

AVAILABLE FOR SALE

Sales Price \$1.6 MILLION

Prime Flex/Office Building in Heart of Humble

1203 S. Houston Ave., Humble, TX 77338



Melba Mitchell

PROPERTY HIGHLIGHTS

- Total Building Size: ≈10,100 SF (7,550 SF Office and 2,550 SF Industrial)
- Lot Size: 0.51 Acres (22,163 SF)
- Year Built: 1982
- Property Type: Flex / Warehouse / Office, 2-Stories
- Zoning: Commercial / Light Industrial
- Parking: Ample on-site surface parking (front and back of building)
- Visibility: Excellent frontage on S. Houston Ave with easy access to I-69 (Hwy 59) and FM 1960.



PROPERTY OVERVIEW

Positioned strategically in Northeast Harris County, this standalone facility offers a unique blend of office and warehouse space. Ideal for non-profits, light manufacturing, service providers, or creative studios, the property features a functional layout with high ceilings and durable metal construction.

The location provides immediate proximity to George Bush Intercontinental Airport (IAH)—just a 10-15 minute drive away—making it an exceptional hub for logistics or businesses requiring frequent travel.

LOCATION ADVANTAGE

- Connectivity: Direct access to Business 59 and minutes from Beltway 8.
- Strategic Hub: Situated near the Deerbrook Mall retail corridor and the Humble industrial hub.
- Growth Market: Located in a high-demand area with a steady 2–3% annual population growth within a 5-mile radius.

DEMOGRAPHICS (5-MILE RADIUS)

- Total Population: 167,747+
- Avg. Household Income: \$75,892
- Median Home Value: \$226,310

CONTACT INFORMATION

Melba Mitchell, Land & Luxe Realty, Licensed Real Estate Broker, (713) 935-6847, melbaamitchell@gmail.com

Disclaimer: All information provided is deemed reliable but not guaranteed. Prospective buyers should conduct their own due diligence regarding square footage, zoning, and property condition.

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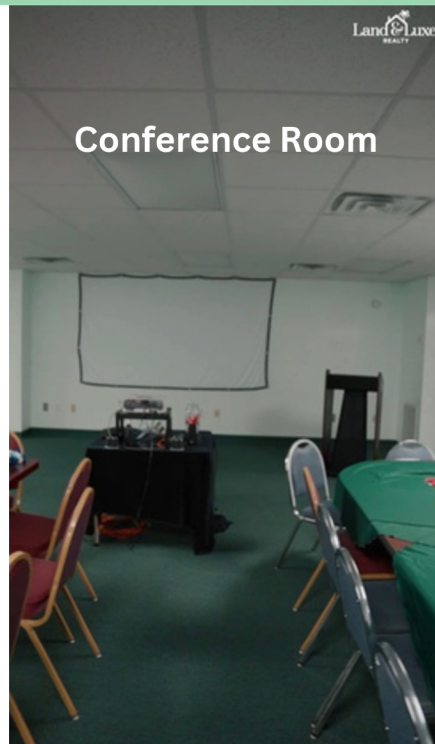
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Multiple Offices



Conference Room

This property is ideal for

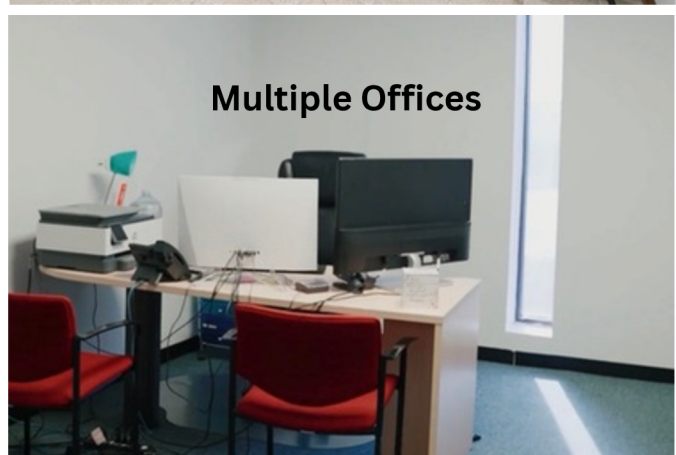
- Entrepreneurs
- Medical & wellness providers
- Faith-based or nonprofit organizations
- Professional service firms



Warehouse



Multiple Offices



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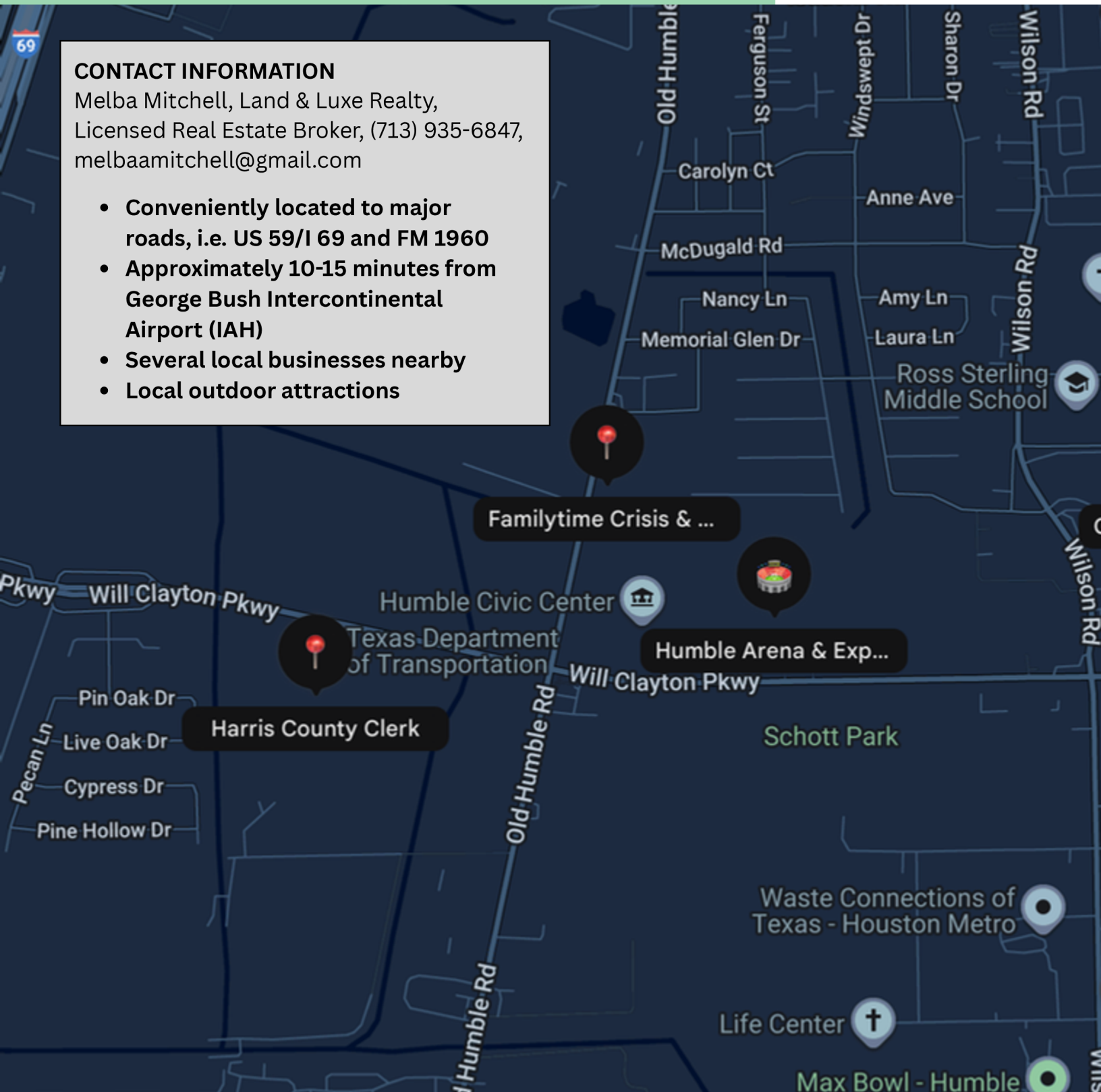


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- **Conveniently located to major roads, i.e. US 59/I 69 and FM 1960**
- **Approximately 10-15 minutes from George Bush Intercontinental Airport (IAH)**
- **Several local businesses nearby**
- **Local outdoor attractions**



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