

EXCLUSIVE LISTING

4202 SHERWOOD LANE

Houston, Texas 77092 | Near Northwest / 610 Submarket

5,265 SF

OFFICE TECH BUILDING

±0.85 AC

FENCED LOT

30 SPACES

SURFACE PARKING

\$2,000,000

LIST PRICE

PRESENTED BY

Leigh Anne Ahr, Principal Broker | Zach Roesinger, Sales Agent

Investment Summary

PROPERTY OVERVIEW & STRATEGIC POSITIONING

THE OPPORTUNITY

Proximity Commercial Advisors is pleased to offer 4202 Sherwood Lane, a 5,265 SF freestanding office/tech building strategically positioned near the 610 Loop along the US-290 / Northwest Freeway corridor. The property sits on a fenced ±0.85-acre site with 30 surface parking spaces (5.70/1,000 SF) — a parking ratio well above market — and offers an owner-user or value-add investor a turnkey opportunity in one of Houston's most established commercial submarkets.

KEY ATTRIBUTES

- Single-story, single-tenant configuration — efficient floor plate, no shared walls
- Fully fenced lot with controlled vehicle access and outdoor seating area
- Strong parking ratio (5.70/1,000 SF) — rare for near-the-loop office tech bldgs
- Broad use flexibility (Houston is the largest U.S. city without zoning)
- Submarket vacancy of just 5.5% vs. Houston metro Office Mkt 19.5%

LIST PRICE

\$2,000,000

\$380 / SF

Building Size

5,265 SF

Year Built

1958

Site Area

±0.85 AC

Parking

**30 spaces
(5.70/1,000)**

Property Details

BUILDING SPECIFICATIONS & SITE CHARACTERISTICS

ATTRIBUTE	DETAIL
Address	4202 Sherwood Lane, Houston, TX 77092
Property Type	Class C Office / Tech — Freestanding Bldg
Building Size (RBA)	5,265 SF
Stories	1 (Single-Story)
Year Built	1958 Expanded 2014
Site Area	±0.85 Acres (Fenced & Gated)
Parking	30 Concrete Surface Spaces (5.70 / 1,000 SF)
Construction	Masonry with a 20 Yr Roof Coating
Submarket	Northwest Near (CoStar)
Parcel ID	0661120020007 (Harris County)
Legal Description	LT 7 BLK B WHITE OAK ACRES
2024 Property Taxes	2.14% Tax Rate
Current Occupancy	Vacant — Delivered Free & Clear

ON-SITE AMENITIES

- 100% Air Conditioned
- Controlled Access
- Fenced Lot
- Outdoor Seating
- Reception Area
- Security System
- Skylights
- Storage Space
- Wheelchair Accessible / ADA

ACCESSIBILITY (CoStar)



Permitted Uses & Zoning

HOUSTON'S NO-ZONING ENVIRONMENT — MAXIMUM USE FLEXIBILITY

HOUSTON HAS NO TRADITIONAL ZONING

As the largest U.S. city without traditional Euclidean zoning, Houston does not segregate land by use category. Development is governed by Chapter 42 (subdivision/setbacks/parking), private deed restrictions, and city ordinances — not use districts. This creates substantial use flexibility for the buyer, subject only to deed restrictions of record, building/health/fire codes, and Harris County regulations.

OFFICE & PROFESSIONAL

- General/Medical/Dental
- Law, Accounting, Architecture
- Real Estate / Insurance
- Counseling & Therapy
- Tech / Coworking
- Government / Non-Profit

RETAIL & SERVICE

- Showroom / Studio
- Salon / Barber / Spa
- Specialty Retail
- Pet Services
- Event / Photography Studio
- Boutique Fitness

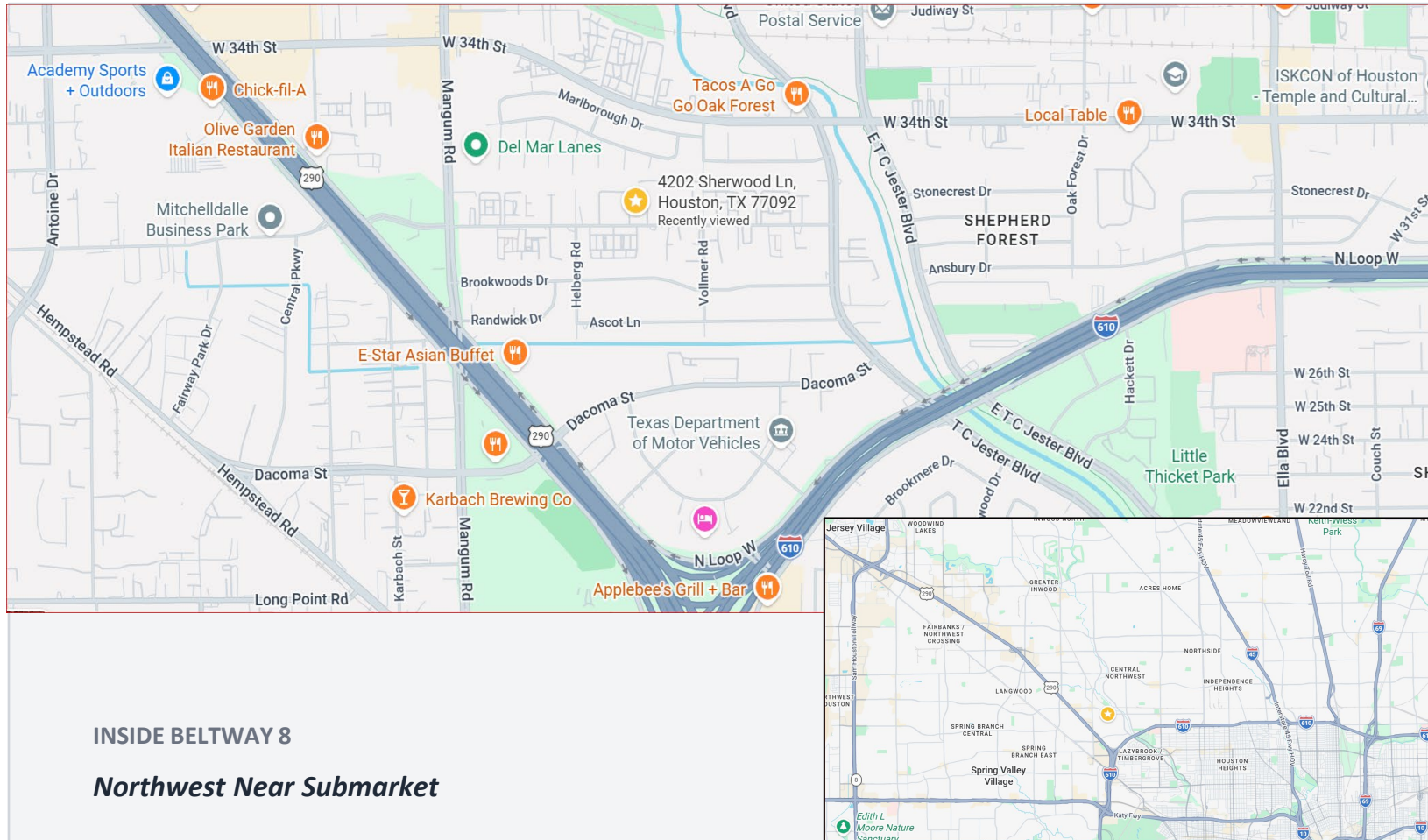
ALTERNATIVE & MIXED

- Owner-User Headquarters
- Light Service / Trade
- Religious Assembly
- Daycare / Education *
- Live-Work (subj. to TI)
- Redevelopment Hold

** Daycare and certain regulated uses subject to additional state/local licensing. Verify deed restrictions of record before executing change of use. The above is illustrative; not legal advice.*

Strategic Location

INSIDE BELTWAY 8 • US-290 CORRIDOR • NORTHWEST NEAR SUBMARKET



INSIDE BELTWAY 8

Northwest Near Submarket

KEY PROXIMITIES

0.3 MI

US-290 ON-RAMP

Primary NW corridor access

1.2 MI

I-610 LOOP

Inside-the-Loop positioning

3.4 MI

TC JESTER

Established office trade area

8.1 MI

DOWNTOWN HOU

CBD employment center

12 MI

TX MED CENTER

World's largest medical complex

Submarket Fundamentals

NORTHWEST NEAR vs. HOUSTON METRO | SOURCE: COSTAR Q2 2026

5.5%

NW NEAR VACANCY

vs. Houston 19.5%

1.4M SF

SUBMARKET INVENTORY

established trade area

0 SF

UNDER CONSTRUCTION

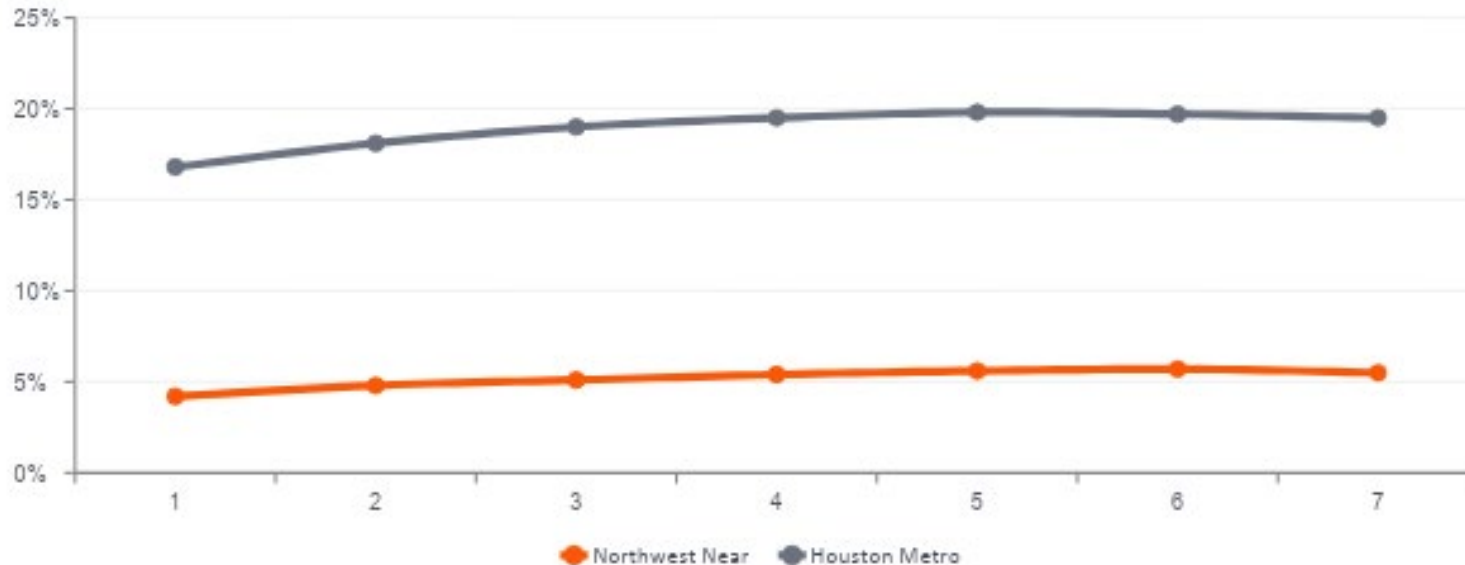
no new supply pressure

70.2%

2026 RENEWAL RATE

tenant stickiness

VACANCY: NORTHWEST NEAR vs. HOUSTON METRO (2020–2026)



WHY NW NEAR OUTPERFORMS

- Submarket vacancy of 5.5% is roughly 14 points tighter than the Houston metro average — driven by limited new construction and stable tenancy.
- Just 4,928 SF average annual deliveries over the submarket's history — supply has remained tight for decades.
- Renewal rates climbed to 70.2% in 2026, reflecting tenant stickiness in well-located, smaller-footprint product.

Sale Comparables — Selected

HOUSTON OFFICE TRANSACTIONS, 2024–2026 | SOURCE: COSTAR, LOOPNET

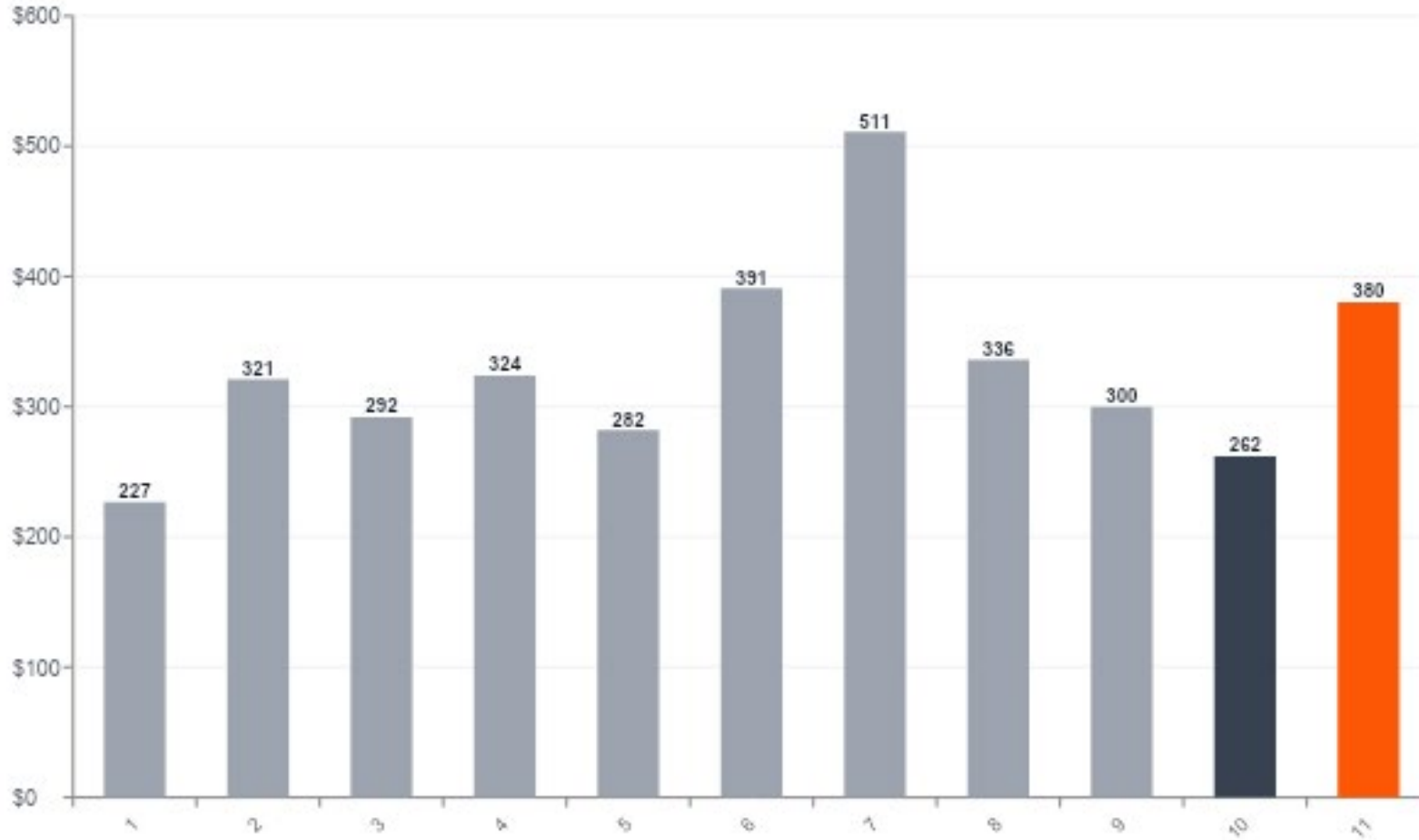
PROPERTY	YR BLT	BLDG SF	SALE DATE	SALE PRICE	\$ / SF	DIST
10 Alabama Ct	1993	3,655	3/30/2026	\$830,000	\$227	5.5 mi
926 N Wilcrest Dr	1970	7,800	2/12/2026	\$2,500,000	\$321	7.7 mi
446 Heights Blvd	1930	7,706	12/17/2025	\$2,250,000	\$292	4.1 mi
128 W 17th St	2015	4,845	11/19/2025	\$1,570,000	\$324	3.4 mi
3618 Mt Vernon St	1959	7,457	9/15/2025	\$2,100,000	\$282	6.3 mi
333 TC Jester Blvd	1981	3,968	5/28/2025	\$1,550,000	\$391	3.4 mi
2401 Wroxton Rd	1930	3,364	5/9/2025	\$1,720,500	\$511	6.6 mi
3772 Richmond Ave	1980	5,500	2/28/2025	\$1,850,000	\$336	5.7 mi
916 Fisher St	1974	4,000	10/30/2024	\$1,200,000	\$300	2.0 mi
COMP AVERAGE (17 comps)	1967	5,361	—	\$1,405,618	\$262	—
4202 SHERWOOD LN (LIST)	1958	5,265	Listed	\$2,000,000	\$380	—

PRICING THESIS

List price of \$380/SF reflects a premium to the Houston comp average (\$262/SF) and median (\$267/SF), supported by: (1) inside-Beltway-8 location with US-290 visibility; (2) submarket vacancy of 5.5% vs. metro 19.5%; (3) parking ratio of 5.70/1,000 SF — well above market; (4) fully fenced site with controlled access; and (5) strong recent comparable trades inside the Loop at \$321–\$511/SF. Comparable inside-Loop sales (333 TC Jester at \$391/SF, 128 W 17th at \$324/SF, 3772 Richmond at \$336/SF) bracket the asking price.

Pricing Benchmark

\$/SF SCATTER — 17 SELECTED HOUSTON COMPS, 2024–2026



PRICE POINT CONTEXT

List Price	\$2,000,000
Price / SF	\$380
Comp High	\$511
Comp Top 25%	\$409
Comp Average	\$262
Comp Median	\$267
Comp Low	\$135

Inside-Loop sub-10K SF office trades have shown remarkable resilience — owner-user demand has compressed pricing relative to broader market.

Peer Properties

DIRECT COMPETITION — INSIDE-LOOP SMALL OFFICE | SOURCE: COSTAR

PROPERTY	RATING	YR BLT	BLDG SF	VACANCY	EST. ASKING
629–633 W 19th St	★★	1950	12,943	22.1%	Withheld
7720 Westview Dr	★★★	1953/14	5,200	28.8%	\$30.40 MG
1118 W 21st St	★★	1940/22	1,214	100%	Withheld
1722 Monarch Oaks St	★★★	1960	2,014	100%	Withheld
1212 Antoine Dr	★★	1950	1,976	0%	\$36.48 FS
8215 Long Point Rd	★★	1960/21	12,547	0%	Withheld
4202 SHERWOOD LN	★★★	1958	5,265	0%	\$21.17 (Est.)

PEER GROUP SUMMARY

Peers in 3-mi radius	6
Avg. Building SF	5,982
Avg. Year Built	1952
Avg. Vacancy	21.2%
Avg. Months on Market	20.6
Subject Rating	★★★ vs ★★★

Subject's 0% vacancy and turnkey condition compares favorably to a peer group averaging 21.2% vacancy with several properties sitting on market 24+ months.

Houston Economic Overview

5TH-LARGEST U.S. METRO | ENERGY CAPITAL OF THE WORLD

8.0M

METRO POPULATION

5th largest U.S.

\$83K

MEDIAN HH INCOME

Houston metro

+1.4%

12-MO POP GROWTH

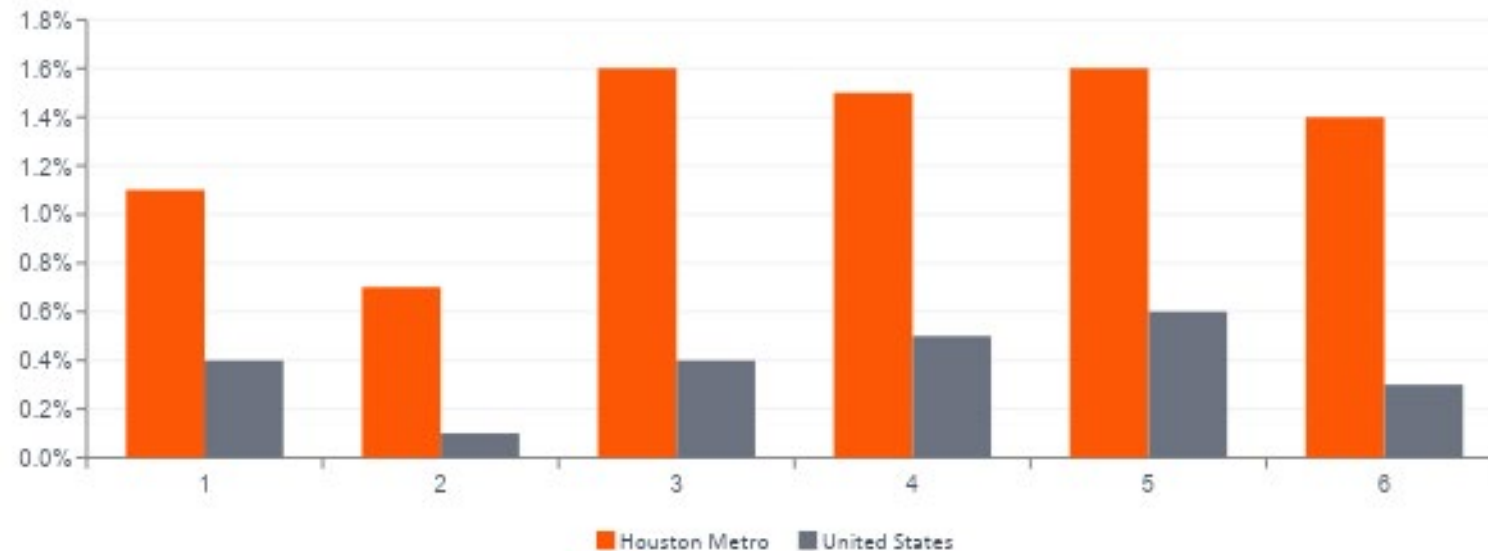
vs. 0.3% U.S.

26

FORTUNE 500 HQ

3rd in U.S.

HOUSTON vs. U.S. POPULATION GROWTH (YoY %)



DEMAND DRIVERS

- Texas Medical Center — world's largest medical complex
- Energy capital — ExxonMobil, Chevron, Shell, ConocoPhillips
- Port of Houston — among nation's busiest by tonnage
- Eli Lilly \$6.5B biomanufacturing announcement
- Apple AI server facility — emerging tech hub
- 26 Fortune 500 HQs (3rd in U.S. behind NY, Chicago)

Investment Thesis

WHY 4202 SHERWOOD AT \$2,000,000

01

TIGHT SUBMARKET

Northwest Near vacancy of 5.5% sits 14 points tighter than Houston metro. Zero square feet under construction means no new supply pressure — established trade area with limited inventory.

02

USE FLEXIBILITY

Houston's no-zoning regime means a buyer can deploy the asset for office, professional services, retail, studio, religious assembly, or owner-user HQ — subject only to deed restrictions and ordinances.

03

TURNKEY DELIVERY

Building delivers 100% vacant — no in-place tenant risk, no holdover negotiation. Strong amenities (controlled access, fenced lot, ADA, security) mean low immediate capex for owner-users.

04

BENCHMARKED PRICING

\$380/SF is supported by inside-Loop comps trading at \$321–\$511/SF (2024–2026), including 333 TC Jester (\$391), 128 W 17th (\$324), and 3772 Richmond (\$336). Premium to metro avg, defensible vs. peers.

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

4202 SHERWOOD LANE

HOUSTON, TEXAS 77092

LEIGH ANNE AHR

PRINCIPAL BROKER

TX License #9007082

Phone	281.955.8765
Email	Lahr@ProximityRE.com
Web	proxcomm.net

ZACH ROESINGER

SALES AGENT

TX License #733765

Phone	512.949.1418
Email	zroesinger@gmail.com
Web	linkedin.com/in/zachroesinger