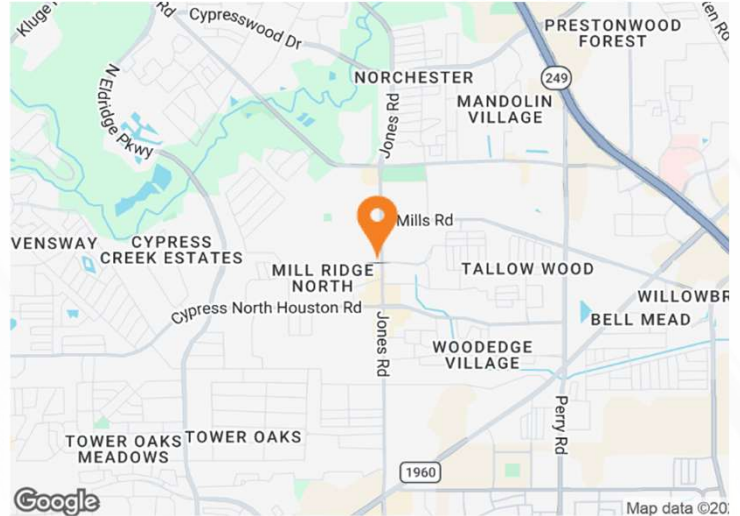


# FOR SALE | 12623 JONES ROAD

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

## 12623 Jones Road, Houston, Texas 77070



**LISTING PRICE**  
**\$1,095,000**



**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.

Exclusively Listed By:

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