

# 802 CROSTIMBERS

HOUSTON, TX 77022 | INDEPENDENCE HEIGHTS

OFFERING  
MEMORANDUM

## SINGLE TENANT RETAIL / FLEX OPPORTUNITY

FOR SALE OR LEASE



FOR SALE  
Samy Soussan  
713-922-1743



SALE PRICE

**\$799,000**



LEASE RATE

**\$6,500 / MONTH**

### PROPERTY HIGHLIGHTS

-  Right near major highway access
-  Minutes from The Heights
-  Great for retail or flex space use
-  Flexible open layout
-  Strong owner-user or tenant opportunity
-  Covered parking and excellent natural light

### PROPERTY OVERVIEW

802 Crosstimbers presents a unique single-tenant retail/flex opportunity in Independence Heights. The property offers a flexible layout with open gathering areas, private rooms, attractive finishes, and convenient access to major thoroughfares. Its location just minutes from The Heights makes it well suited for retail, flex, showroom, creative, or event-oriented uses.

