



**FOR SALE**

**1701 MASSEY TOMPKINS RD  
BAYTOWN, TX 77521**

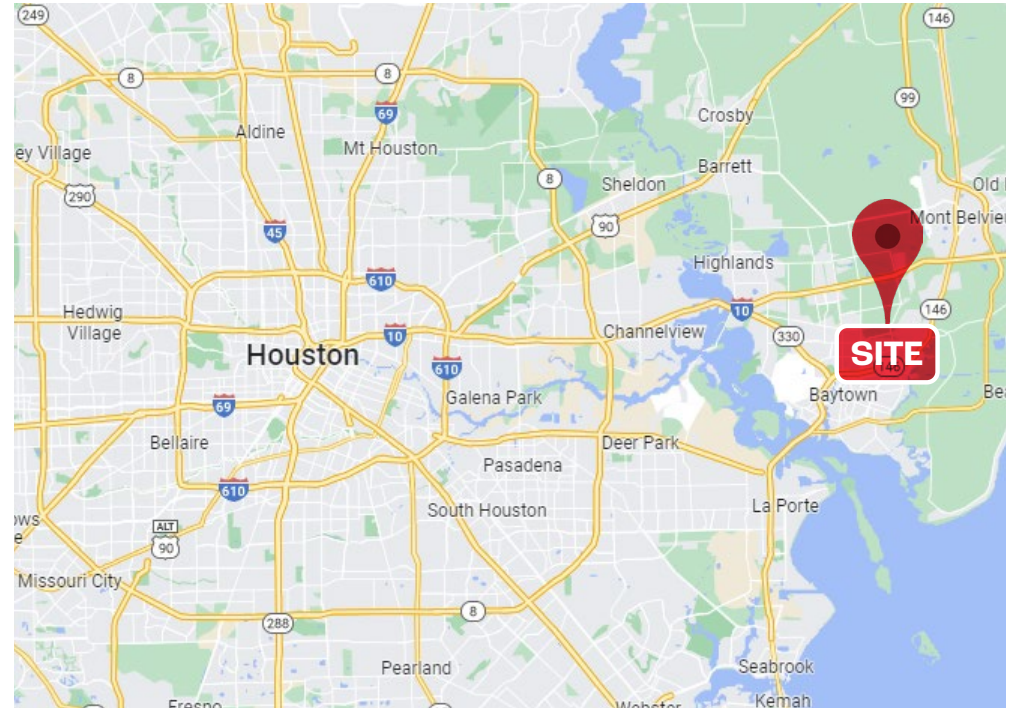
**±42,900 TOTAL SF OFFICE/WAREHOUSE FACILITY ON ±3.26 ACRES**

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# Property Information

## LISTING OVERVIEW

Total Building SF	±42,900 SF
Total Acreage	±3.26 Acres
Property Type	Office/Warehouse
Occupancy	50.1%
Clear Height	23'
Building Depth	175'
Semi Dock Doors	1
Loading Ramp	1
Oversized Grade-Level Doors	2
Covered Dock-High Loading Doors	10
Price	Contact Brokers



## PROPERTY HIGHLIGHTS

- ±42,900 SF freestanding office/warehouse on ±3.26 acres
- Unit 101 (±21,505 SF) currently leased until 6/30/2027
- Tilt-wall construction
- Fully sprinklered
- Roof replaced in 2023
- 100' truck court
- 35 parking spaces
- 1 semi-dock door, 1 ramp, 2 grade-level doors, 10 covered dock-high loading doors
- 175' building depth
- Newly renovated office (1,200 SF)
- Office area includes small reception, 3 private offices, storage, restroom and shared break room
- Easy access to I-10, Hwy 146, the Bayport Terminal and Barbour's Cut

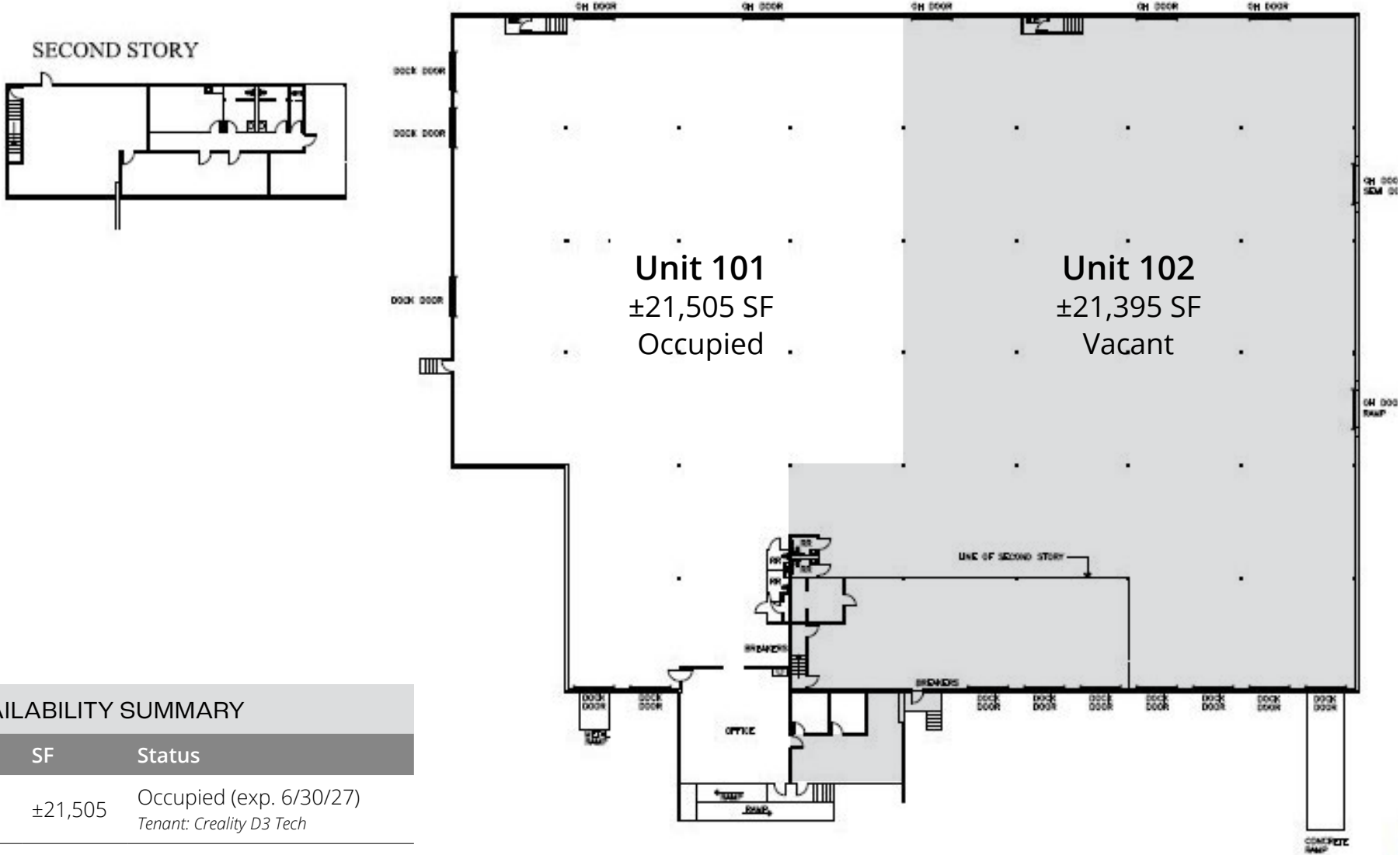
# Property Imagery



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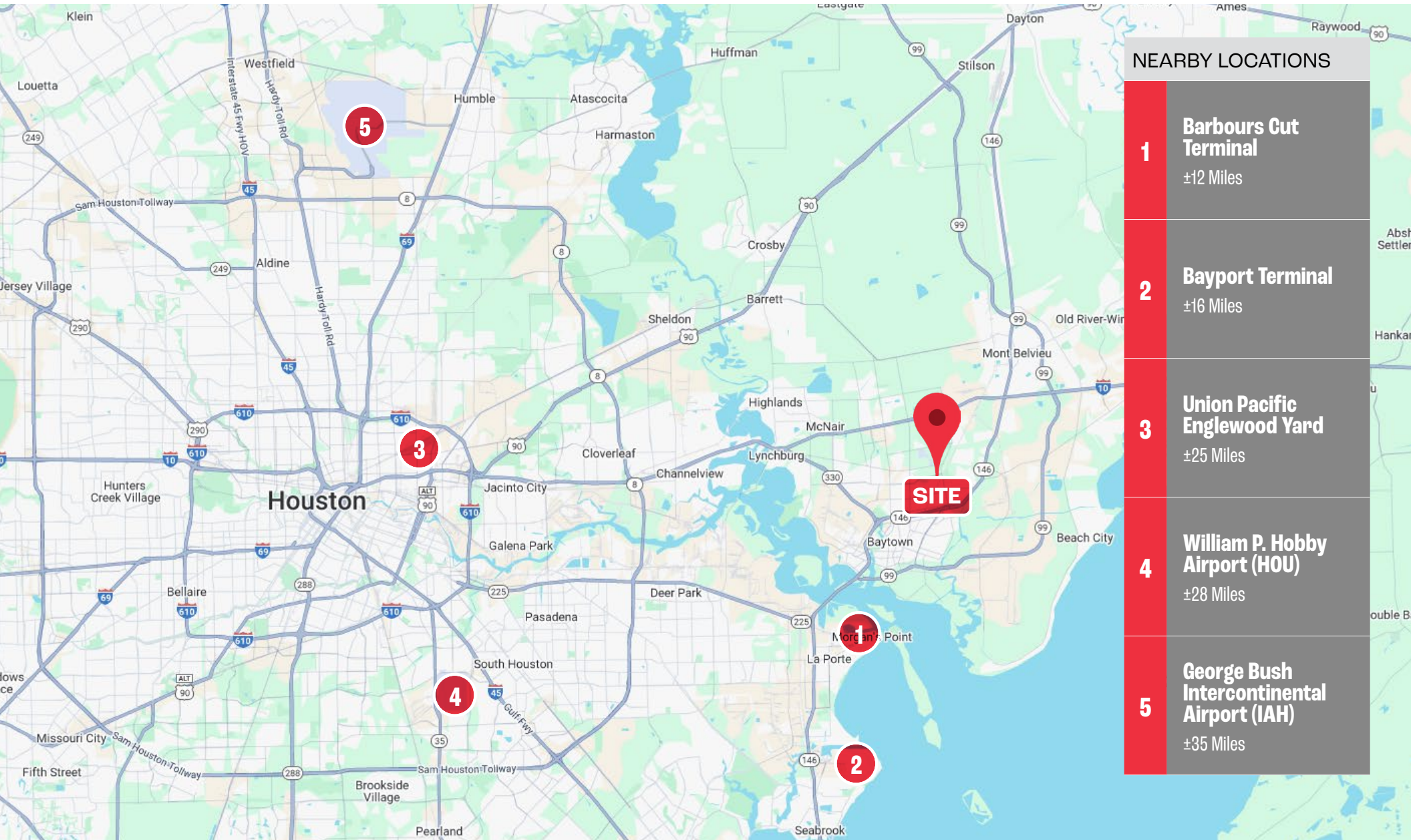
# Site Plan



**AVAILABILITY SUMMARY**

Unit	SF	Status
101	±21,505	Occupied (exp. 6/30/27) <i>Tenant: Crealty D3 Tech</i>
102	±21,395	Vacant

# Greater Houston Map



## NEARBY LOCATIONS

1	<b>Barbours Cut Terminal</b> ±12 Miles
2	<b>Bayport Terminal</b> ±16 Miles
3	<b>Union Pacific Englewood Yard</b> ±25 Miles
4	<b>William P. Hobby Airport (HOU)</b> ±28 Miles
5	<b>George Bush Intercontinental Airport (IAH)</b> ±35 Miles

# Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2<sup>nd</sup>** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5<sup>th</sup>** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

# Demographics

	1 MILE	3 MILE	5 MILE
<b>Population Summary</b>			
2020 Population	10,315	59,369	98,968
2025 Population	10,960	65,874	111,793
2030 Population Projection	11,697	71,178	121,626
Annual Growth 2020-2025	1.3%	2.2%	2.6%
Annual Growth 2025-2030	1.3%	1.6%	1.8%
<b>Households</b>			
2020 Households	3,412	21,438	34,302
2025 Households	3,611	23,659	38,524
2030 Household Projection	3,860	25,588	41,933
Annual Growth 2020-2025	1.5%	2.0%	2.5%
Annual Growth 2025-2030	1.4%	1.6%	1.8%
Avg Household Size	3.00	2.70	2.80
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$225,000	\$222,389	\$229,652
Median Year Built	1983	1984	1989
Owner Occupied Households	2,564	13,149	24,258
Renter Occupied Households	1,297	12,439	17,675
<b>Households By Income</b>			
< \$25,000	730	4,219	6,738
\$25,000 - 50,000	1,027	5,224	7,474
\$50,000 - 75,000	622	4,016	6,267
\$75,000 - 100,000	472	3,517	6,330
\$100,000 - 125,000	265	2,261	3,635
\$125,000 - 150,000	229	1,544	2,884
\$150,000 - 200,000	65	1,621	3,000
\$200,000+	201	1,256	2,196
Avg Household Income	\$73,088	\$82,574	\$86,460
Median Household Income	\$51,865	\$63,986	\$69,451

	1 MILE	3 MILE	5 MILE
<b>Population Summary</b>			
Age 15+	8,559	51,969	87,817
Age 20+	7,655	47,109	79,250
Age 35+	5,331	32,633	54,796
Age 55+	2,576	15,983	26,035
Age 65+	1,441	9,076	14,453
Median Age	34.00	34.70	34.30
Avg Age	35.80	36.40	35.90
<b>Education</b>			
Some High School, No Diploma	1,640	9,305	15,287
High School Graduate	1,891	11,229	19,296
Some College, No Degree	2,472	15,390	25,029
Associate Degree	503	3,295	5,042
Bachelor's Degree	548	4,424	7,683
Advanced Degree	273	2,017	3,786
<b>Employment</b>			
Civilian Employed	5,059	31,118	53,065
Civilian Unemployed	176	1,835	3,085
Civilian Non-Labor Force	3,143	17,985	29,872
U.S. Armed Forces	0	56	78
<b>Housing Value</b>			
< \$100,000	441	2,119	3,698
\$100,000 - 200,000	521	2,951	4,999
\$200,000 - 300,000	952	4,395	8,013
\$300,000 - 400,000	231	1,577	3,365
\$400,000 - 500,000	173	563	1,088
\$500,000 - 1,000,000	53	278	728
\$1,000,000+	29	225	255

Demographic data © CoStar 2026

## **CONFIDENTIALITY AND DISCLAIMER**

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

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Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

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LISTED BY



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