

Industrial | Office Opportunity

9730|9818 WINDFERN ROAD, HOUSTON, TX



FOR SALE

NEWMARK

25,602 SF Industrial | 15,375 SF Office
70,122 SF future Manufacturing Building on 6.59 acres

9730 WINDFERN RD

4.98 AC TOTAL

OFFICE - 15,375 SF

- Two story, elevator served office
- High quality office environment with a flexible layout
- Executive corner offices with private restrooms

INDUSTRIAL - 25,602 SF

- Metal industrial building with offices, kitchen, restrooms
- 1 truck well, 4 drive-in doors
- Paved outside storage
- 1200 Amps; Additional 6.5 MW available, if needed
- Existing bitcoin mining operation in portion of warehouse

Note: Components may be delivered separately or combined to align with operational needs, expansion plans, or phased development (subject to zoning and approvals).



4.98 AC
Total

25,602 SF
detention pond

15,375 SF

| OPTIONS | | | |
|---------|----------------------|--|------------------|
| | ALL | - 15,375 SF Office - 25,602 SF Warehouse - 70,122 SF Future Site | TOTAL 110,099 SF |
| | Office + Warehouse | - 15,375 SF Office - 25,602 SF Warehouse | TOTAL 40,977 SF |
| | Office + Future Site | - 15,375 SF Office - 70,122 SF Future Site | TOTAL 85,947 SF |

15,375 SF Office

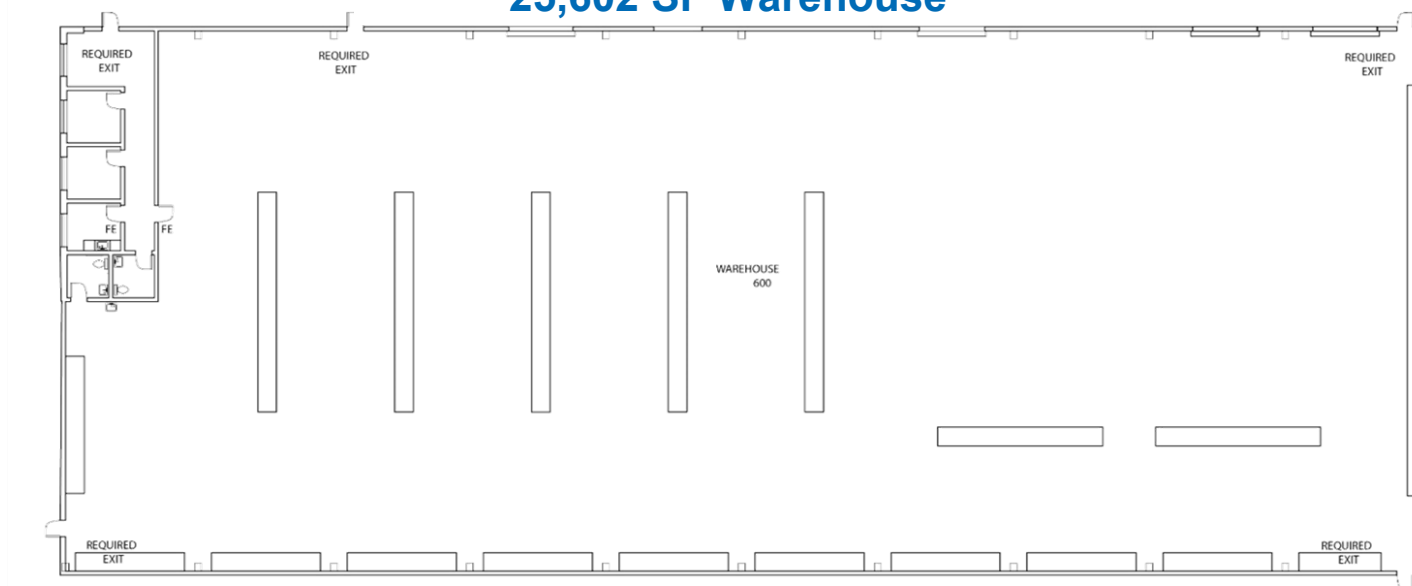


1st Floor



2nd Floor

25,602 SF Warehouse

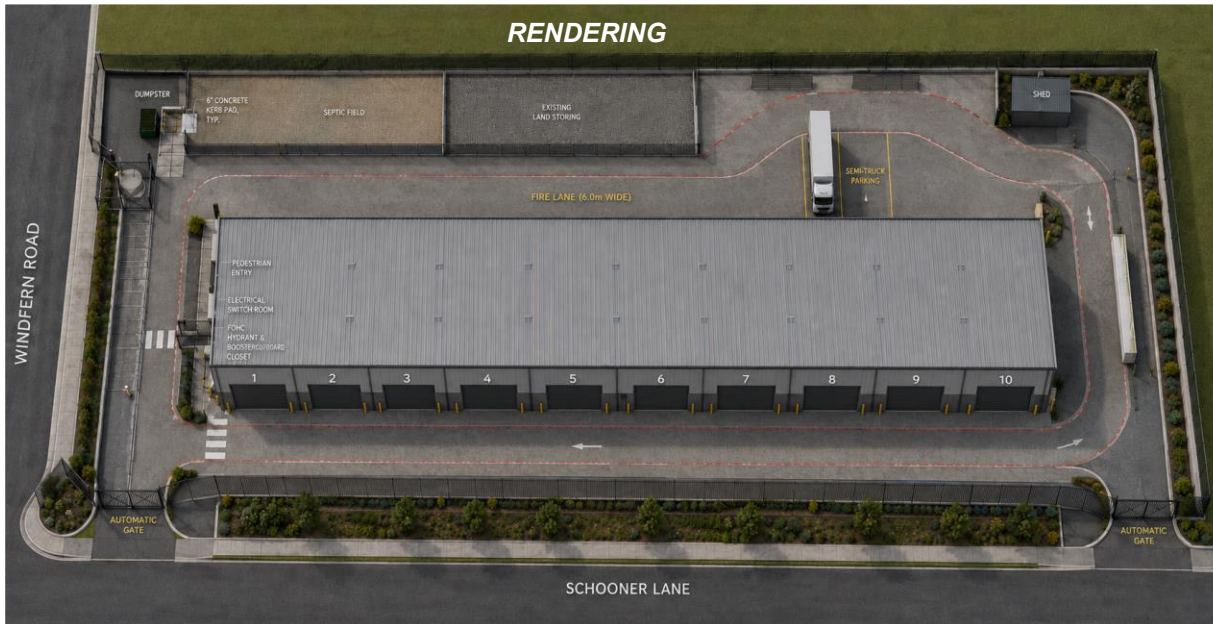


9818 WINDFERN RD

FUTURE MANUFACTURING BUILDING

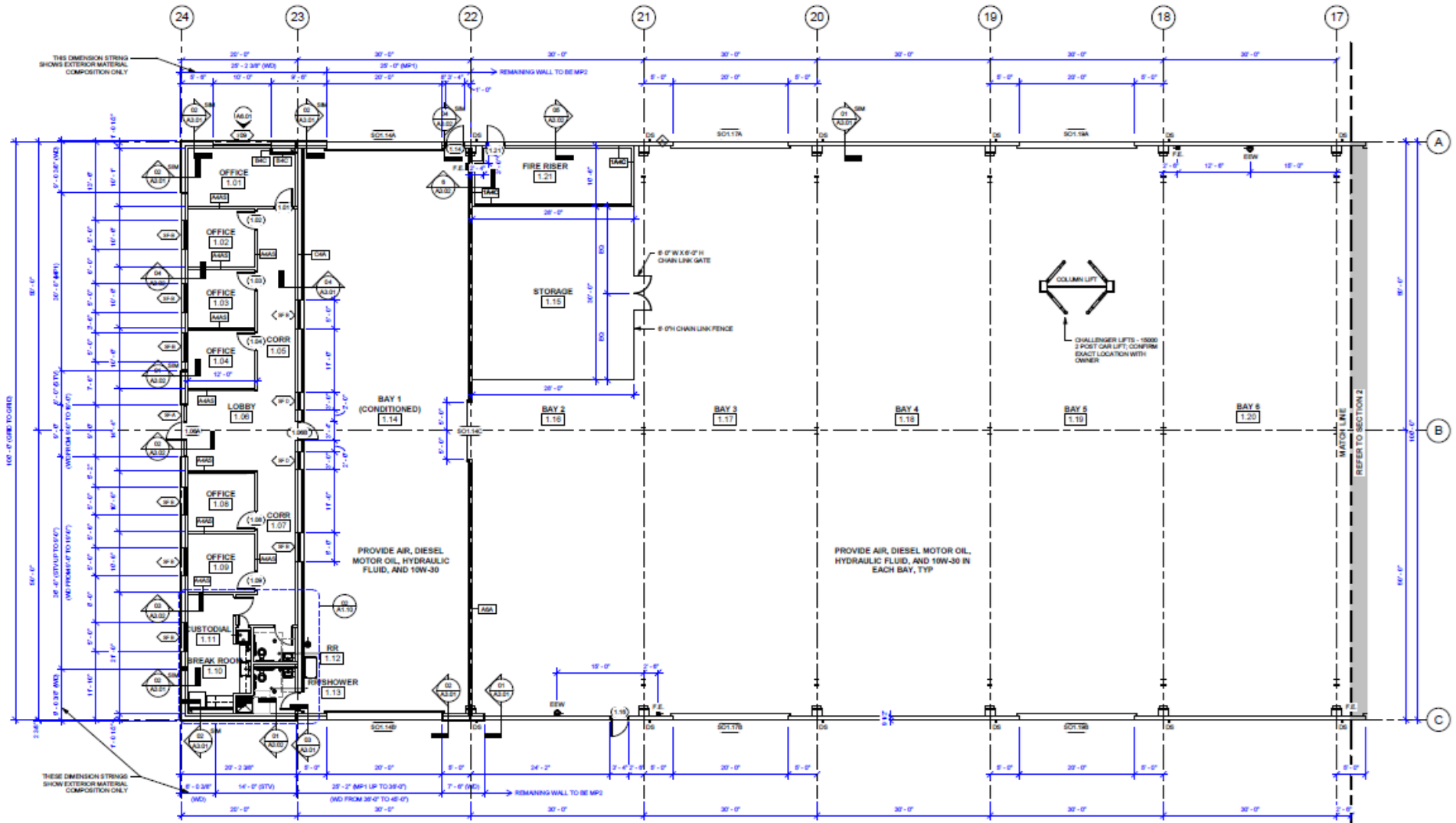
70,122 SF - 6.59 AC TOTAL

- Approximately 2,000 SF office
- 2,806 SF HVAC warehouse bay
- 848 SF Storage room
- 40' eaves
- 20-20' drive-ins
- 2-30' drive-ins
- 800 amps; can add additional 1,000 amps; Additional 6.5 MW available, if needed
- Crane Ready
- Estimated delivery Spring 2027



| OPTIONS | ALL | - 15,375 SF Office - 25,602 SF Warehouse - 70,122 SF Future Site | TOTAL 110,099 SF |
|---------|----------------------|--|------------------|
| | Office + Warehouse | - 15,375 SF Office - 25,602 SF Warehouse | TOTAL 40,977 SF |
| | Office + Future Site | - 15,375 SF Office - 70,122 SF Future Site | TOTAL 85,947 SF |

70,122 SF FUTURE MANUFACTURING BUILDING



11 CONSTRUCTION PLAN - SECTION 1
1/8" = 1'-0"



For more information:

BRIAN BOOTH

Associate Director
t 713-599-5154
brian.booth@nmrk.com

ROSS JAMES

Director
t 713-870-7677
ross.james@nmrk.com

5847 San Felipe Plaza, Suite 300
Houston, TX 77057

nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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.

| | | | |
|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date