

APPROVED DEVELOPMENT PLAN

7115 Fairview Street

Houston, Texas 77041

CURRENT ASKING PRICE \$2,200,000

4.01 acres | 174,676 SF land | five-building office/warehouse concept | approved civil + architectural plans

Prepared as a concise marketing presentation from listing materials, survey, approved civil plans, and architectural plan sets.

Offering Snapshot

Current facts based on provided listing direction and attached due-diligence materials

\$2,200,000

Asking Price

4.88 Acres

Land Area

174,676 SF

Land SF

5

Planned Buildings

55,594 SF

Planned Shell Area

Office / Warehouse

Development Type

Property Positioning

Commercial land positioned for industrial / office-warehouse development in northwest Houston.

Approved civil plan package and individual architectural building sets support faster buyer review.

Five planned shell buildings total approximately 55,594 SF, with four 10,164 SF buildings and one 14,938 SF building.

Generic marketing language is used throughout so the material can be posted across multiple listing platforms.



Why This Opportunity Works

A buyer can evaluate land, site infrastructure, and a defined building program together

Approved Plan Value

Civil set covers site plan, grading, drainage, utility, paving, stormwater quality, fire lane, landscaping, and traffic control.

Defined Building Program

Plans show five one-story shell office/warehouse buildings totaling approximately 55,594 SF.

Site Infrastructure

Plan package includes detention, pumped outfall, fire tank with FDC connection, private water easement, drive access, and utility sheets.

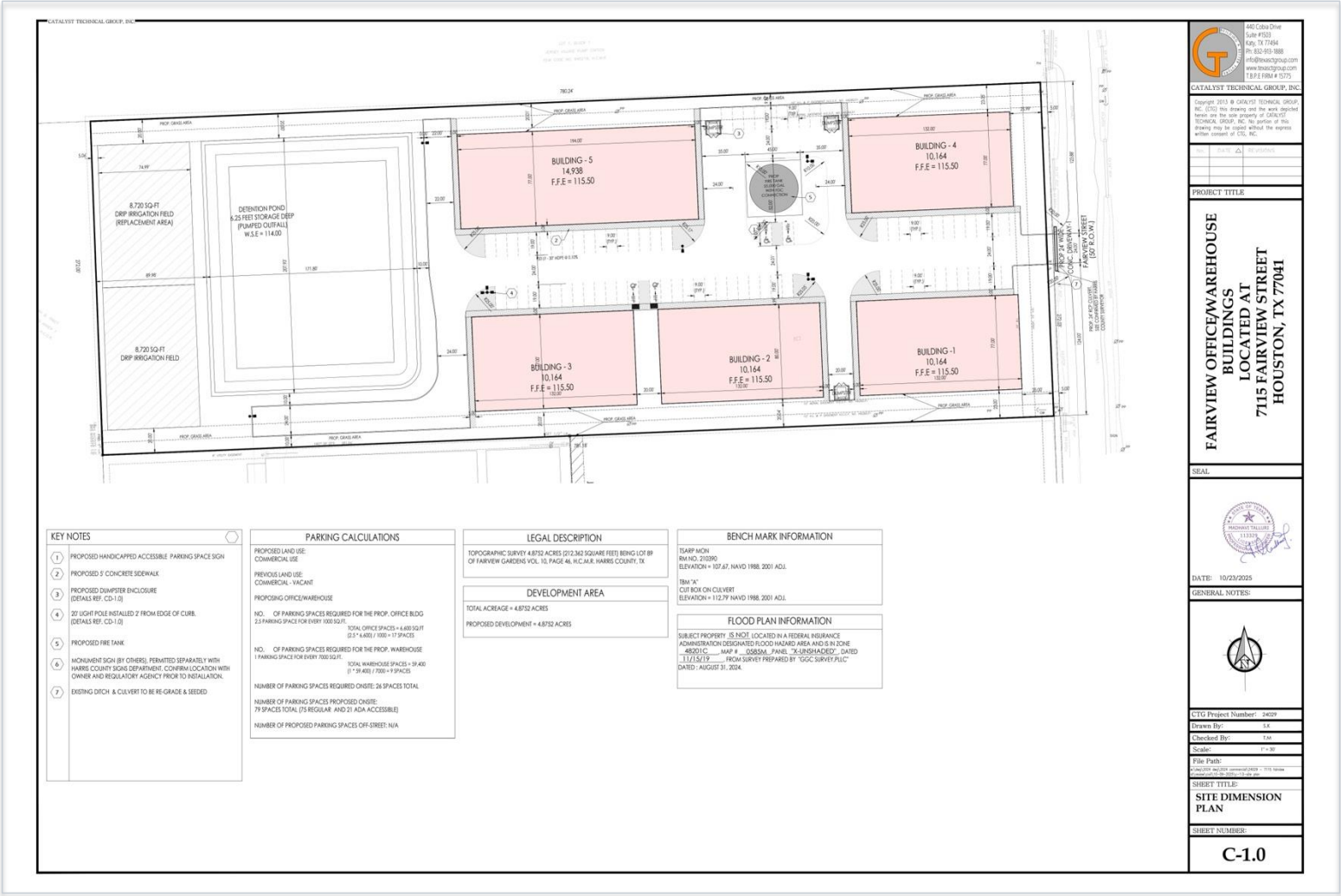
Houston Connectivity

Location is positioned near Sam Houston Tollway, Highway 290, Energy Corridor, and Westway Park business activity.

Calculated pricing from current ask and 4.01 acres: approximately \$12.59/SF of land and \$548,600/Acre.

Approved Development Concept

Civil site plan shows five buildings, detention, fire access, parking, and utility areas



Planned Building Program

Building 1: 10,164 SF

Building 2: 10,164 SF

Building 3: 10,164 SF

Building 4: 10,164 SF

Building 5: 14,938 SF

Total planned shell area: 55,594 SF

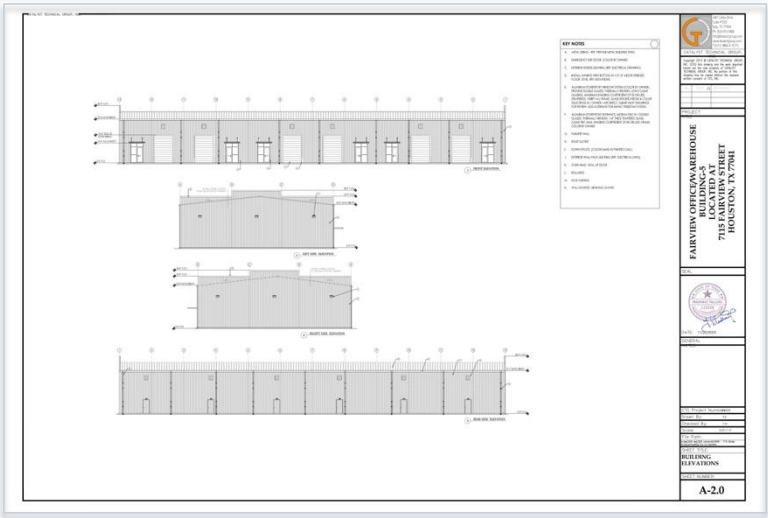
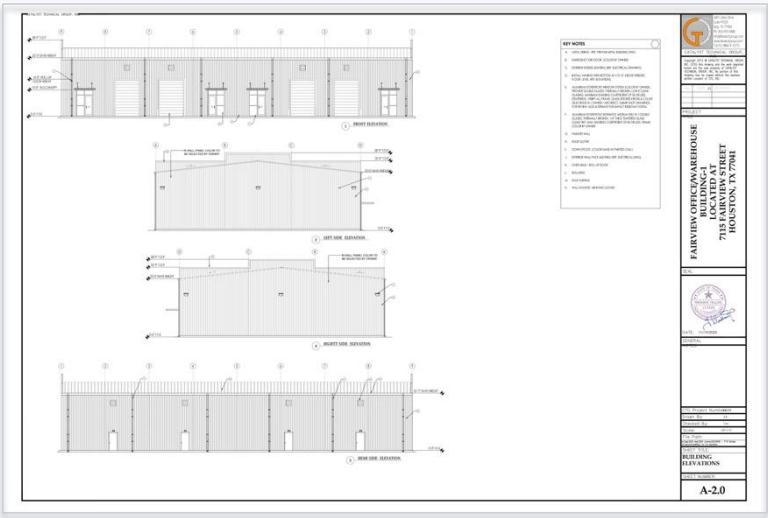
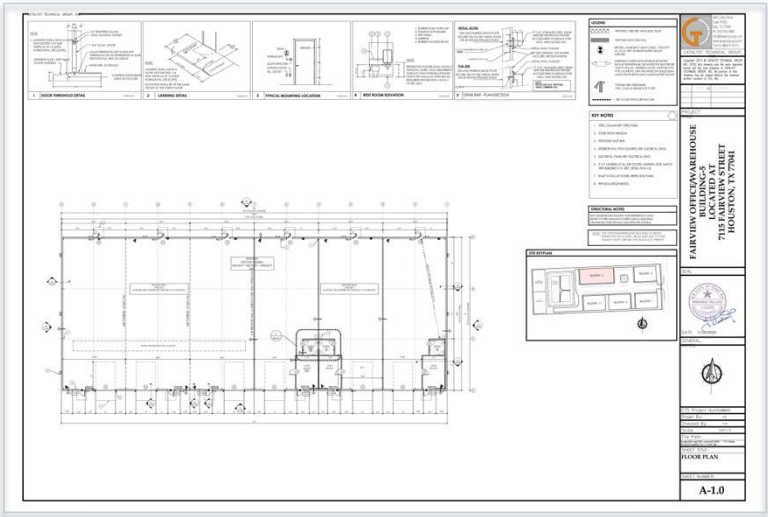
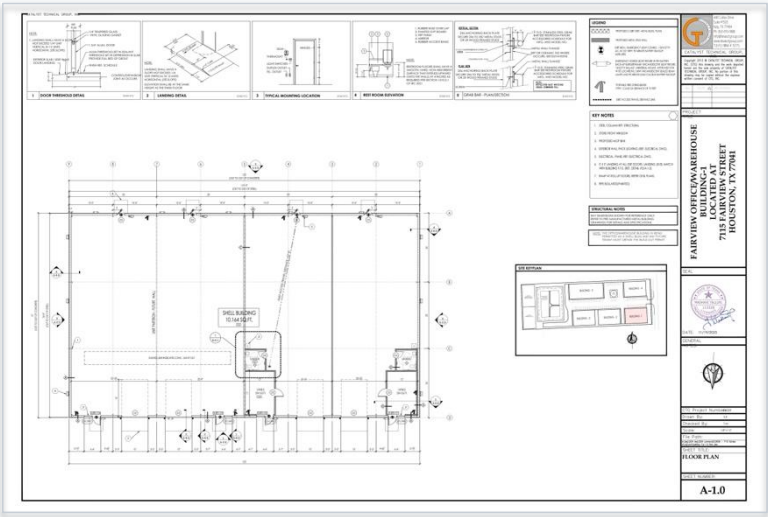
Finished floor elevations shown at 115.50.

\$39.57/SF

Current Ask / Planned SF

Architectural Package

Representative floor plan and elevation sheets are included for buyer review



Plans show the major site systems buyers normally need for early feasibility review



Detention pond shown with 6.25 feet of storage depth and pumped outfall.

Storm drainage network includes 30-inch HDPE runs, grate inlets, and a 24-inch RCP culvert.

Private water line easement and site utility sheets are included in the civil package.

Fire lane layout and fire tank/FDC connection are incorporated into the development concept.

Paving, stormwater pollution prevention, landscaping, and traffic control sheets are part of the approved set.

APPROVED PLAN PACKAGE SUPPORTS FASTER DILIGENCE

Location + Market Context

Northwest Houston industrial positioning with regional access



Location Drivers

Near Sam Houston Tollway and Highway 290 corridors.

Accessible to Energy Corridor and Westway Park business nodes.

Dynamic northwest Houston market with industrial, service, distribution, and contractor-user demand drivers.

Surrounding amenities and workforce base support future owner-user or investor positioning.

3,647

1 mi population

58,824

2.5 mi population

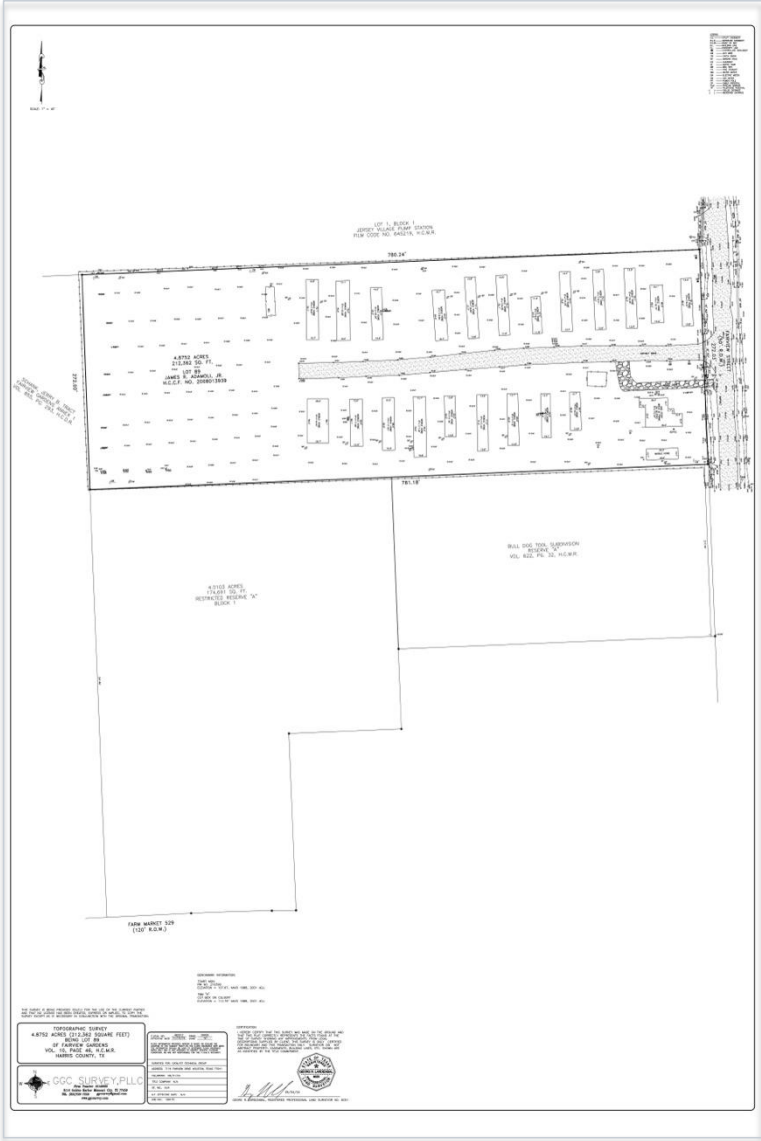
264,153

5 mi population

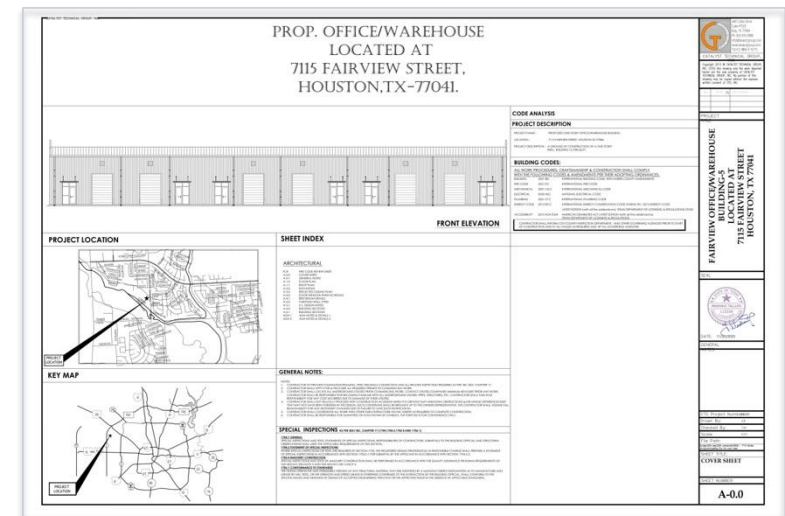
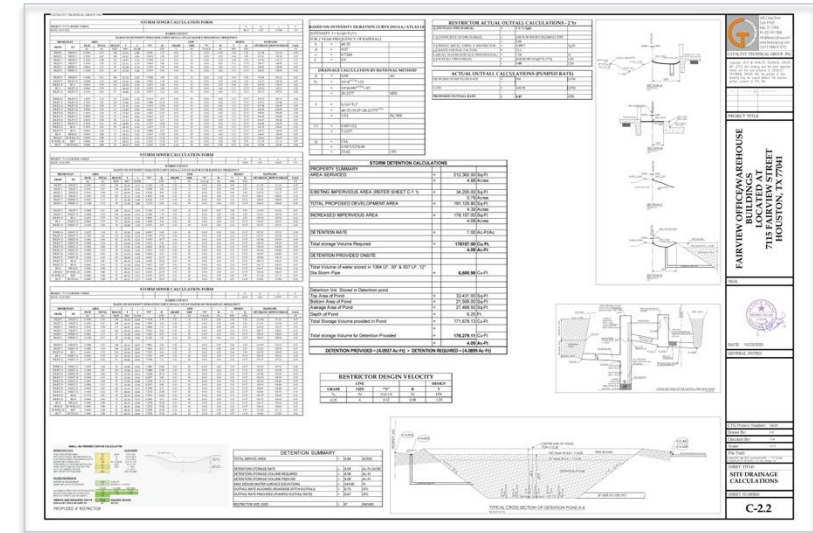
Demographics shown in the provided CBC packet.

Topo Survey Exhibit

Survey included for buyer review and diligence



Selected sheets from the civil and architectural packages



Contact + Notes

Concise broker information without bulky corporate filler

MARK NOOR

Coldwell Banker Commercial Universal

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Email: mark@cbure.com

1900 West Loop South, Houston, TX 77027

CURRENT ASK: \$2,200,000

Source Materials Used

Current price and acreage provided by listing team: \$2,200,000 and 4.01 acres.

CBC proposal packet used only for general listing facts, demographics, and broker contact; outdated price was not used.

HCED-approved civil set for Fairview Office/Warehouse Buildings.

Architectural plan sets for Buildings 1 through 5.

Topo survey PDF for site exhibit.

All information is deemed reliable but not guaranteed. Buyer should independently verify zoning, acreage, plans, permits, utilities, floodplain status, pricing metrics, and development feasibility.