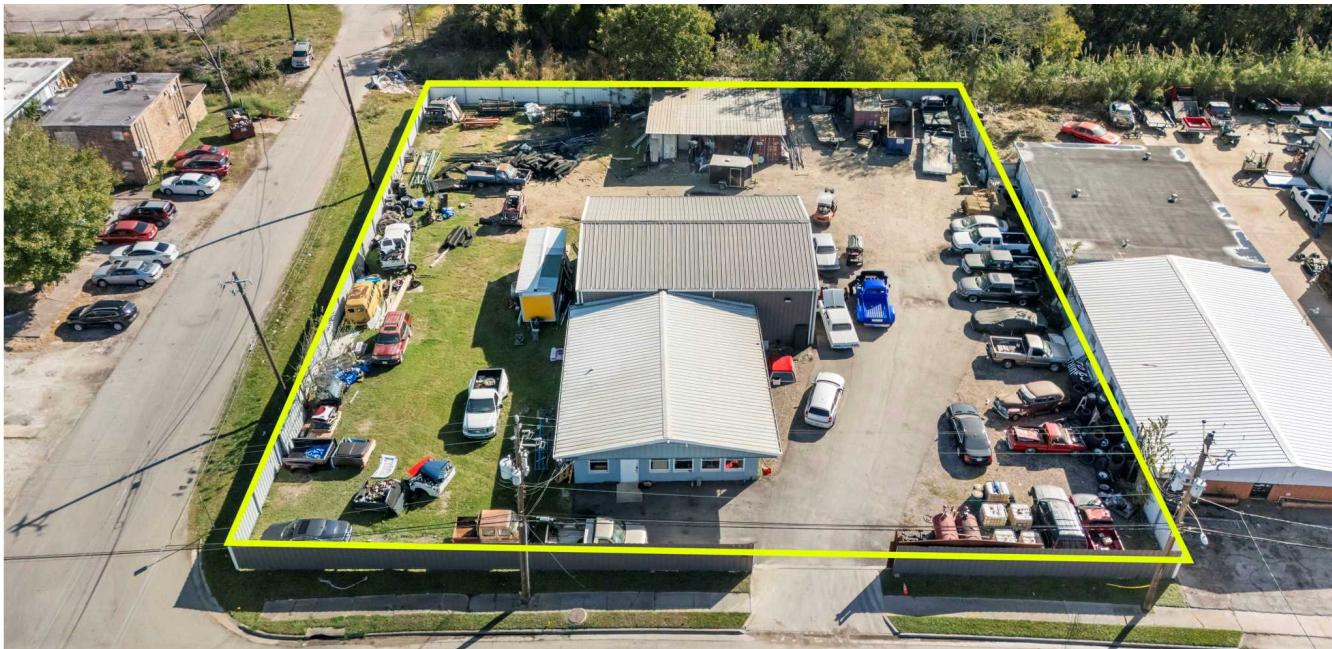


# INDUSTRIAL/FLEX- FOR SALE

3,510 SF FLEX BUILDING ON 0.81 ACRES

4107 WESLOW STREET, HOUSTON, TX 77087

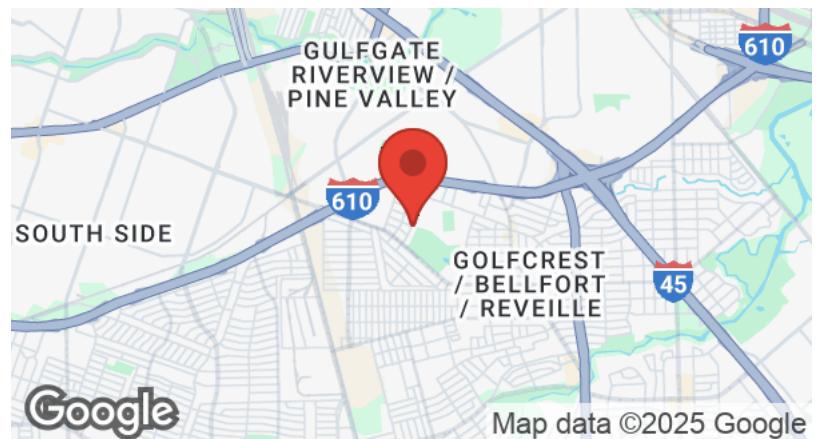


## Property Description

Discover an exceptional opportunity to own a versatile 3,510 sq. ft. flex building situated on 0.81 acres in a prime industrial corridor. This property offers the perfect blend of office, workshop, and warehouse functionality, ideal for contractors, mechanics, fabrication, storage, or service-based businesses. The interior features an open workshop layout with exposed ceilings, utility connections, and a dedicated office or breakroom area. Ample natural light, durable concrete flooring, and multiple access points make this space easy to configure for a wide range of operations. Outside, the property includes a stabilized yard with excellent space for equipment, vehicles, and material storage. The fully usable lot layout allows easy maneuverability for trucks and trailers, with additional covered storage options on-site. Located just minutes from major thoroughfares, this property provides outstanding accessibility and visibility within a growing industrial area.

## Location Overview

This property sits in a well-established, mixed-use corridor inside the I-610 Loop. The surrounding area features a blend of long-standing residential neighborhoods, small businesses, and light-industrial operations, creating strong demand for contractor services, and trade-related uses. With a working-class demographic and excellent access to major thoroughfares, the 77087 area offers convenient connectivity to Downtown, the Port of Houston, Hobby Airport, and key transportation routes. This location provides an affordable and strategically positioned base for businesses needing yard space, storage, fabrication, distribution, or operational support within the Houston city limits.



**KW COMMERCIAL | THE WOODLANDS**

10055 Grogans Mill  
The Woodlands, TX 77380



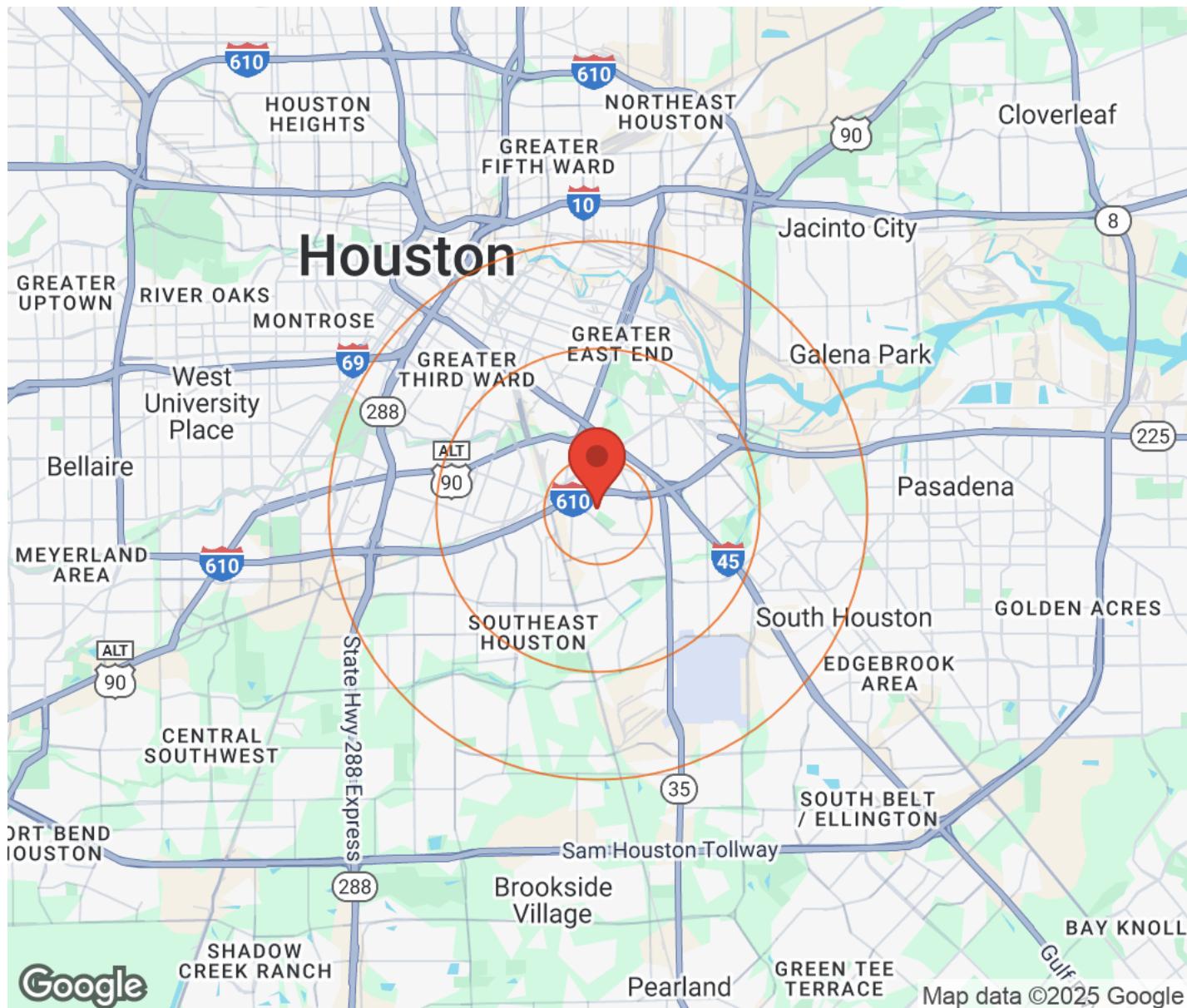
**TERESA SARTIN**

Realtor  
office: (281) 825-7745  
cell: (281) 825-7745  
teresa@sartinteam.com  
0467749, Texas

# Property Photos



# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	7,461	78,415	170,850
Female	7,155	69,311	158,133
Total Population	14,616	147,726	328,983

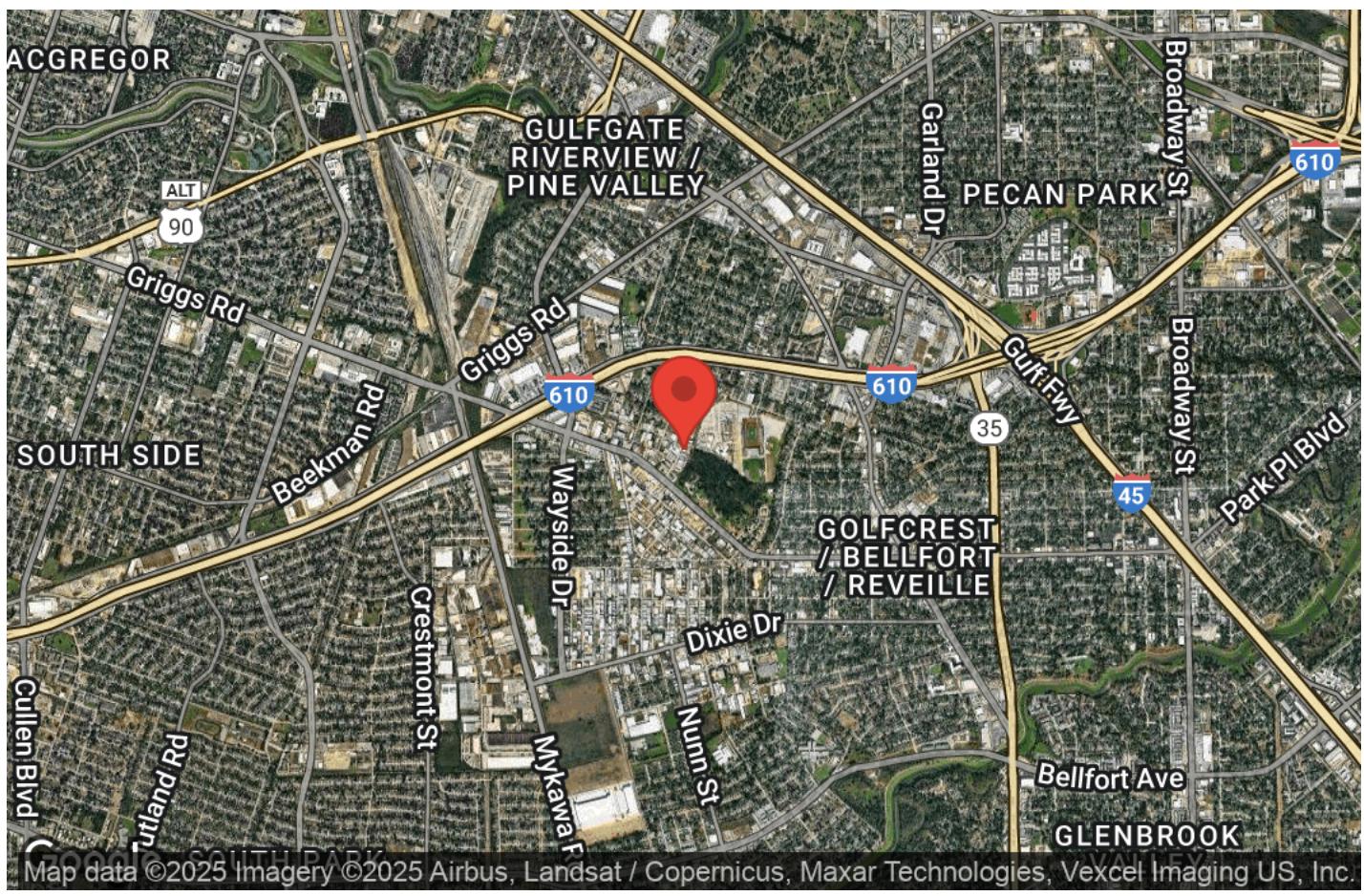
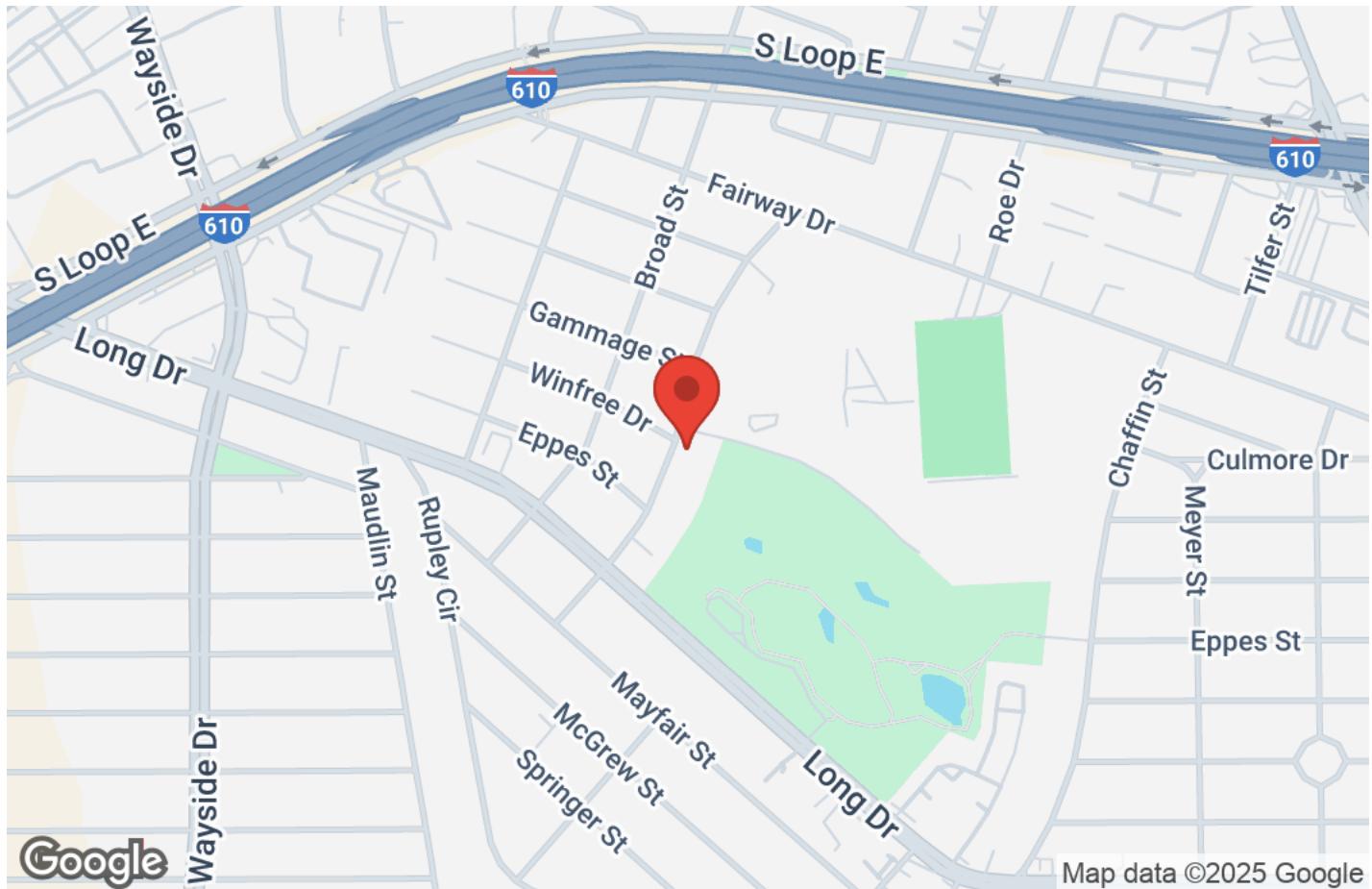
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,175	27,839	60,476
Ages 15-24	2,394	29,223	57,915
Ages 25-54	6,239	58,790	137,598
Ages 55-64	1,421	14,915	33,791
Ages 65+	1,386	16,962	39,201

Race	1 Mile	3 Miles	5 Miles
White	1,318	15,039	39,774
Black	1,460	35,100	98,201
Am In/AK Nat	9	118	362
Hawaiian	1	15	33
Hispanic	11,593	89,507	170,314
Asian	118	6,367	16,285
Multi-Racial	101	1,330	3,356
Other	15	251	691

Income	1 Mile	3 Miles	5 Miles
Median	\$50,155	\$49,373	\$54,033
< \$15,000	819	7,622	19,586
\$15,000-\$24,999	524	4,985	10,693
\$25,000-\$34,999	534	5,017	11,010
\$35,000-\$49,999	555	7,050	15,045
\$50,000-\$74,999	899	7,942	20,040
\$75,000-\$99,999	612	6,005	14,989
\$100,000-\$149,999	663	6,222	15,355
\$150,000-\$199,999	145	1,946	6,026
> \$200,000	124	2,076	7,262

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,474	54,829	135,653
Occupied	4,874	48,863	120,008
Owner Occupied	1,894	22,294	51,955
Renter Occupied	2,980	26,569	68,053
Vacant	600	5,966	15,645

# Location Maps



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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Exclusively Listed by

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