

# Price Reduced | For Sale or Lease

Excellent Industrial Office Warehouse with Expansion Opportunity  
on ±11.66 Acres

## 610/S. Loop - Hwy 288 Area

2990 Holmes Rd | Houston, Texas 77051

Price Reduced: \$7,600,000



Video



Website

### CONTACT US

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# Features & Amenities

## Excellent Industrial Office Warehouse with Expansion Opportunity

on ±11.66 Acres



- **Address:** 2990 Holmes Rd, Houston, TX
- **Total Building Area:** 21,204 SF Office  
5,084 SF Warehouse
- **Land Area:** 11.66 Acres
- **Immediate Occupancy upon closing**
- **Year Built:** 2009
- **Tenancy Type:** Office/Industrial
- **Submarket:** South Hwy 35

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Situated at 2990 Holmes Rd in Houston, Texas, this exceptional industrial office warehouse offers an impressive 21,204 SF of premium office space complemented by a 5,084 SF warehouse on an expansive 11.66-acre lot, providing endless possibilities for growth and customization. Built in 2009, this modern facility features versatile layouts suitable for a range of business operations, from corporate headquarters to light industrial use. Located in the thriving South Hwy 35 submarket, the property offers easy access to major highways, including Hwy 288, Loop 610, and Beltway 8, ensuring seamless connectivity to Downtown Houston, the Texas Medical Center, and key logistics hubs. With ample acreage for expansion or additional build-out, 2990 Holmes Rd presents a unique opportunity for businesses seeking strategic location, operational flexibility, and room for future growth.

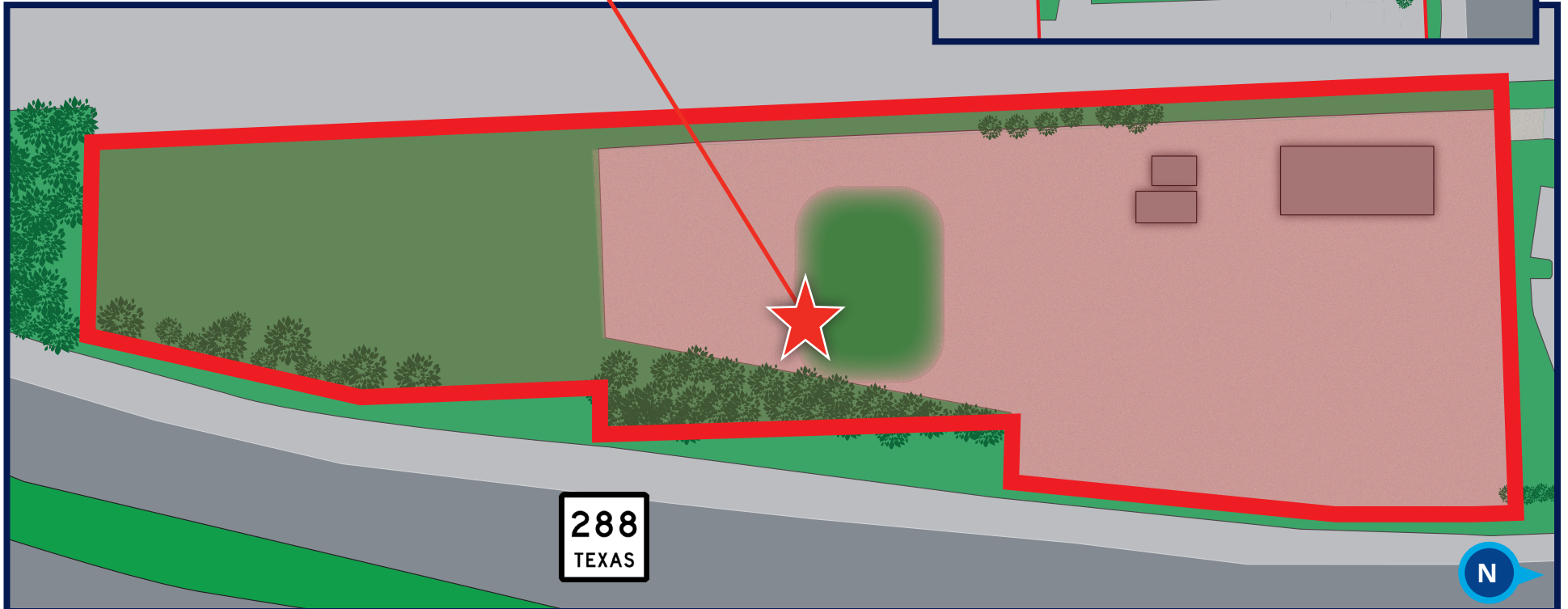
**Price Reduced: \$7,600,000**



# Site Plan

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres

**2990 Holmes Road**  
Excellent Industrial Warehouse  
Expansion Opportunity





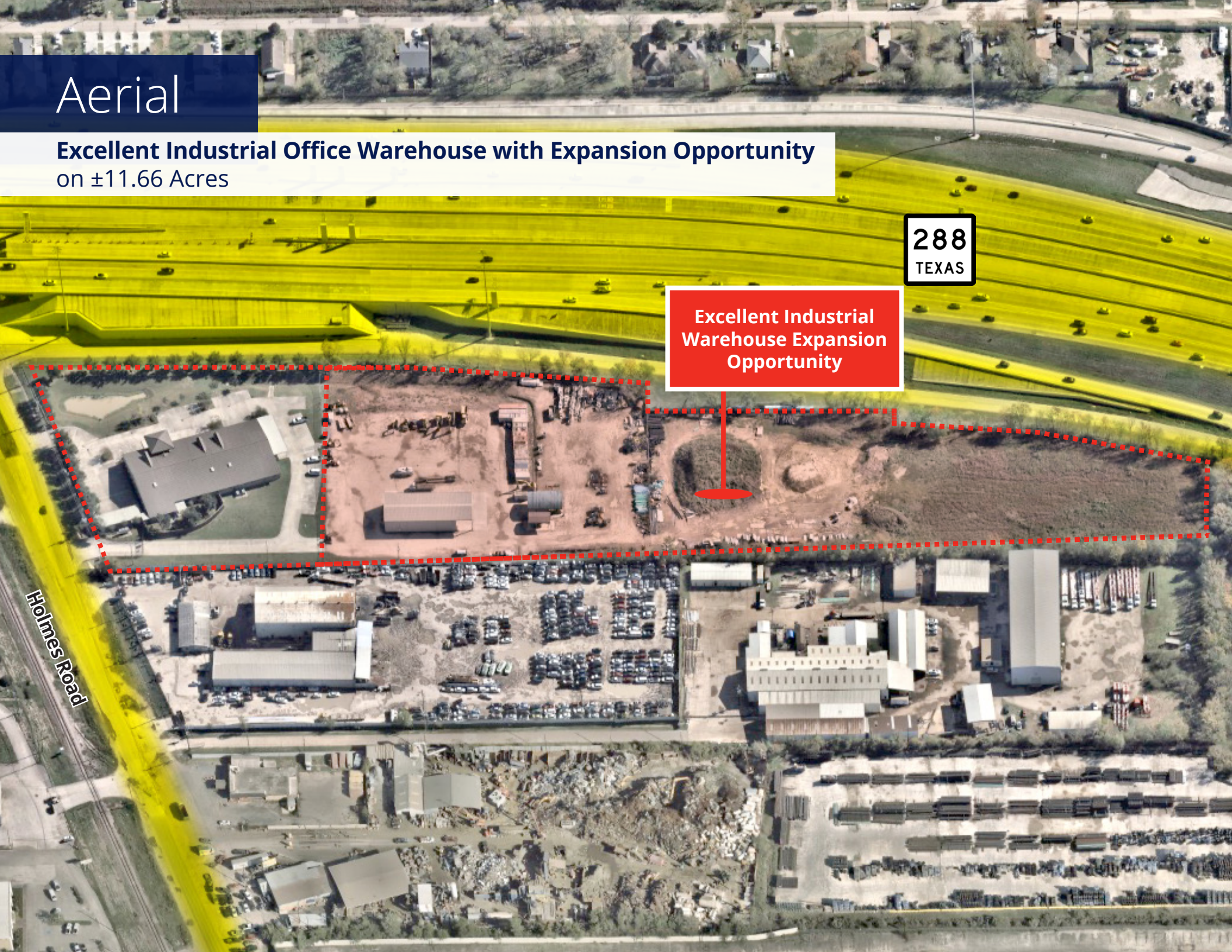
# Aerial

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres

**288**  
TEXAS

**Excellent Industrial  
Warehouse Expansion  
Opportunity**

Holmes Road





# Aerial

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres



Holmes Road

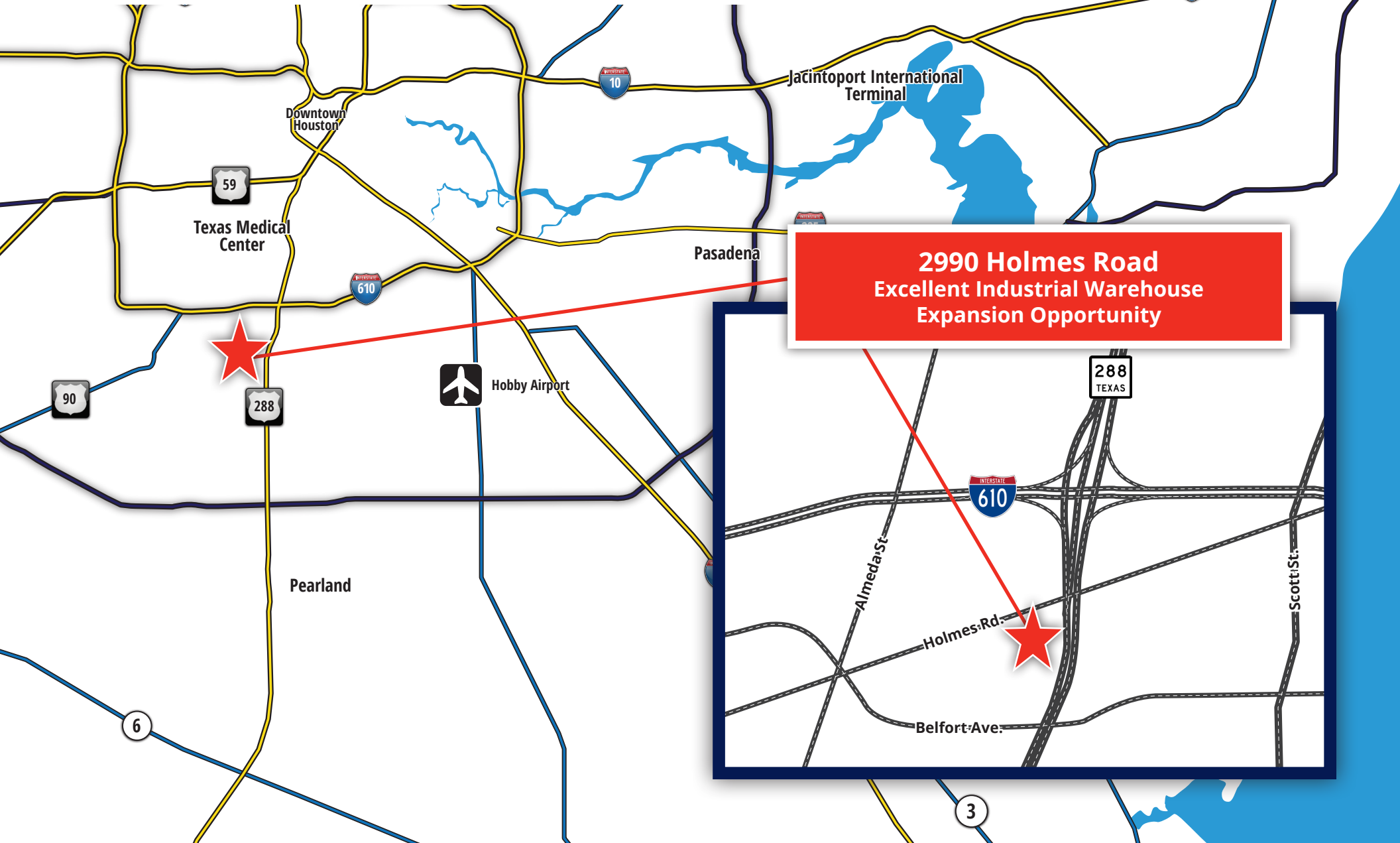
**Excellent Industrial  
Warehouse Expansion  
Opportunity**





# Location Map

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres





# Photos

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres



*Corporate headquarters office & warehouse buildings designed by Element Architects, built in 2009*



*Campus site designed with water detention / ponds*



*Upgraded executive offices & multiple conference areas*



*Spacious offices for large open plan workstations*



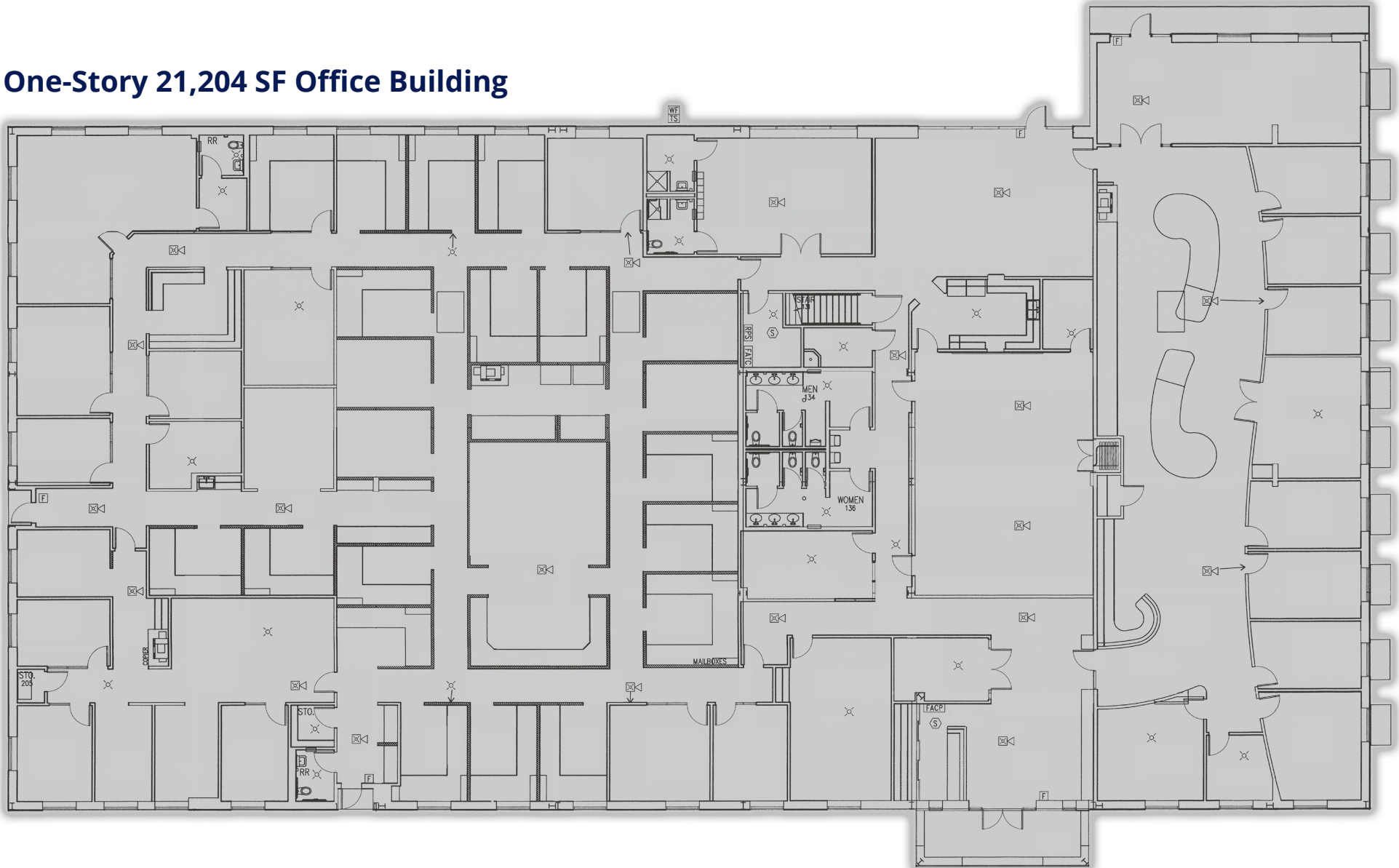
*Multiple warehouse - storage areas on the property*



# Floor Plan

**Excellent Industrial Office Warehouse with Expansion Opportunity**  
on ±11.66 Acres

**One-Story 21,204 SF Office Building**





The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date