



## 736 Wilson Rd

736 Wilson Rd, Humble, TX 77338

LOKESH  
REAL ESTATE

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## 736 Wilson Rd

\$9.96 /SF/YR

This property consists of two attached buildings on a high-traffic road in Humble, Texas, located on a 1.74-acre lot. The first building is 2,332 square feet with 5 rooms, 3 bathrooms, a commercial kitchen, pantry, and utility room. The second building is 3,766 square feet, featuring a large open-plan hallway downstairs with...

- Great location on a very busy and high traffic Wilson Road.
- Right across from multiple apartment complexes with approx 500 feet from middle/high school
- Previously utilized as a religious center, adult daycare. Could also be a restaurant or medical office space
- 1st building with commercial kitchen and multiple rooms for office space; 2nd building with large hallway downstairs and 4 rooms upstairs
- Both building (combined 6098 square feet) on 1.74 acre lot with ample of room for outdoor activities, or additions
- Newly re-modeled with new bathroom additions, paint, and roof



|                         |                    |
|-------------------------|--------------------|
| Rental Rate:            | \$9.96 /SF/YR      |
| Property Type:          | Office             |
| Building Class:         | C                  |
| Rentable Building Area: | 6,078 SF           |
| Year Built:             | 1980               |
| Walk Score ®:           | 49 (Car-Dependent) |
| Rental Rate Mo:         | \$0.83 /SF/MO      |

## 1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 6,078 SF         |
| Rental Rate     | \$9.96 /SF/YR    |
| Date Available  | January 01, 2025 |
| Service Type    | Negotiable       |
| Built Out As    | Standard Office  |
| Space Type      | Relet            |
| Space Use       | Office           |
| Lease Term      | 5 Years          |

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## Property Photos



Wrap around patio and large concrete driveway



Back side of the property with extensive green space

# Property Photos



Reception area in front of the building



Private room/bedroom in front of the house.

## Property Photos



One of the bathrooms



Another room in front of the property

## Property Photos



Full kitchen with commercial grade appliances.



Washer and dryer is next to the kitchen



# Property Photos



Living area next to the kitchen



Hallway leading to the rest of the building

## Property Photos



One of the 6 private rooms in the front building



One of the bathrooms in the front building

## Property Photos



Large lounge room



Patio with the back building.

## Property Photos



Large downstairs banquet space in the back building ready to be used in multiple different ways



Partially done bathroom in the back building

# Property Photos



Separate storage space on the first floor of the back building



Office space upstairs

## Property Photos



## Property Photos



Another room on the second floor of the back building



Well lit upstairs hallway with lots of windows

## Property Photos



Large green space in the back of the building