




7102  
N SAM HOUSTON PARKWAY W

 Employer Flexible

7102 N. Sam Houston Parkway W.  
Houston, TX  
[7102nsamhoustonpkwyw.com](http://7102nsamhoustonpkwyw.com)

VALUE-ADD  
INVESTMENT  
OPPORTUNITY

AVISON  
YOUNG



# 7102

N SAM HOUSTON PARKWAY W

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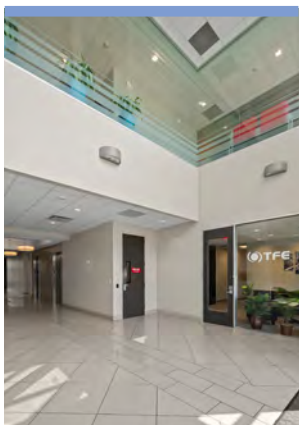
## Property statistics

Address	<a href="#">7102 N. Sam Houston Parkway W. Houston, TX</a>
Property Size	+/- 55,500 sf
Site Size	+/- 3.73 acres
Class	A
Number of Stories	3
Year Built	2014
Percent Leased	67.96%
Parking	3.75/1,000 (surface parking)
Submarket	West Belt



## Value-add investment opportunity

- Currently 67.96% occupied by a diversified tenant base.
- Stable cash flow with value-add upside as market rebounds.
- Majority of the leases have been converted to NNN recovery structure reducing owner's operating expense obligation.
- Exceptional value relative to replacement cost.
- Opportunity for data center operations with +/- 20 MW of power available.





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## Premier Northwest Houston location



Located in the heart of the West Belt submarket along the frontage road of the N. Sam Houston Parkway W. (Beltway 8).



Premier Tollway/Beltway exposure and visibility with a daily car count of +/- 150,000 vehicles. Less than a mile from the Beltway 8/Sam Houston Tollway & State Highway 249 (Tomball Parkway) junction.

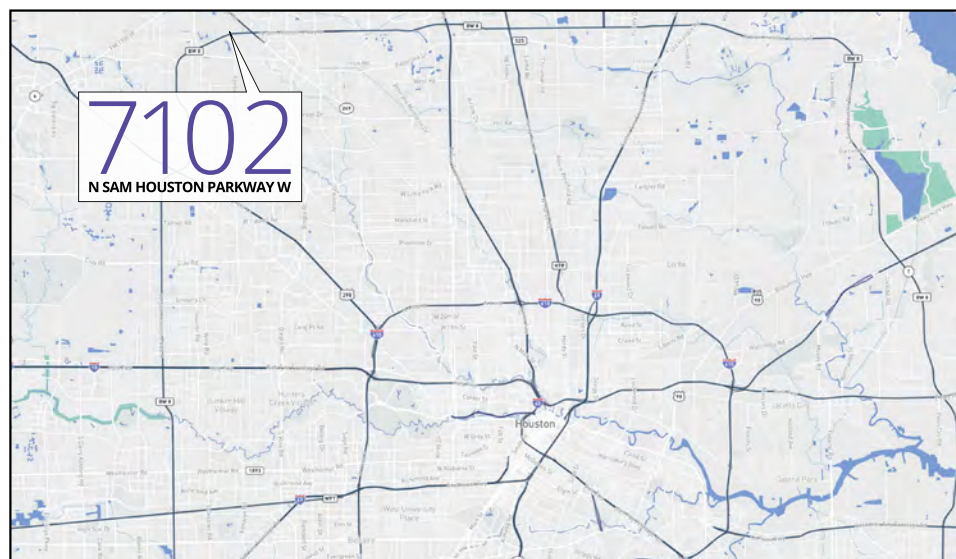
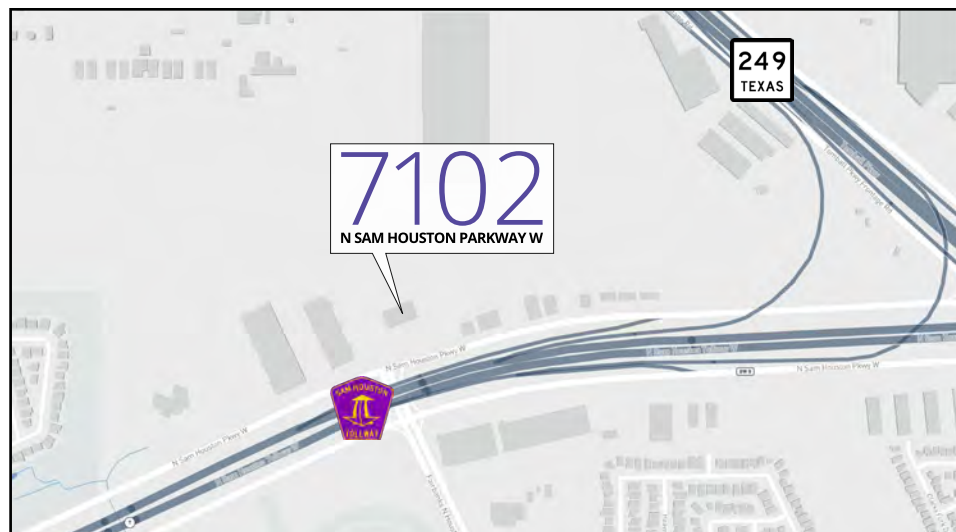


Convenient access to Beltway 8/Sam Houston Tollway, State Highway 249 (Tomball Parkway) & U.S. Highway 290 (Northwest Freeway).



Easy access to several area destinations including George Bush Intercontinental Airport, Sam Houston Race Park, Willowbrook Mall & Vintage Park.

## Location maps

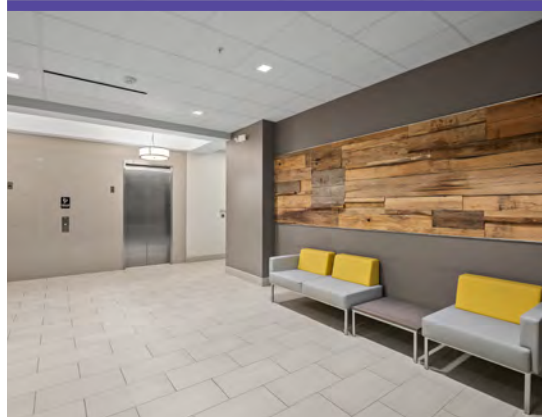


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**If you would like more  
information on this offering,  
please get in touch.**

**Darrell L. Betts, CCIM**

darrell.betts@avisonyoung.com  
713.993.7704

**Jessica S. Alexander**

jessica.alexander@avisonyoung.com  
713.993.7703

**Austin H. Stacey**

austin.stacey@avisonyoung.com  
713.993.7143



 **Drone video**

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Maps &  
market data  
provided by

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Five Post Oak Park, 4400 Post Oak Pkwy #1500 | Houston, TX 77027 | 713 993 7700

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