



FOR SALE

9001 JENSEN DR., HOUSTON, TX 77093

TOTAL BUILDING SIZE: 72,400 SF | LOT SIZE: 5.07 ACRES

Andy A. Ordonez | (346) 276-3755 | andy@phelpsandfrias.com
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Jensen Dr.



Location

9001 Jensen Dr.
Houston, TX 77093



Size

Total Building Size: 72,400 SF
Lot Size: 5.07 Acres



Price

Call for Pricing

HIGHLIGHTS

Property

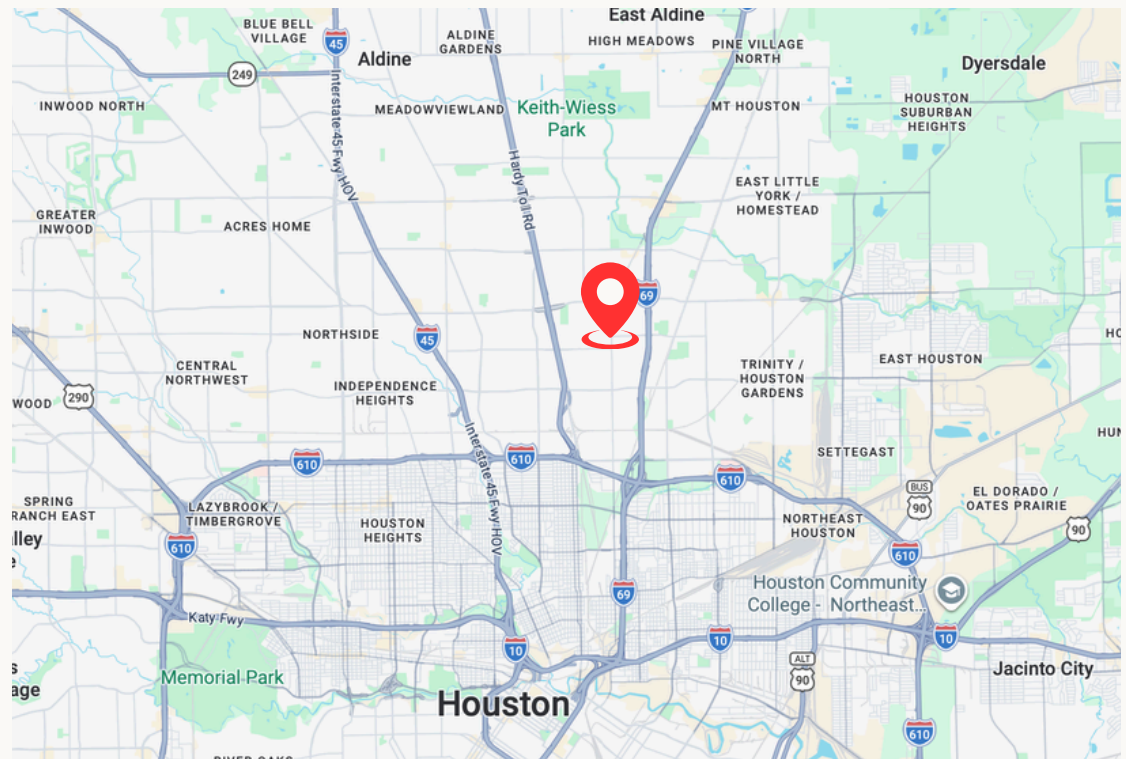
- Large footprint with expansive parking area
- Fully gated and secured site
- 18' clear height with bay doors ranging from 10'-14'
- 1 rear loading dock

Condition & Improvements

- Warehouse + Built-Out Office
- Complete gut renovation completed by ownership
- New roof, electrical panels, plumbing, and HVAC systems
- Concrete subfloor improvements and a fully repaved lot
- All systems operational — significant capital invested

Ownership & Background

- Former auto body shop
- Ownership operates in TX and FL and is liquidating portfolio assets
- Flexible seller, not time-constrained



OWNER-OCCUPIER OPPORTUNITY

- Ideal for an owner-occupier utilizing a spacious warehouse and a surplus of parking & land
- Built office space available for personal use or lease

DEMOGRAPHICS

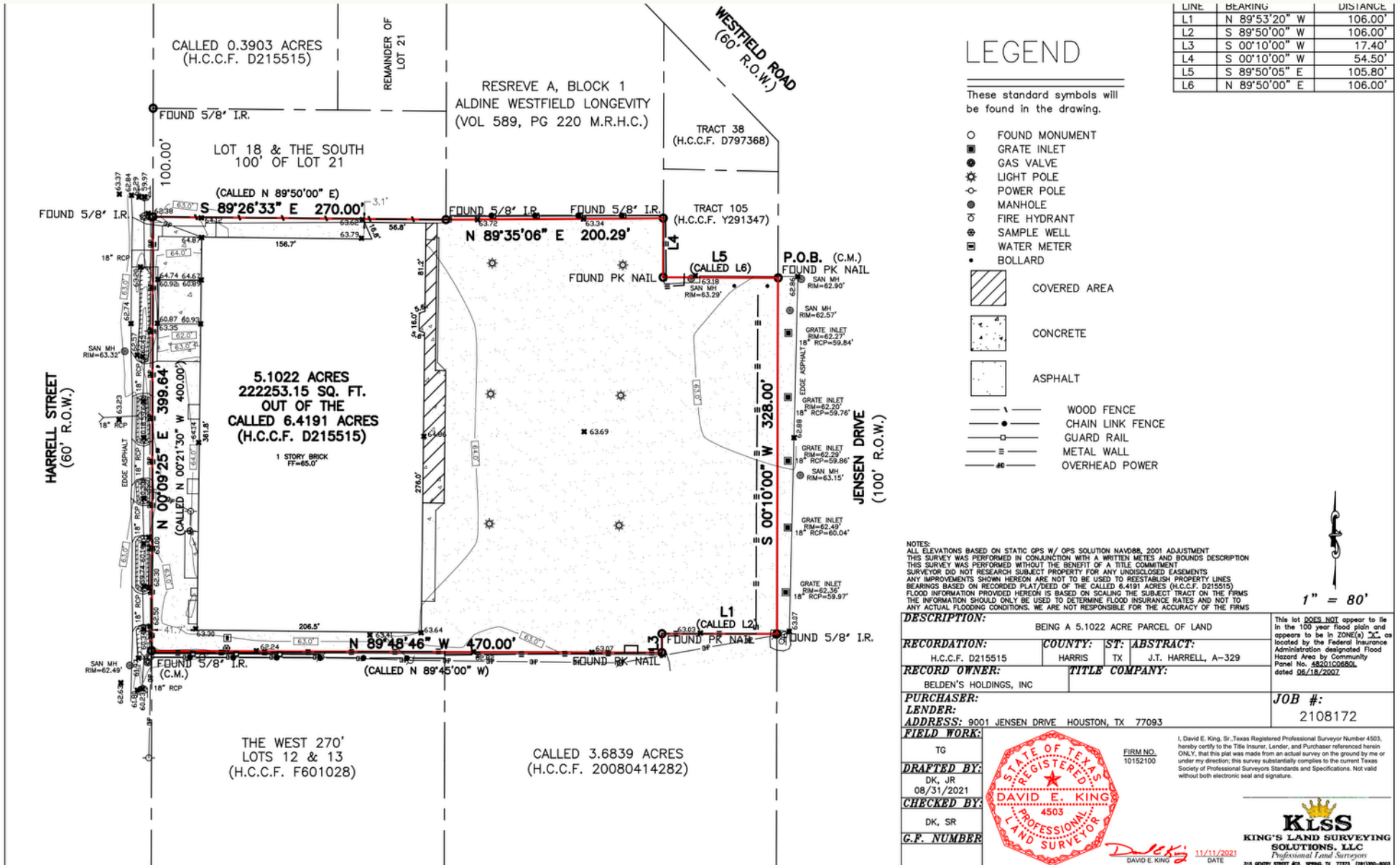
	1 mile	3 miles	5 miles
Total Population (2025)	11,557	116,031	334,533
Projected Population (2030)	11,407	114,175	321,205
Average HH Income (2025)	\$52,614	\$63,695	\$96,781

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Site Plan



LINE	BEARING	DISTANCE
L1	N 89°53'20" W	106.00'
L2	S 89°50'00" W	106.00'
L3	S 00°10'00" W	17.40'
L4	S 00°10'00" W	54.50'
L5	S 89°50'05" E	105.80'
L6	N 89°50'00" E	106.00'

LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
 - GRATE INLET
 - ⊙ GAS VALVE
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ SAMPLE WELL
 - ⊙ WATER METER
 - BOLLARD
-
- COVERED AREA
 - CONCRETE
 - ASPHALT
 - WOOD FENCE
 - CHAIN LINK FENCE
 - GUARD RAIL
 - METAL WALL
 - OVERHEAD POWER

NOTES:
 ALL ELEVATIONS BASED ON STATIC GPS W/ OPS SOLUTION NAVD83, 2001 ADJUSTMENT
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
 BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 6.4191 ACRES (H.C.C.F. D215515)
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
 FLOOD INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
 ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

1" = 80'

DESCRIPTION:		BEING A 5.1022 ACRE PARCEL OF LAND	This lot DOES NOT appear to lie in the 100 year flood plain, and appears to be in ZONE(e) "X", as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 482010080L, dated 08/18/2007.
RECORDATION:	H.C.C.F. D215515	COUNTY: HARRIS ST: TX ABSTRACT: J.T. HARRELL, A-329	
RECORD OWNER:	BELDEN'S HOLDINGS, INC	TITLE COMPANY:	JOB #: 2108172
PURCHASER:	BELDEN'S HOLDINGS, INC		
LENDER:			
ADDRESS:	9001 JENSEN DRIVE HOUSTON, TX 77093		
FIELD WORK:	TG		
DRAFTED BY:	DK, JR	FIRM NO.: 10152100	I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.
CHECKED BY:	DK, SR		
G.F. NUMBER			



DAVID E. KING 11/11/2021 DATE

KLSS
 KING'S LAND SURVEYING SOLUTIONS, LLC
 Professional Land Surveyors
 315 GENTRY STREET, SUITE 1000, HOUSTON, TX 77002 (281)280-0003

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Aerial View

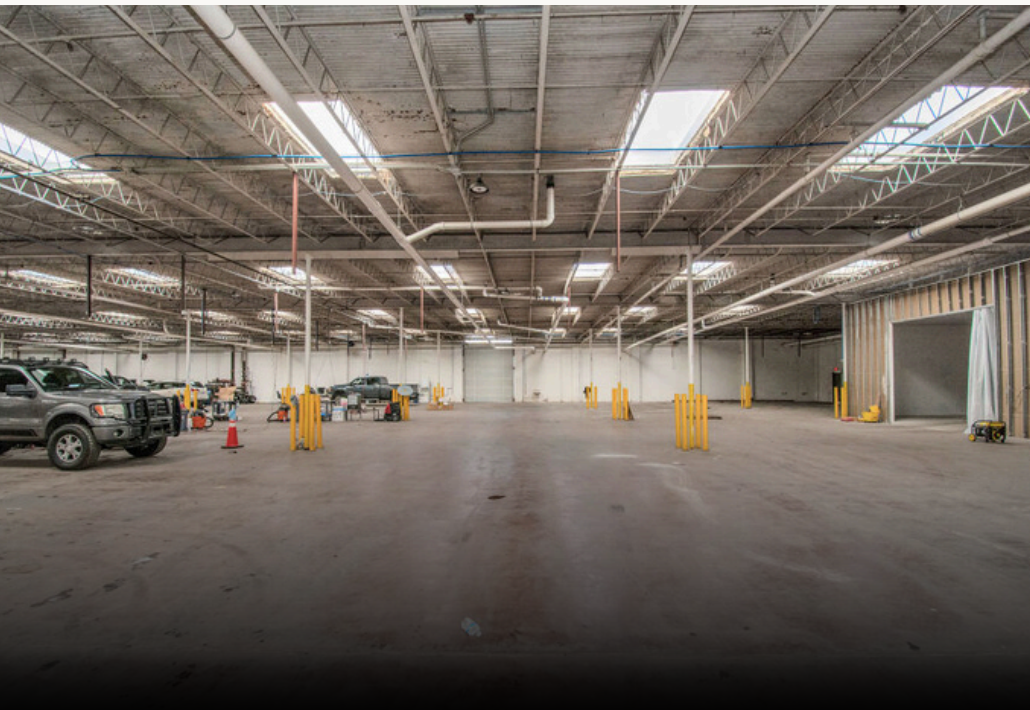
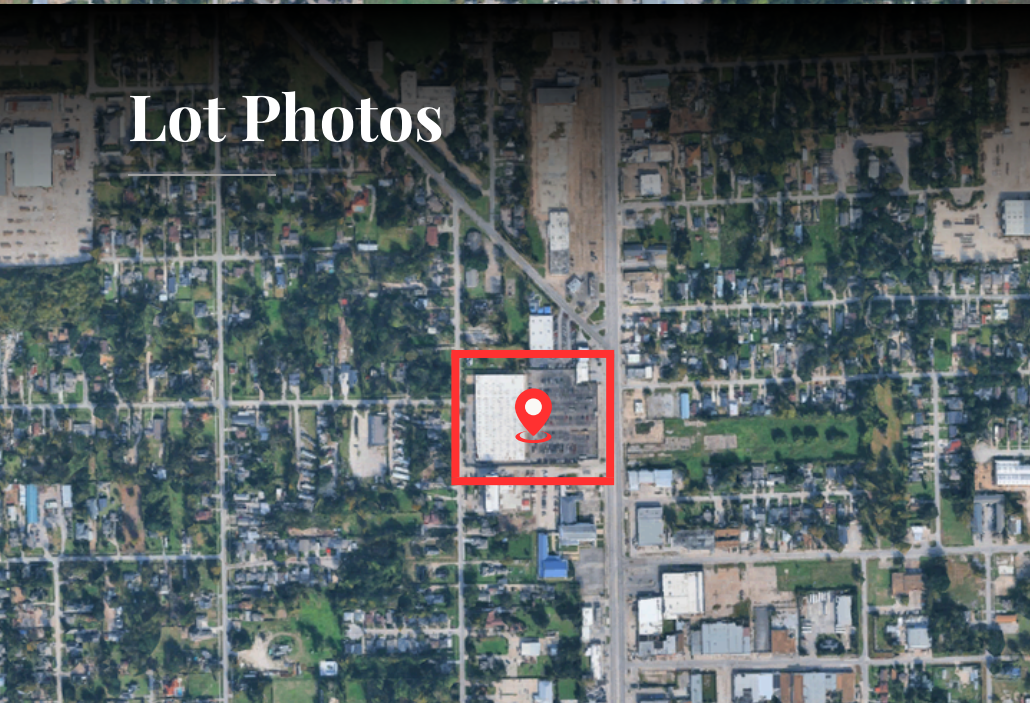


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Lot Photos



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