

Southbelt Plaza

Portfolio of 3 Properties for Sale



Presented by
BARR & Associates Real Estate, LLC



Price: \$7,400,000

Southbelt Plaza is a modern, high-performing mixed use center strategically positioned at one of Houston's most powerful growth corridors: the intersection of State Highway 288 and South Sam Houston Parkway East (Beltway 8). The property consists of three buildings totaling 37,500 SF, built between 2013 and 2017, and situated on 5.27 acres with excellent visibility, strong traffic flow, and direct access to two of Houston's most important regional arteries. Currently 92% occupied across 12 tenants, the center provides stable income with long-term upside.

Traffic & Regional Connectivity

Southbelt Plaza benefits from exceptional exposure and access:

- Beltway 8 (Sam Houston Pkwy E): One of Houston's highest-volume loops, with heavy commuter and logistics traffic
- State Highway 288: Major north-south artery connecting Pearland, the Texas Medical Center, Downtown, and Lake Jackson
- Intersection of 288 & Beltway 8: A major regional funnel for commuters, freight, and distribution traffic

Note: TxDOT and H-GAC maintain detailed traffic count databases for both corridors, confirming consistently high volumes year-over-year.

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The SH-288 corridor is one of Houston's fastest-growing residential zones, with strong consumer spending and a rising daytime population.

Traffic & Regional Connectivity via the Beltway and 288

37,500 SF

92% OCCUPANCY

OVER 100,000 VPD

Modern Construction

Surrounded by Major Infrastructure & Growth Drivers



Randy Barr

randy@rwbarr.com

(713) 818-2988

BARR & Associates Real Estate, LLC

2222 Pleasant Hill Dr

Friendswood, TX 77546



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Property Name / Address,
City, State
South Belt Plaza,
Houston, TX

Property Type

Size

Year Built

Individual Price

Office

10,000



2955 S Sam Houston Pky E,
Houston, TX

Flex

17,500



2965 S Sam Houston Pky E,
Houston, TX

Office

10,000

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Property Photos



Bldg 1&2



Bldg 3

Southbelt Plaza

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Property Photos



Bldg 3 another view



Bldg 1 front another view2

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Property Photos



Building Photo



Building Photo

Southbelt Plaza

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Property Photos



Rear view to 288 and the Beltway



Bldg 1 rear another view

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Property Photos



Bldg 2 from rear street entry



Building Photo

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Property Photos



Bldg 1 front another view



Bldg 1 front

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Property Photos



Bldg 1 rear



Bldg 2 front another view

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Property Photos



Bldg 2 rear another view



Bldg 2 rear

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Property Photos



Bldg 3 rear another view



Bldg 3 rear

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Property Photos



Bldg 2 front

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Location

