

FOR SALE OR LEASE

**\$2,900,000 OR
\$8.50 PSF NNN**

4303 SOUTHERLAND RD, HOUSTON, TX 77092

+/- 21,600 SF TURNKEY CLIMATE-CONTROLLED PRODUCTION CAMPUS



JOEL C. ENGLISH

Managing Broker / Principal

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(713) 473-7200

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836



PROPERTY HIGHLIGHTS



Location

4303 Southerland Rd.
Houston, TX 77092

Asking Price

\$2,900,000 or
\$8.50 PSF NNN

Size

+/- 21,600 SF
on +/- 0.96 AC

Contact:

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- ±21,600 SF turnkey, climate-controlled production campus with 2,000 AMP / 480V heavy power and \$100K+ in new electrical infrastructure. Built for manufacturing, fabrication, and specialty industrial users—not warehouse/storage.

Key Features

- 2,000 AMP / 480V power – ready for heavy manufacturing
- \$100K+ in step-down transformers (480/240/110) – installed & included
- Fully climatized production space – not a shell
- Two-building campus – separate production, office, and operations
- New ethernet infrastructure throughout
- Corner lot with dual visibility – <1 mile to Hwy 290

Building 1: Production

- Dock-high loading (8'x8', 8'x10')
- Freight elevator + vertical workflow
- Mezzanine for office/QC/production (unfinished)
- ~16' clear height on ground floor

Building 2: Climate-Controlled Production + Office

- HVAC-conditioned warehouse
- 3 offices + break room (move-in ready)
- (3) grade-level doors (8.5'–14')
- Multiple restrooms + shower
- Secure entry with vault + mechanical room

Infrastructure Value

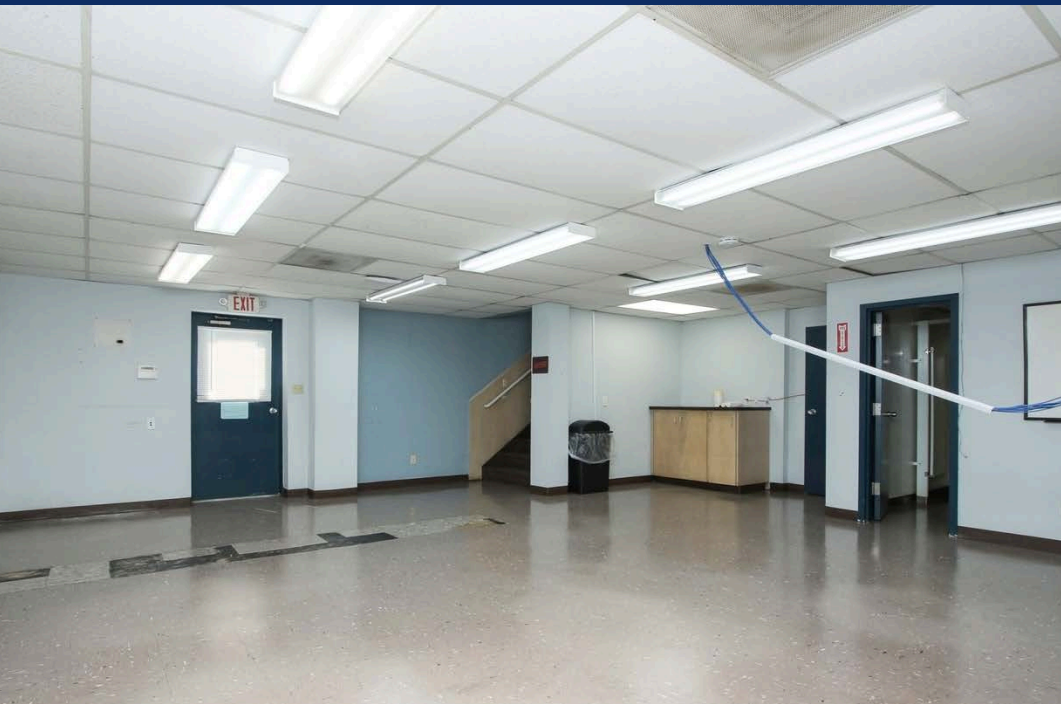
- Heavy power + transformers + data + HVAC already in place
- \$250K–\$400K+ replacement cost avoided

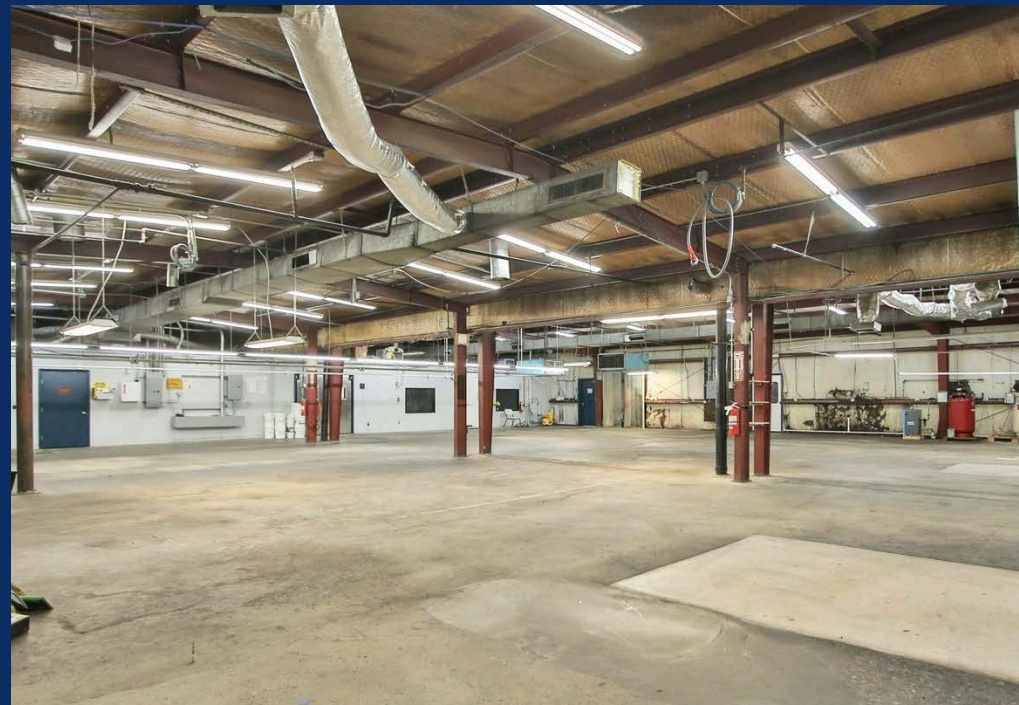
Ideal Users

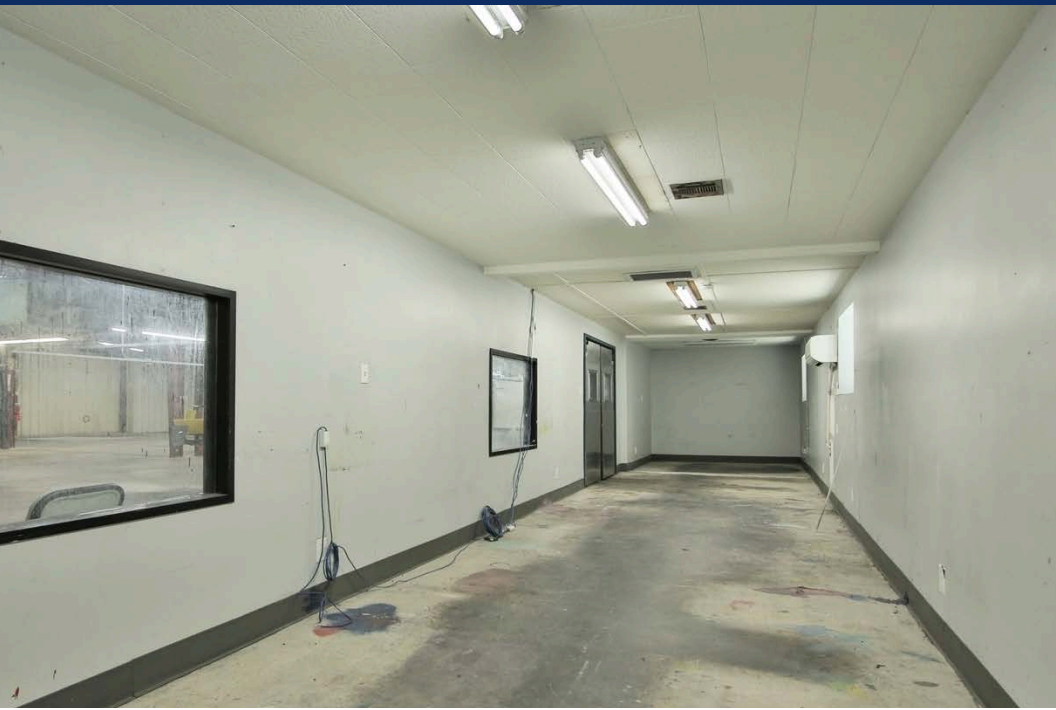
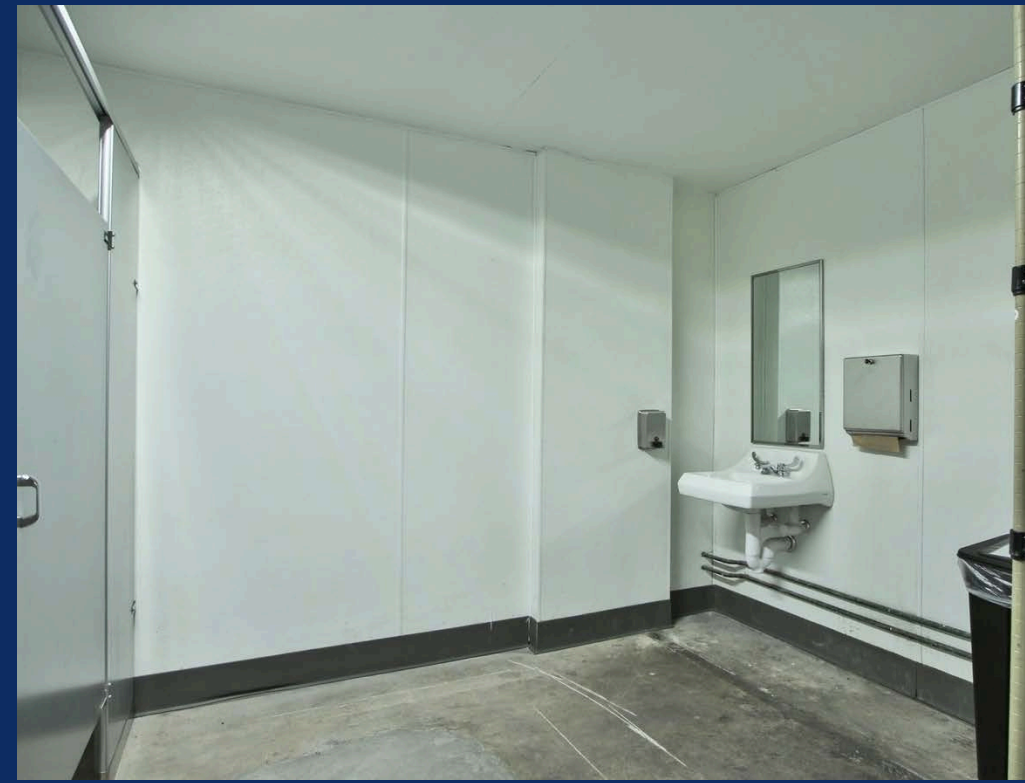
- Manufacturing, fabrication, electronics, food production, specialty processing, studio/workshop users



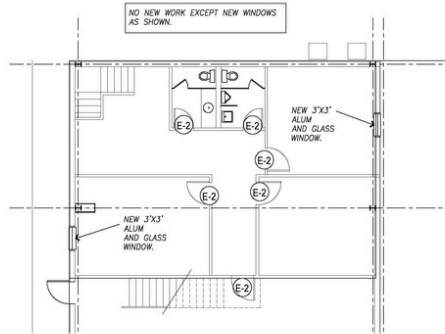




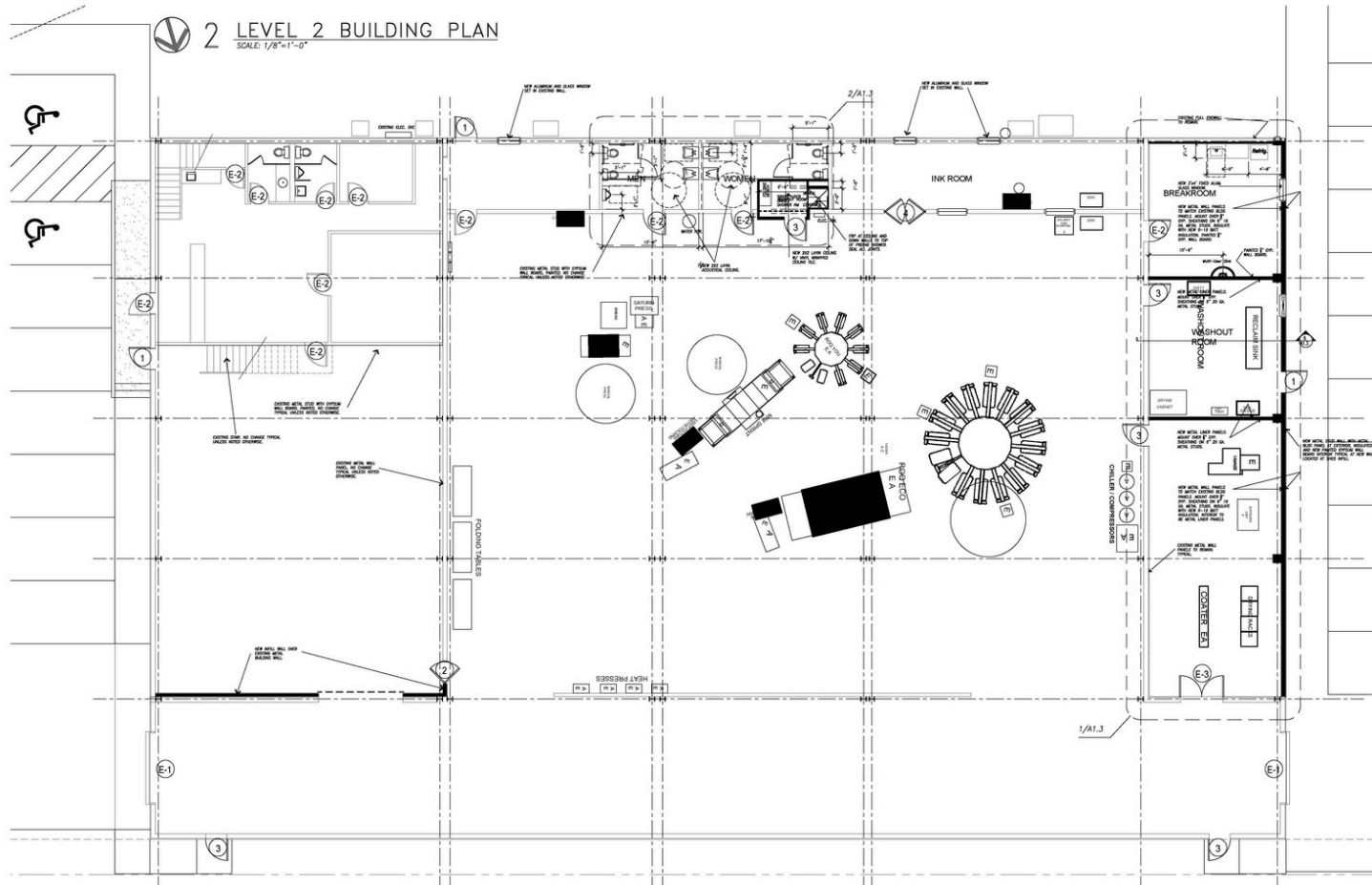




FLOOR PLAN



2 LEVEL 2 BUILDING PLAN
SCALE: 1/8"=1'-0"



1 LEVEL 1 BUILDING PLAN
SCALE: 1/8"=1'-0"

Architectural
Design
Services

25647 Winford Estate Dr
Richmond, Tx 77406
(281) 415-8833

EMAIL: rtwain@yahoo.com



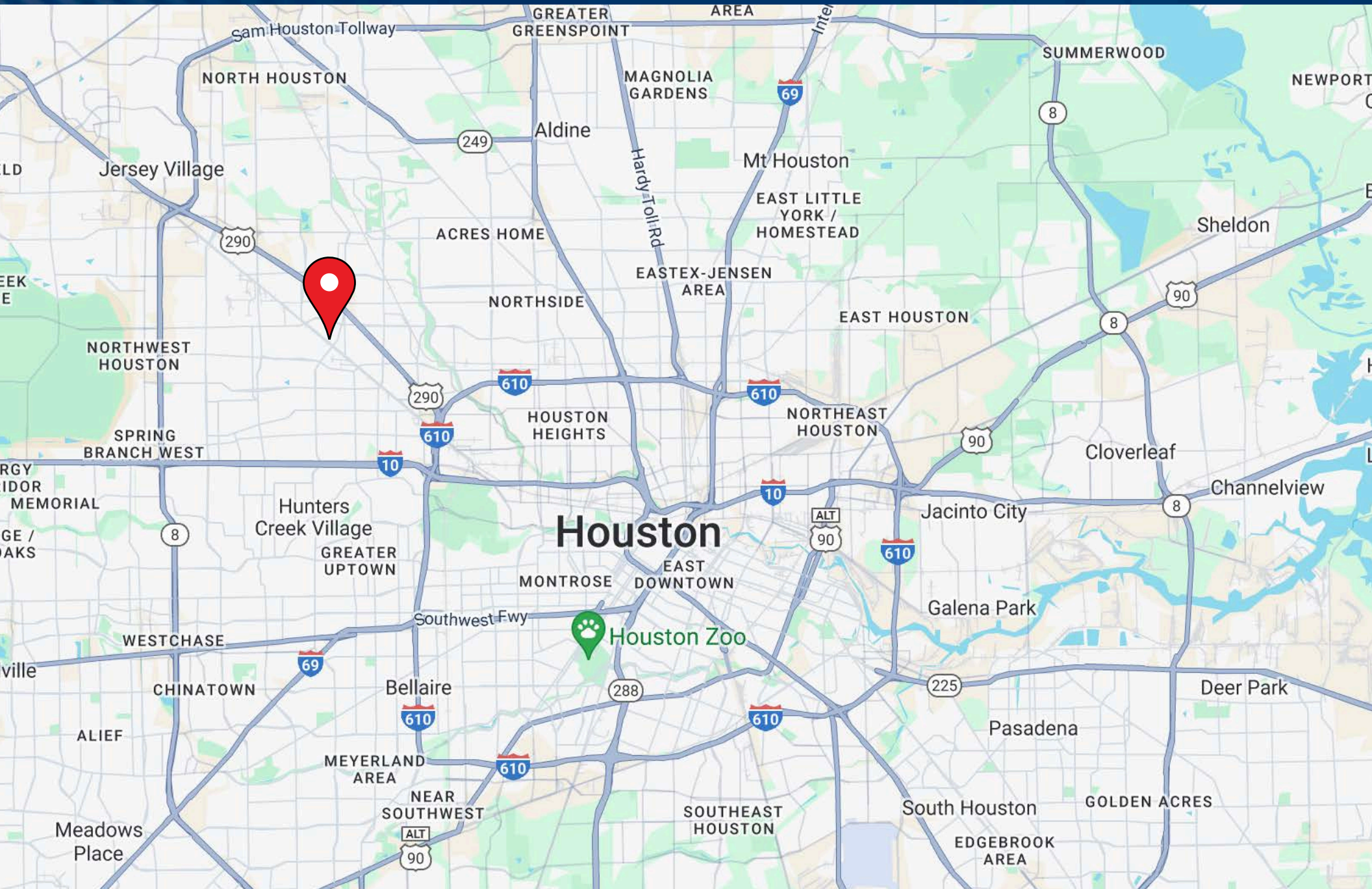
Night Owl Printing
4303 Southerland Road
HOUSTON, TEXAS 77092

ISSUE DATE	DESCRIPTION
1/16/2017	ISSUED FOR CONSTRUCTION

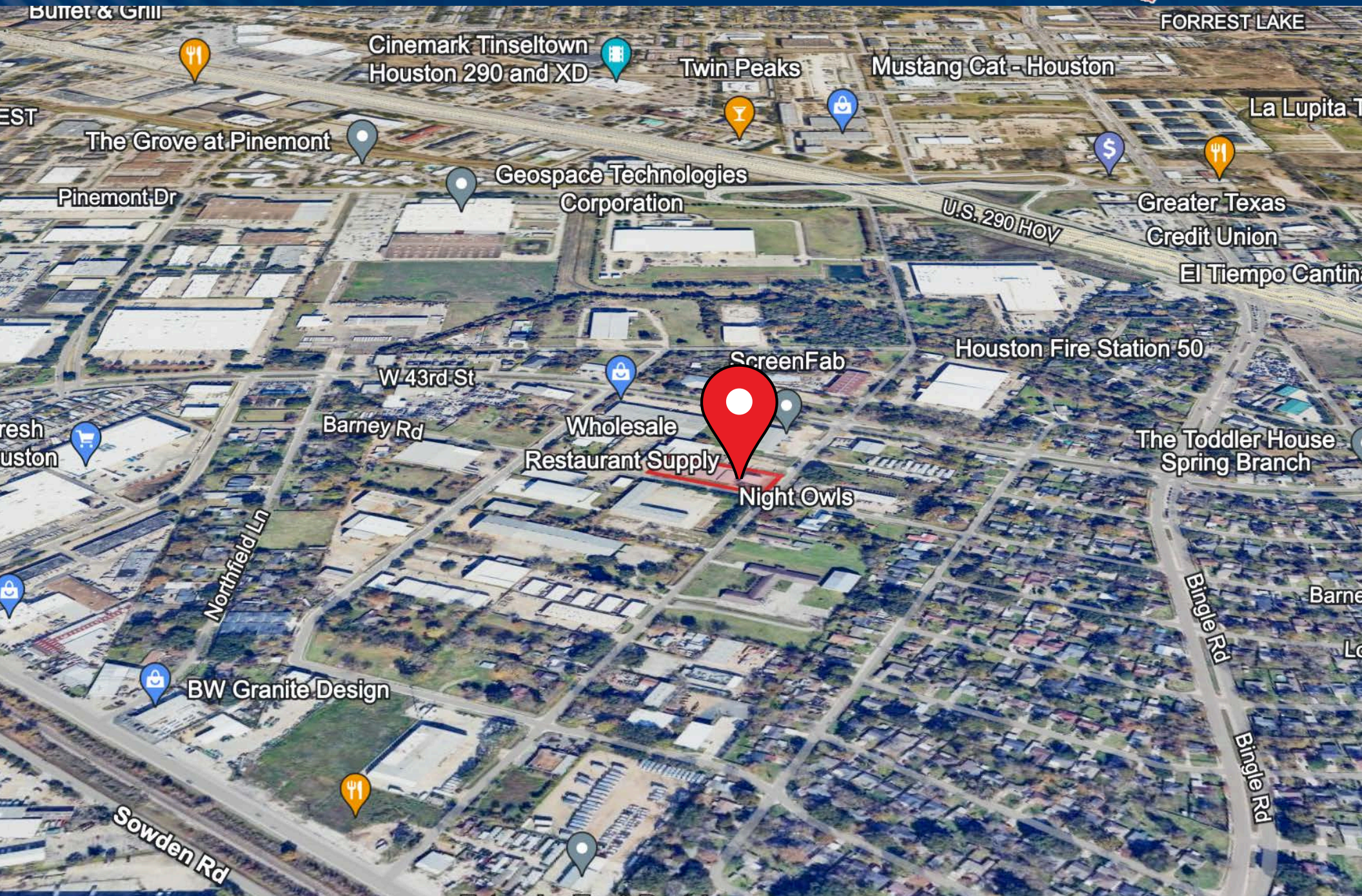
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LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4303 Southerland Rd, Houston, Texas, 77092

Ring of 3 miles

KEY FACTS

144,785

Population



54,258

Households

33.0

Median Age

\$42,897

Median Disposable Income

EDUCATION

25.2%

No High School Diploma



29.8%

Bachelor's/Grad / Prof Degree

24.1%

High School Graduate



144,785

2023 Total Population (Esri)

21.0%

Some College/ Associate's Degree

INCOME



\$49,462

Median Household Income



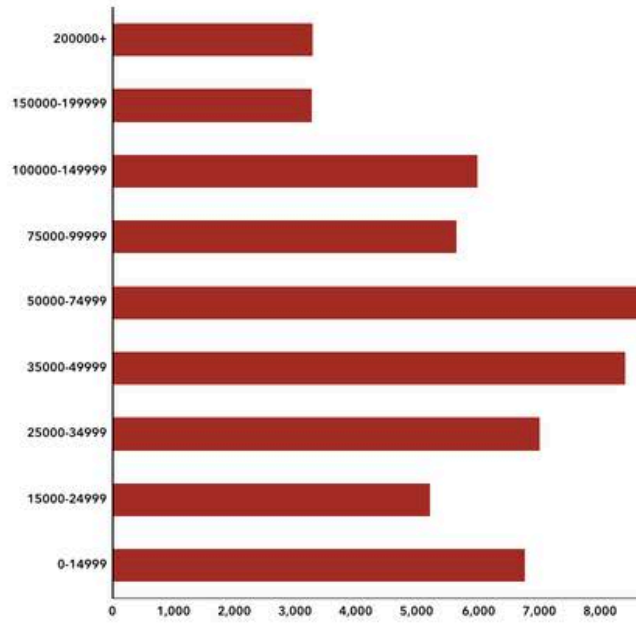
\$30,163

Per Capita Income

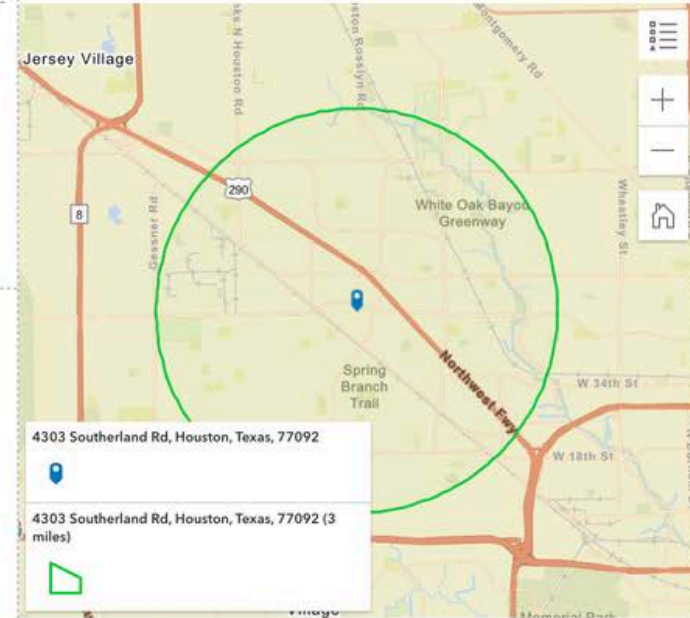


\$28,616

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



49.9%

White Collar



33.2%

Blue Collar



18.5%

Services

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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