

# TWO INVESTMENT / OWNER-USER BUILDINGS

## HOUSTON, TX



 **\$5,900,000**



**\$188 PSF**  
*(Well Below Replacement Cost)*



**31,365 SF**  
*(Two Buildings)*



**3.718 AC**  
*(Three Parcels)*



**Off Site Detention**

Northmarq is pleased to offer for sale to qualified buyers the opportunity to acquire two vacant office buildings at below replacement cost. The Property is located in Northwest Houston, TX at the intersection of Huffmeister Road and Cypress Corner Lane. The Property was previously used as a highly specialized Autism Center and features a fully built-out interior.

The Property features 2 buildings totaling 31,365 SF sitting on 3.718 acres, which includes all off-site detention. The buildings could be built-out with multiple uses, including a medical campus, church campus, daycare, Montessori, general office (CPA, attorneys, etc) or perhaps a combination of retail / office. Medical offices would do very well as the Property is located approximately 5 minutes north of HCA Houston Healthcare North Cypress, a 163-bed, general acute care hospital.

### INVESTMENT HIGHLIGHTS

- WELL BELOW REPLACEMENT COST
- EXCELLENT VISIBILITY
- MULTIPLE USES
- HCA HOUSTON HEALTHCARE
- FENCED PROPERTY WITH SECURED ACCESS
- HOUSTON & TEXAS - NO STATE INCOME TAX
- COVERED DRIVE THRUS / PLENTIFUL PARKING
- AFFLUENT SUBMARKET DEMOGRAPHICS

### MULTIPLE USES

- ◆ Medical Campus
- ◆ Church Campus
- ◆ Daycare
- ◆ Montessori
- ◆ General Office (CPA, attorneys, or others)

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