

FOR SALE OR LEASE

±28,780 SF ON 3.10 AC
OFFICE/WAREHOUSE • IOS AVAILABLE

6741 SATSUMA DR
HOUSTON, TX 77041

PROPERTY HIGHLIGHTS

- ±7,400 SF of dedicated office space across the property
- Grade-level loading: 12'–16' doors
- 18' clear height with 13 drive-in bays
- 480V / 3-phase power supply
- Immediate access to FM 529, US 290, & Beltway 8
- Located outside of the 100-year and 500-year floodplain
- Fully fenced and gated
- ±1.50 AC proposed for Industrial Outdoor Storage (IOS)



For More Information:

Brandon Wuntch | (713) 882-1739
bwuntch@moodyrambin.com

Jake Echols | (713) 444-7051
jechols@moodyrambin.com



The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

BUILDING SPECIFICATIONS

6741 SATSUMA DR
HOUSTON, TX 77041

Total Property Size	±28,780 SF
Office	±7,400 SF
Warehouse	±21,380 SF
Total Land Size	±3.10 AC
Loading Access	Grade Level
Site Security	Fenced & Gated
Economics	Contact Broker for pricing

Building 1: ±15,525 SF

- ±4,200 SF Office (2-Story)
- ±11,488 SF Warehouse

Building 2: ±11,687 SF

- ±3,200 SF Office (2-Story)
- ±8,487 SF Warehouse

Building 3: ±1,405 SF

- Outdoor shop
- Proposed ±1.50 AC IOS



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INTERIOR PHOTOS

6741 SATSUMA DR
HOUSTON, TX 77041



For More Information:

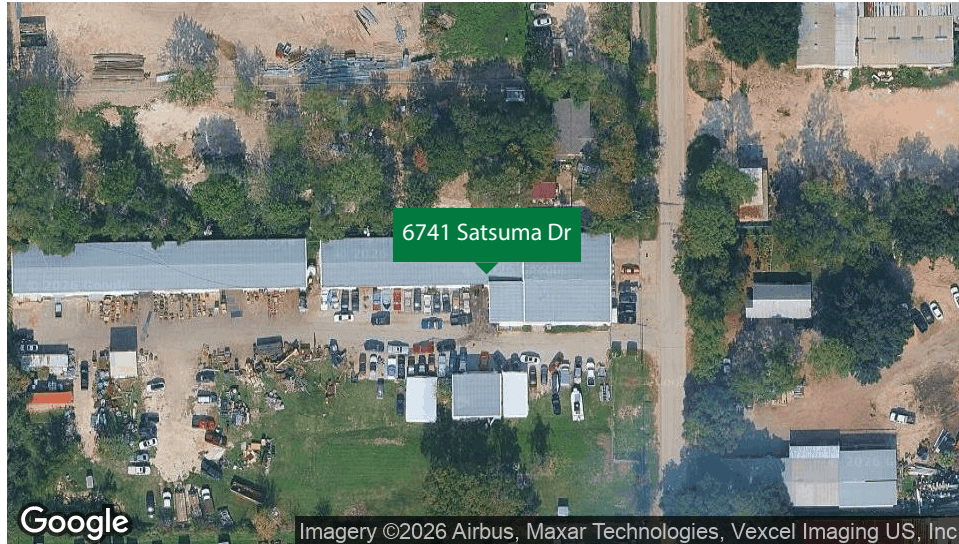
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LOCATION

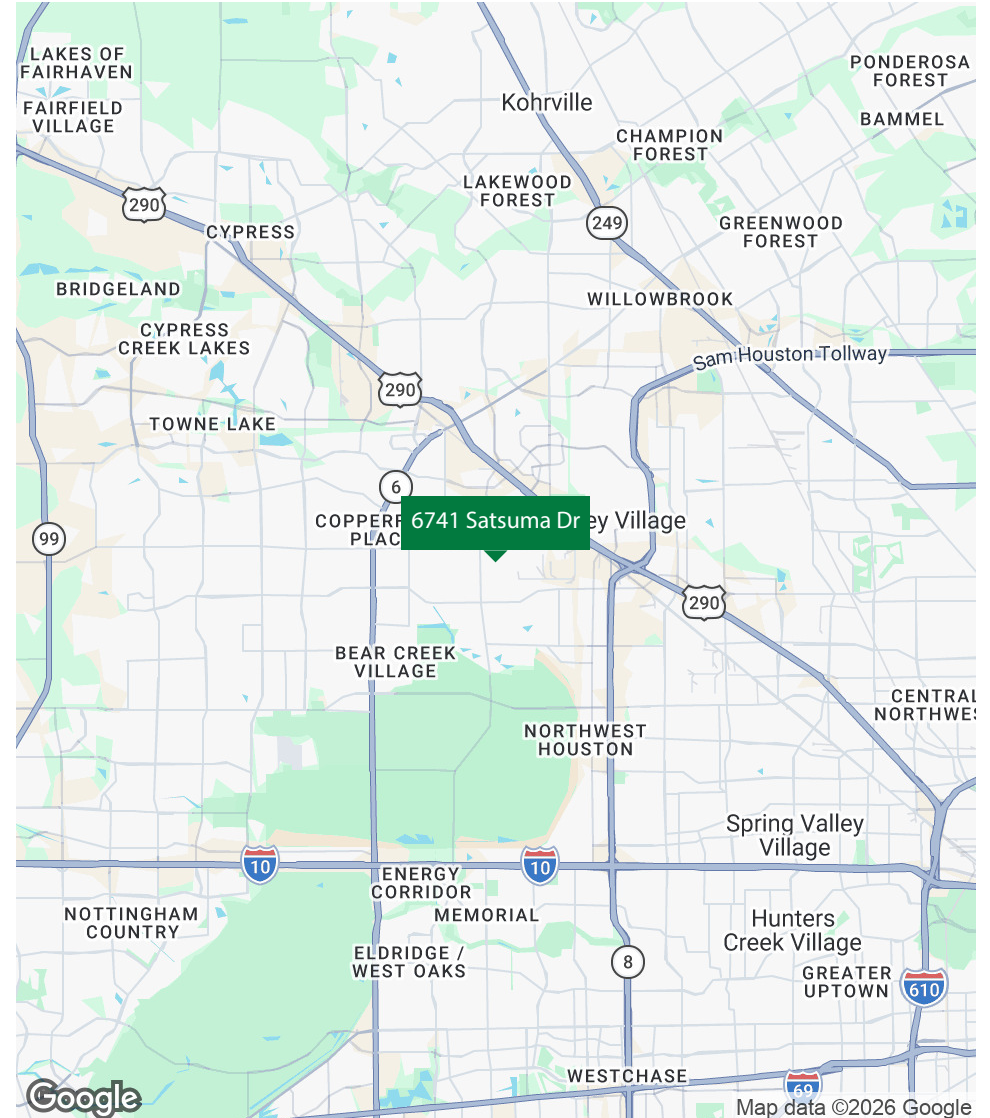
6741 Satsuma Dr, Houston, TX 77041



LOCATION OVERVIEW

6741 Satsuma Dr sits within an established industrial corridor in Northwest Houston (77041), with immediate access to FM 529, US 290, and Beltway 8 for efficient distribution across the greater Houston metro. The property is outside both the 100-year and 500-year floodplains, and the surrounding area is home to a strong mix of manufacturing, energy-services, and light-industrial users.

Nearby retail, dining, and services along Hwy 290 and Beltway 8 support daily operations and employee convenience, while the surrounding Northwest Houston submarket continues to see steady industrial demand thanks to its central position between Downtown, the Energy Corridor, and Houston's northwest growth corridors.



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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MRIO, INC.	542512		(713) 773-5500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Robert O. Cromwell	385561-B	bcromwell@moodyrambin.com	(713) 773-5500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Brandon Wuntch	671520-SA	bwuntch@moodyrambin.com	(713) 773-5500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jake Echols	851710-SA	jechols@moodyrambin.com	(713) 773-5500
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date