



THE COMMERCIAL
PROFESSIONALS

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VERSATILE 1-ACRE PROPERTY FOR SALE

3127 FRICK RD | HOUSTON, TX 77038



OFFERING SUMMARY

SALE PRICE

NEGOTIABLE

NUMBER OF UNITS

3

LOT SIZE

43,591 SF

BUILDING SIZE

1,315 SF

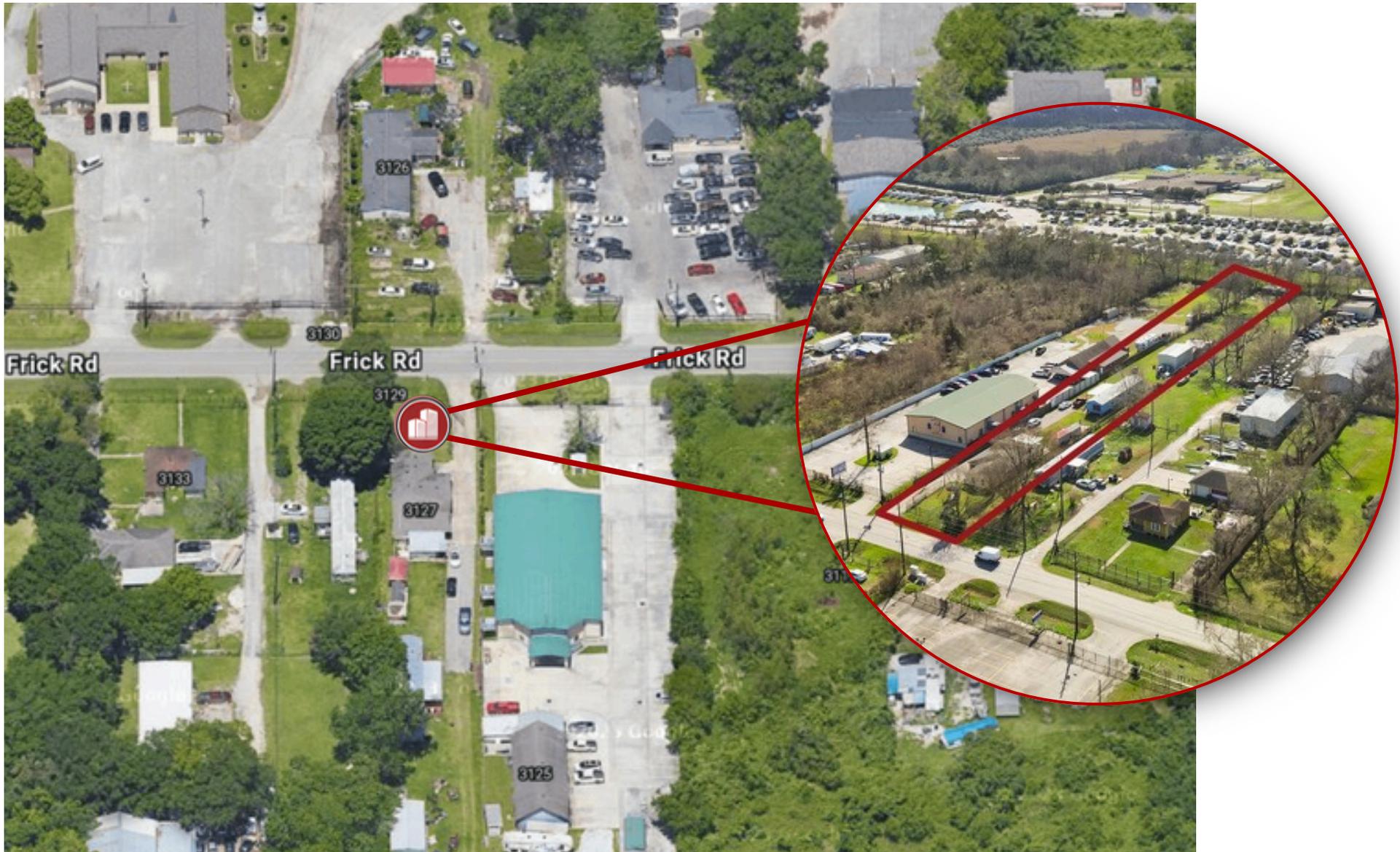
PROPERTY HIGHLIGHTS

Prime 1-Acre Investment Opportunity in Houston

This rare 1-acre property in the heart of Houston offers exceptional potential for commercial, industrial, or residential development. Conveniently located just minutes from Beltway 8, it provides quick access to downtown, medical hubs, and industrial centers. With flexible zoning, the possibilities are endless—ideal for industrial storage, warehouse space, or multi-family residential units.

Seize this unique investment opportunity in Houston's booming market. Don't miss out—contact me today for more details or to schedule a tour!

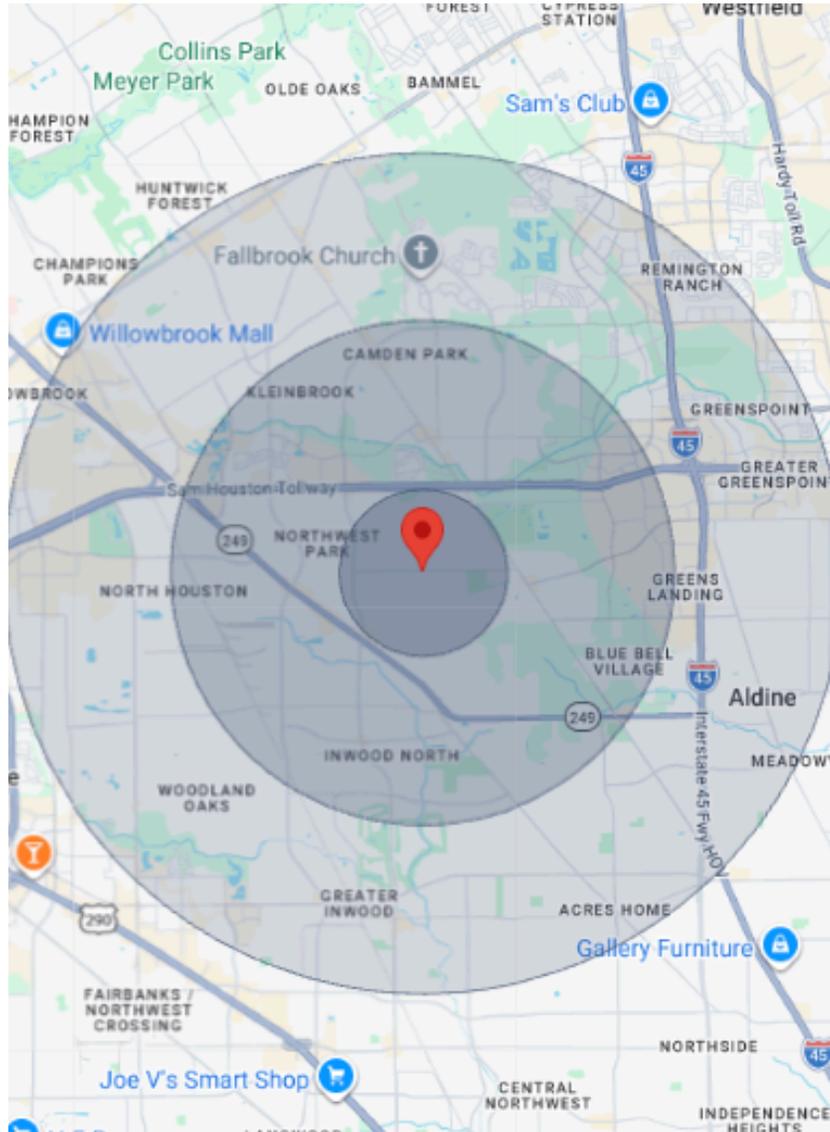
Aerial Map



Property Photos



Demographics



Situated just minutes from Beltway 8, this property offers easy access to major highways, making it an ideal location for businesses requiring quick connectivity to downtown, medical hubs, and industrial centers. Additionally, the property's flexible zoning allows for diverse development options, including industrial storage, warehouse space, or multi-family residential units.

	1 Mile	3 Miles	5 Miles
Total population	11,311	126,105	333,422
Workday Population	14,838	109,179	41,350
Total household	475	6,509	19,122
Average household income	\$85,680	\$75,393	\$76,122
Average age	28.3	33	33
Male Population	6,210	62,737	166,497
Female Population	5,105	63,386	166,955

Demographics data derived from AlphaMap

Market Overview

Houston, Texas is one of the largest and most diverse metropolitan economies in the United States, serving as a major center for energy, healthcare, manufacturing, logistics, aerospace, and international trade. As the fourth-largest city in the country, Houston benefits from a broad economic base, a growing population, and a business-friendly environment that continues to attract corporate investment, talent, and new development.

Houston's extensive transportation infrastructure—including multiple interstate highways, two major airports, one of the nation's busiest ports, and a vast rail network—provides exceptional regional, national, and global connectivity. This infrastructure supports strong demand across industrial, distribution, office, retail, and multifamily sectors, and positions Houston as a critical logistics and commercial hub for the southern United States and international markets.

From a real estate perspective, Houston offers a wide range of investment and owner-user opportunities supported by strong demographics, diverse industry drivers, and consistent tenant demand. While supply varies by submarket and property type, Houston's scale, affordability, and economic diversity support long-term resilience and value creation. As one of the nation's most dynamic and business-friendly metros, Houston remains well-positioned for sustained growth and stable long-term investment performance.



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