



For Sale!



For Sale - Retail | Warehouse | Flex Space

625 W Parker Road, Houston, TX 77091

Prime Commercial Property

High Visibility on connector between I-45 and N Shepherd Dr

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Property Highlights

For Sale -MOTIVATED SELLER: Flex-Retail Value-Add on W Parker Rd

This is an exceptional value-add opportunity with a highly motivated seller, **priced strictly for immediate sale at \$445,000.**

Located in the Independence Heights/Northline submarket, this +/-3,450 SF retail space sits on a 7,764 SF lot. It is located on a crucial eastwest connector between I-45 and N Shepherd Dr. Older properties in this corridor frequently transition between retail, small office, and light warehousing. This provides excellent mixed-use flexibility for a prospective buyer.

Property Details

- **Unique Frontage & Loading:** The front entrance features a covered metal roof and frame over the original parking area, complete with three 14.5'W x 7'H roll-up doors for excellent light-industrial or flex-retail utility.
- **Versatile Footprint:** The interior boasts a large main showroom taking up approximately 75% of the footprint, which flows into a secondary show floor on the east side complete with an employee lounge, kitchen, and bathroom.
- **Customizable Layout:** A shed structure on the front northwest side connects to the metal frame and roll-up doors; this can remain with the property for extra storage or be removed at the buyer's request to reclaim lot space.
- **The Blank Canvas:** While the property is in working order, it requires cosmetic updates and repairs, presenting the perfect opportunity for an owner-user or investor to execute a custom build-out.

Property Data

- Building SF: +/-3,450
- Lot Size SF: ~7,764
- Frontage: 60'
- Year Built: 1979
- Lot Size (Acres): 0.178
- County: Harris
- Tax Year: 2025
- Amount: \$4,935.54

Investment Highlights

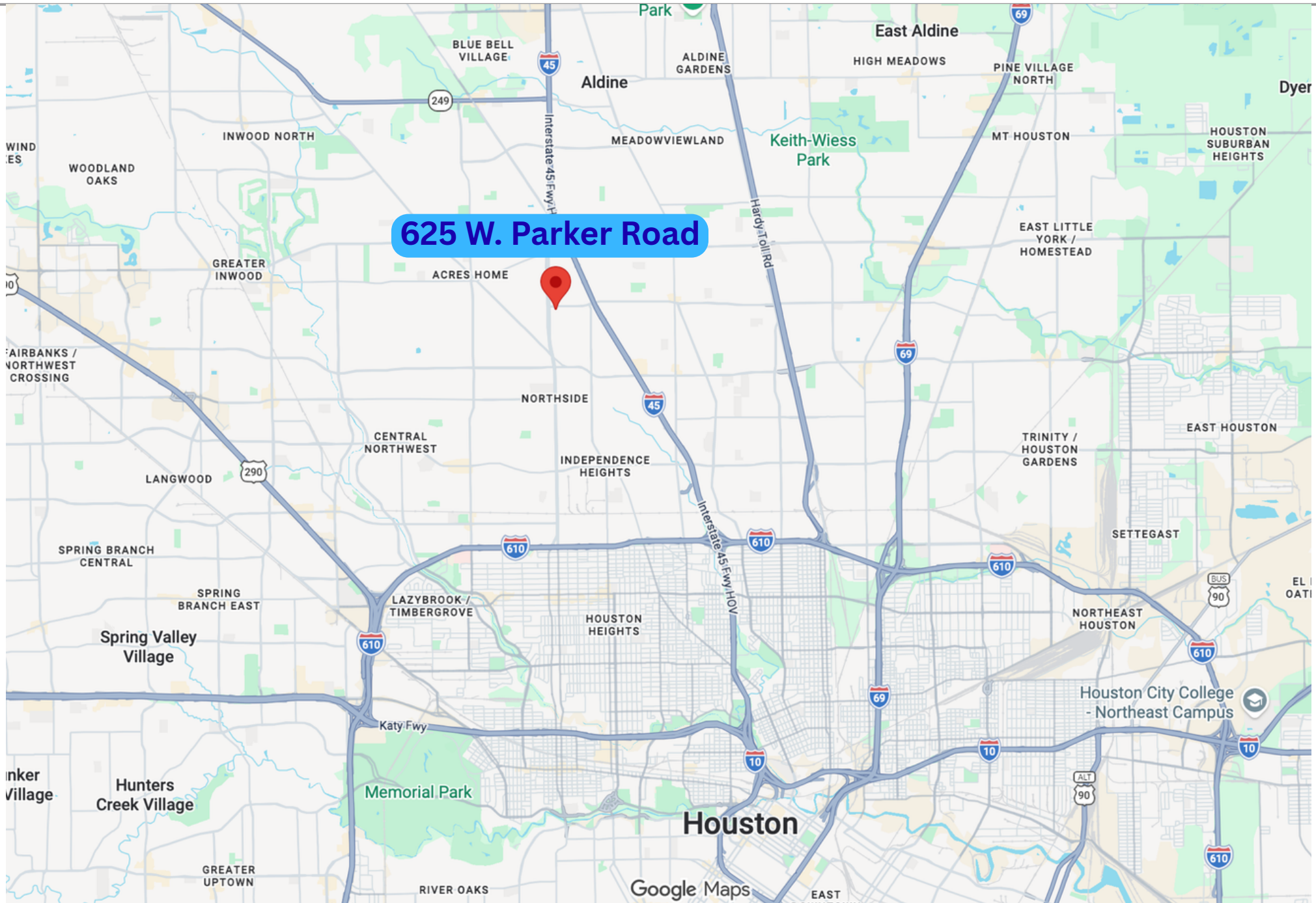
- **The "Blank Canvas" Value-Add:** The property is fully functional but requires cosmetic updating, presenting the perfect opportunity for an owner-user or investor to execute a custom build-out and force immediate equity.
- **High-Utility Infrastructure:** Designed for maximum flexibility, the front entrance features a covered metal roof framing the original parking area, complete with three robust 14.5'W x 7'H roll-up doors to accommodate light industrial, distribution, or open-air retail concepts.
- **Versatile Interior Footprint:** The interior boasts a large primary showroom comprising roughly 75% of the total square footage. This flows seamlessly into a secondary show floor on the east side that includes an employee lounge, kitchen, and bathroom. An additional exterior shed provides customizable extra storage.
- **Strong Commercial Fundamentals:** Supported by a dense daytime population of over 26,000 and heavy traffic from the nearby N Shepherd Drive corridor (31,000+ VPD), the site offers undeniable visibility and a built-in consumer base that heavily utilizes local, necessity-based retail.
- **Ideal Target Market:** The property is priced for an immediate sale, making it an ideal target for all-cash investors, hard-money acquisitions, or 1031 exchange buyers looking to capitalize on a shortened feasibility window.



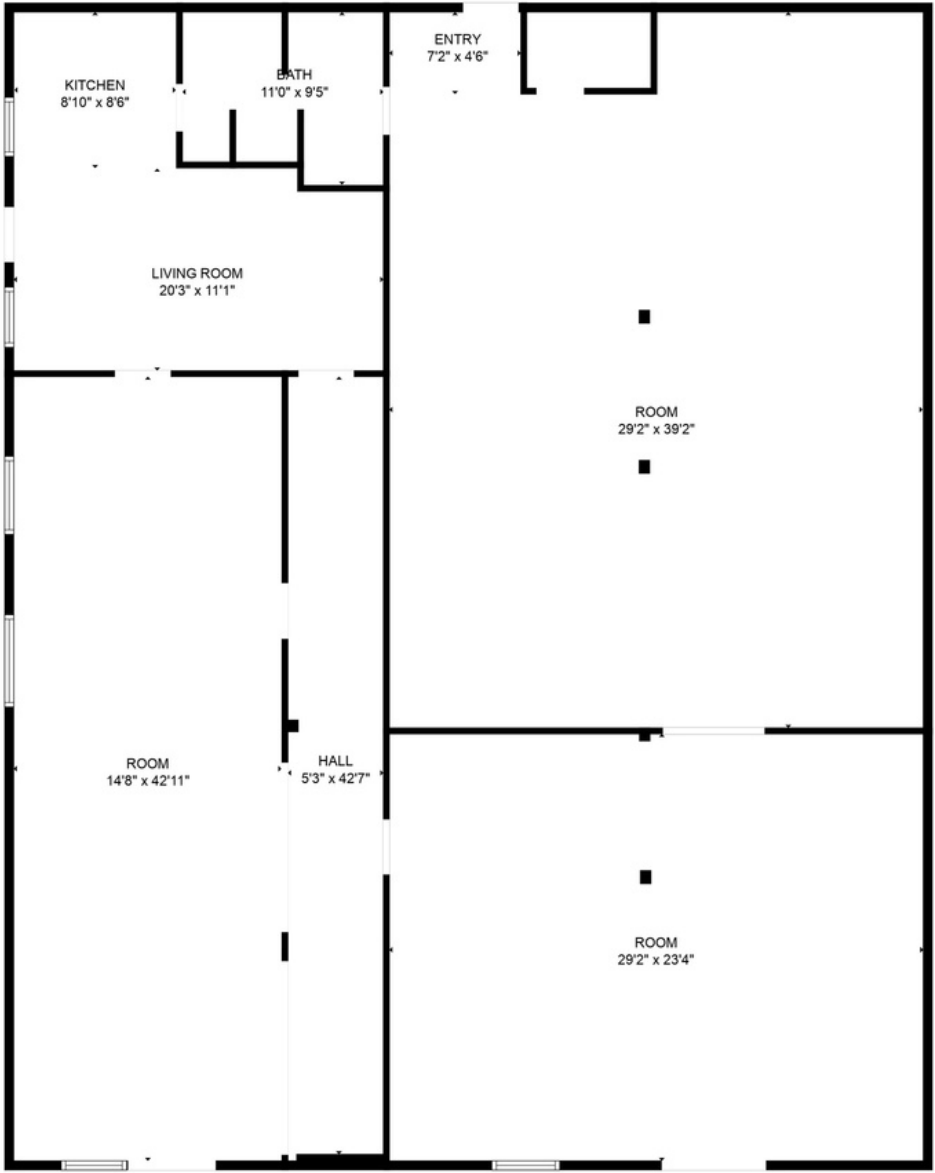
Property Photos



Regional Map



Site Plan/Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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EXCLUSIVELY LISTED BY:

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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.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IARS 1-2