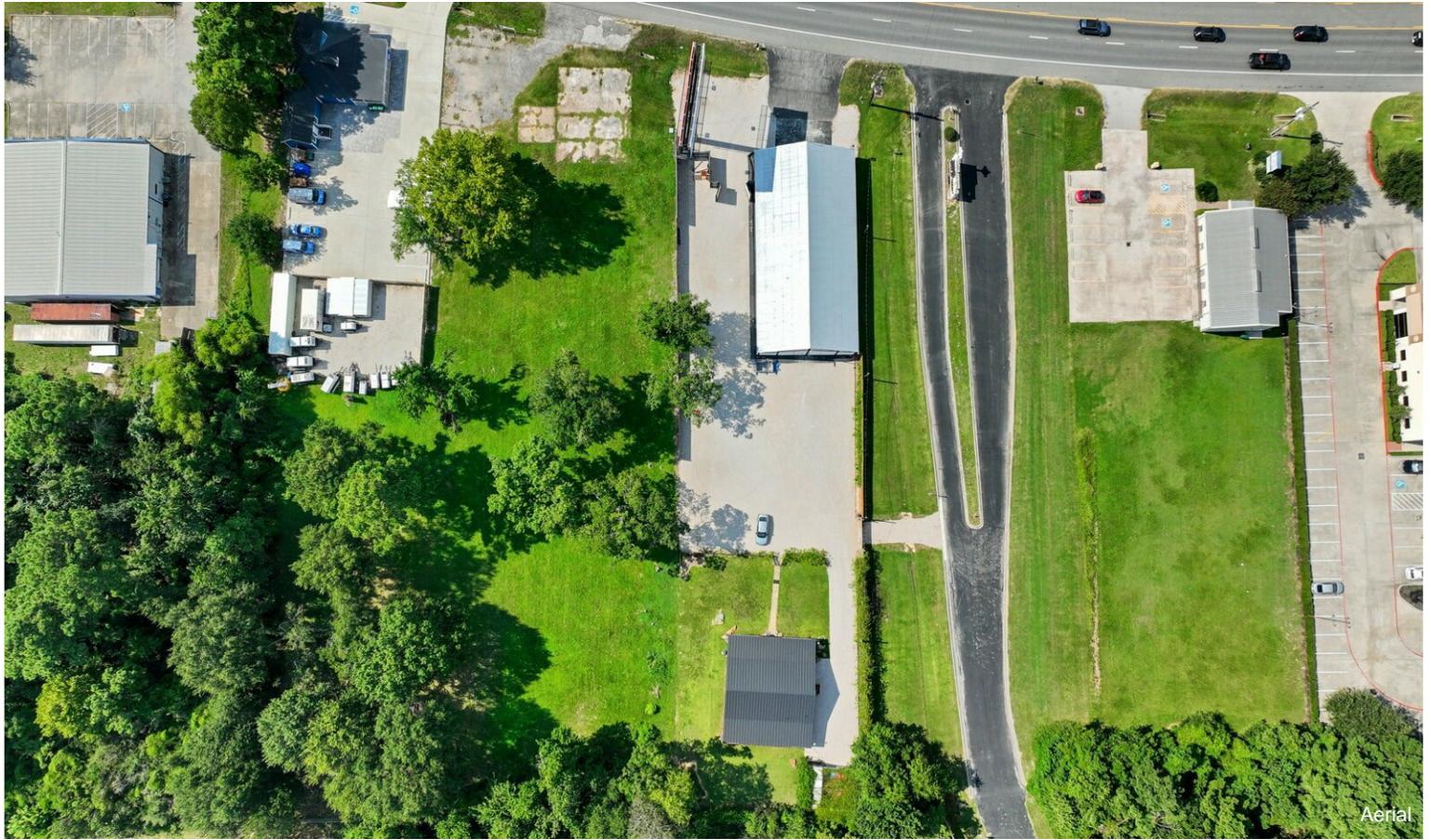


Interior Photo



Aerial

Property Photos



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