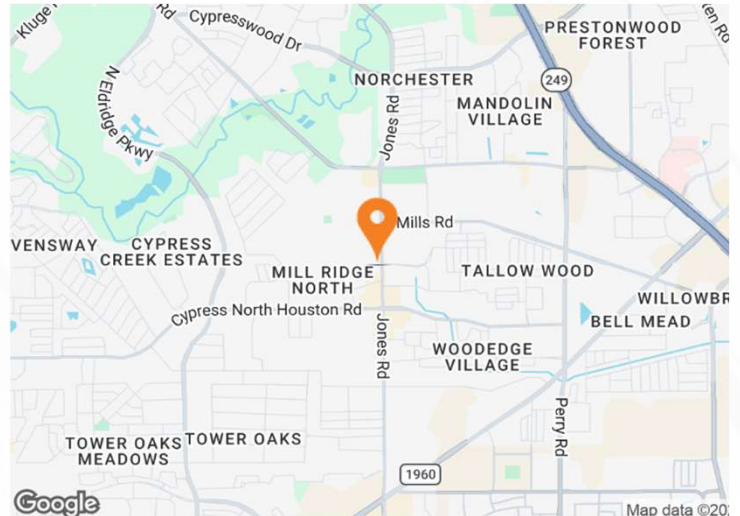


PRICE REDUCED | 12623 JONES ROAD

Standalone 5,070 SF Northwest Houston Office with Direct Jones Rd Frontage

12623 Jones Road, Houston, Texas 77070



REDUCED LISTING PRICE
\$990,000
(was \$1,095,00)



BUILDING SQUARE FEET
±5,070



YEAR BUILT / RENOVATED
1981 / 2016



LOT SIZE
±0.5954 Acres

INVESTMENT HIGHLIGHTS

Standalone Office/Medical Building in Northwest Houston

- ±5,070 SF single-story Class B office/medical building on heavily trafficked Jones road in Northwest Houston/Willowbrook.

High-Visibility Location with Strong Frontage

- Approximately ±105 feet of frontage on Jones Road provides excellent exposure, branding, and signage opportunities along a key north-south arterial.

Exceptional Parking Ratio

- Approximately 36 surface parking spaces equating to a 7.1:1,000 SF parking ratio, above typical office standards and ideal for medical or client-heavy users.

Flexible Floor Plan Supporting Multiple Uses

- Efficient interior layout with reception, private offices, open work areas, conference room, and support spaces suitable for medical, professional, legal, insurance, education, or childcare use.

Potential Seller Financing Available

- Ownership may offer financing to qualified buyers, enhancing flexibility for owner-users and private investors.

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