

8,034 SQUARE FEET WITH YARD SPACE

LOCATED OUTSIDE CITY LIMITS IN ETJ / **OUTSIDE OF FLOOD PLAIN**

Office Warehouse with Excellent Location



FOR SALE

Positioned in Houston's #1 industrial absorption submarket in Q1 2026 — the West corridor continues to attract energy services, logistics, and professional trades users who need direct I-10 access.”



FOR MORE INFORMATION PLEASE CONTACT:

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LOCATION:

3339 Marks Road
Houston, TX 77084

SIZE:

±8,034 square feet total
Comprised of:
±2,034 square foot office
±6,000 SF warehouse with addl. ±300 SF office

PRICE:

SALE - \$1,295,000 (\$161/SF)

PROPERTY HIGHLIGHTS:

- 4 offices, conference room, break room, 2 restrooms
- Additional shop office and restroom
- 14 foot eave
- 2 - 12' x 12' overhead doors
- Easy access via Barker Cypress or Hwy-6
- Near energy corridor, just north of I-10

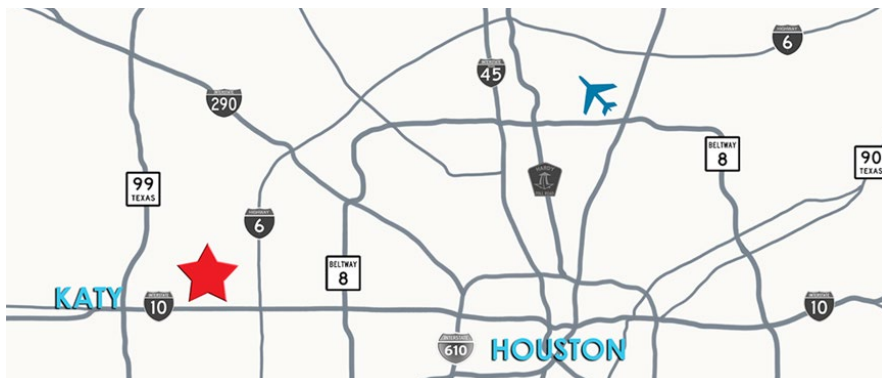
PROPERTY SUMMARY:

A rare opportunity to own a fully functional, secured office-warehouse compound at below-replacement-cost pricing in Houston's strongest industrial submarket. The 0.839-acre, fully fenced site features a detached ±2,034 SF professional office with 4 private offices, a conference room, kitchenette, and 2 restrooms — plus a separate ±6,000 SF clear-span steel warehouse with 14' eaves and two 12'x12' overhead doors. Located in Harris County's ETJ — no city property taxes, no city zoning restrictions, and no flood insurance requirement (outside flood plain). With direct connectivity to I-10, Beltway-8, and the Grand Parkway, this is a logistics-ideal location for energy services, trade contractors, regional distributors, and professional businesses that need both polished client-facing space and serious operational capacity — in one private, gated compound.

“At \$1,295,000 (\$161/SF), this asset is priced below the Houston market average of \$185–\$209/SF for comparable flex/office-warehouse product — and below estimated replacement cost. Income in place would support a ~7% cap rate at current market rents. Owner-users benefit from immediate occupancy and long-term equity in a supply-constrained segment.”

LOCATION SUMMARY:

Conveniently located just north of I-10, in-between Barker-Cypress and Hwy-6. Easy access to Beltway-8 and Grand Parkway TX-99.



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Example Financing Scenarios

	SBA 504 – 10% Down	Conventional – 25% Down
Down Payment	\$129,500	\$323,750
Closing Costs (~3%)	~\$38,850	~\$38,850
Min. Cash to Close	~\$168,350	~\$362,600
Loan P&I	\$7,650.73	\$6,449.13
Taxes (monthly)	\$1,053.92	\$1,053.92
Insurance (est.)	\$316.67	\$316.67
Total PITI	\$9,021/mo	\$7,820/mo

You can own this building for less than a monthly lease payment in the West-Houston market, given current lease rates at \$1.20–\$1.35/SF total—yet instead of paying a landlord, your payments build equity and long-term value for you. In many cases, under the 25% down conventional loan example above, your effective ownership cost is at or below what you'd pay in rent, while also capturing principal paydown and future appreciation.

Key Rate Sources (April 2026)

- SBA 504 25-year fixed: 5.942% (CDC portion) cdcloans.com
- Conventional owner-occupied commercial: 6.32% nerdwallet.com
- Bank first mortgage (SBA 504 tranche): ~6.40%
- Lease rates quoted Q2 2026 costar.com

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