



5,265 SF TECH OFFICE on 0.85 ACRES · FULLY FENCED

4202 Sherwood Lane

HOUSTON, TEXAS 77092

Brookhollow 290 & Loop 610

FOR SALE · OWNER-USER OR INVESTMENT

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COMMERCIAL ADVISORS



PROPERTY OVERVIEW

A turn-key flex property near 290/610.

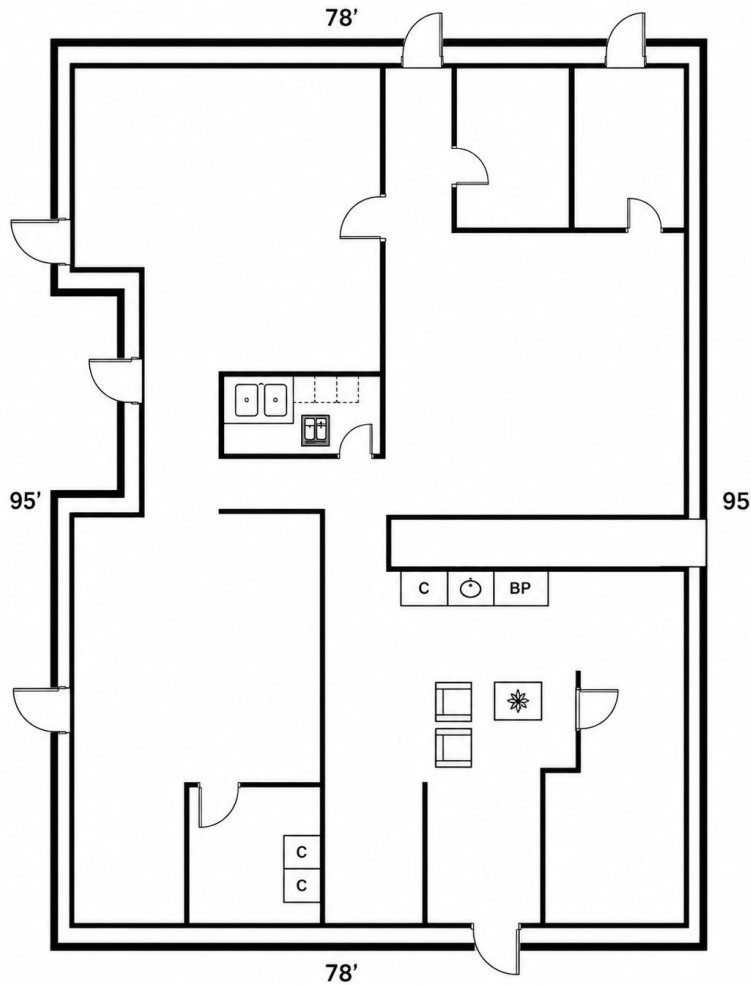


FRONT ELEVATION

Recently renovated, electronically gated, 100% air-conditioned flex building on .85 fully fenced acres — suitable for an owner-user, investment, split for multi-tenant or develop further to expand. 30 Parking spots, ADA compliant bathrooms, vaulted ceilings with abundant natural light.

PROPERTY SNAPSHOT

ADDRESS	4202 Sherwood Ln, Houston, TX 77092
BUILDING SIZE	5,265 SF
LOT SIZE	0.85 AC fully fenced
YEAR BUILT	1958 / Renovated 2014
TYPE	Office — Tech/ Creative Flex
TENANCY	Single
PARKING	30 spaces (5.7 / 1,000 SF)
PRICE	Contact Broker



1 mile

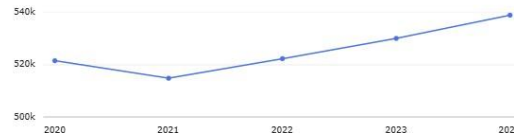
3 miles

5 miles

Population

538.8k

↑ 1% Compared to 529.9k in 2023
↑ 3% Compared to 521.4k in 2020



Age Demographics

35

Median Age

38 2029 Estimate
↑ 6% Growth Rate



Household Income

\$87.3k

Median Income

\$108.5k

2029 Estimate

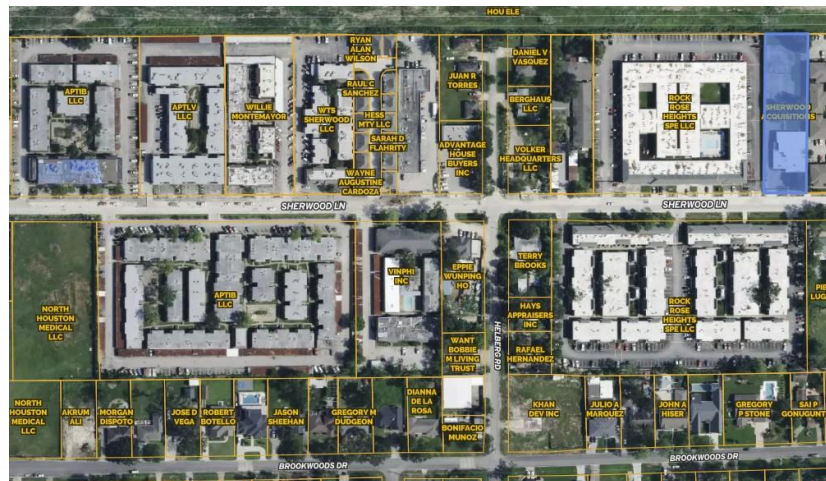
↑ 24% Growth Rate



Number of Employees

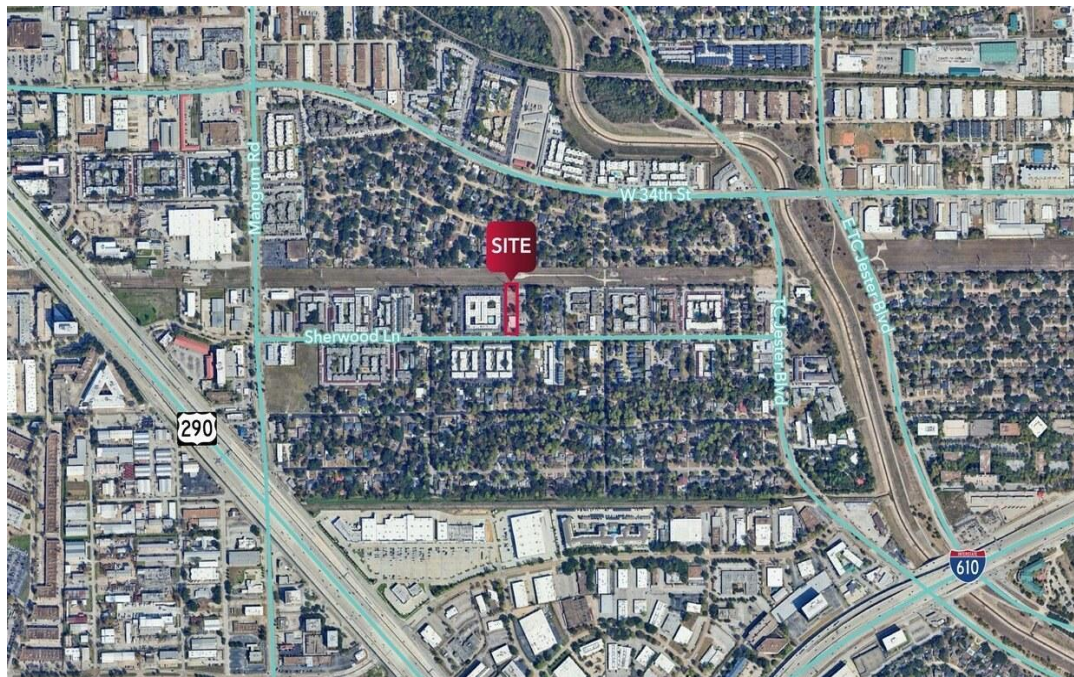
433.1k

Top Employment Categories



LOCATION

Office Tech Bldg Near NW Brookhollow



STRATEGIC LOCATION • US-290 / I-610 / TC JESTER

4202 SHERWOOD LANE • HOUSTON, TX

Near 610 Loop, just north th of US-290 (Northwest Freeway) and west of TC Jester Boulevard — a high-traffic corridor connecting Northwest Houston to the I-610 Loop and the Heights, Garden Oaks & Oak Forest.

KEY DISTANCES

US-290 / Northwest Fwy	0.4 mi
IH-610 Loop	1.5 mi
Memorial Hermann NW	1.5 mi
IH-10 Katy Freeway	5.5 mi
Downtown Houston	9.0 mi
Bush Intercontinental	16 mi
Hobby Airport (HOU)	20 mi

South of 290, inside the Beltway.



WHY THIS LOCATION

- Inside Beltway 8 – close-in NW Houston pocket
- Direct freeway access: US-290, I-610, I-10, BW-8
- 15 min to Downtown, Galleria, Memorial City
- Rail-adjacent - IAH airport ~25 min

MARKET TAILWINDS

- ▶ **Houston:** #1 US metro for population growth (2024-25)
- ▶ **+126,720** residents added in '24-'25 (U.S. Census)
- ▶ **+4.1%** YoY rent growth – NW Inner-Loop industrial
- ▶ **<7%** industrial vacancy – supply-constrained inner Loop
- ▶ **US-290 expansion** complete – added corridor capacity
- ▶ **Texas:** #1 US state for inbound business migration

ECONOMIC DRIVERS

Downtown Houston CBD	9.0 mi	Memorial City	~5 mi
Texas Medical Center	~11 mi	The Heights	~3 mi
Energy Corridor (I-10)	~10 mi	Bush Intercontinental	16 mi
The Galleria / Uptown	~6 mi	Hobby Airport	20 mi
Memorial Hermann NW	1.5 mi	Port of Houston	~22 mi

Transportation & Access



FREEWAY ACCESS

- US 290 (≈1 mi) · I-610 North Loop (≈1.3 mi) with direct connections to I-10 and Beltway 8.
- I-610 North Loop • ~1.3 mi east
- I-10 Katy Fwy • ~4 mi south via I-610
- Beltway 8 / Sam Houston Tollway • ~7 mi NW



Northwest Houston · Inside Beltway 8



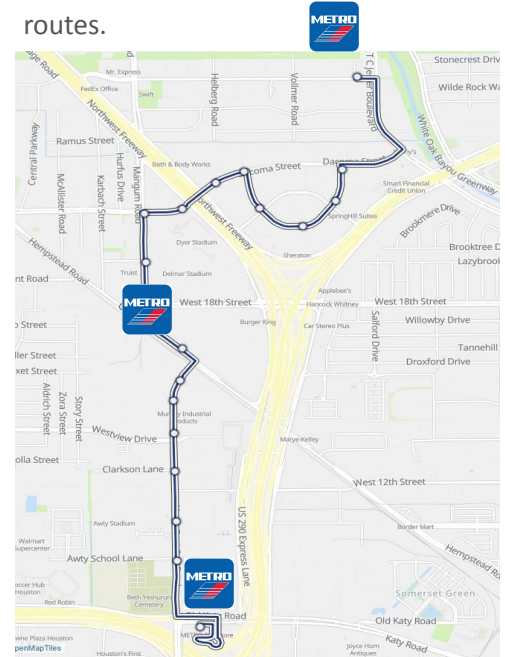
OFF-PEAK DRIVE TIMES

- Downtown 15–20 min
- Galleria 10–15 min
- Medical Center 20–25 min
- Energy Corridor ~25 min



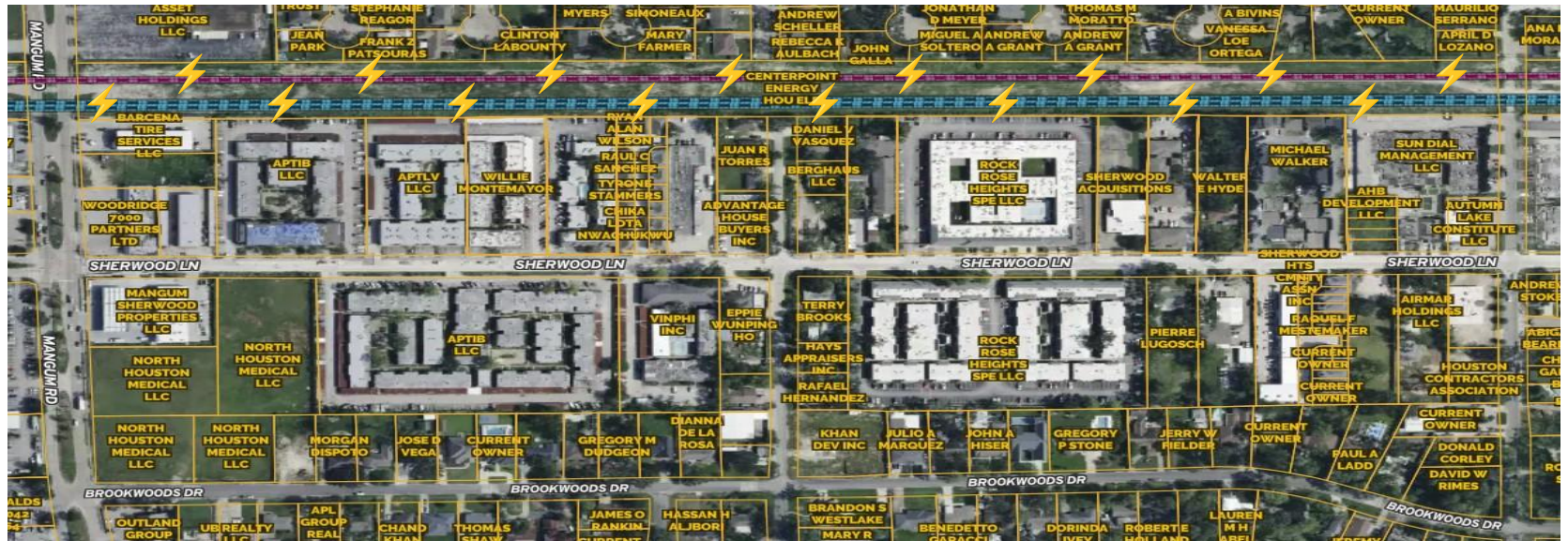
PUBLIC TRANSPORTATION ON BUS ROUTE 89

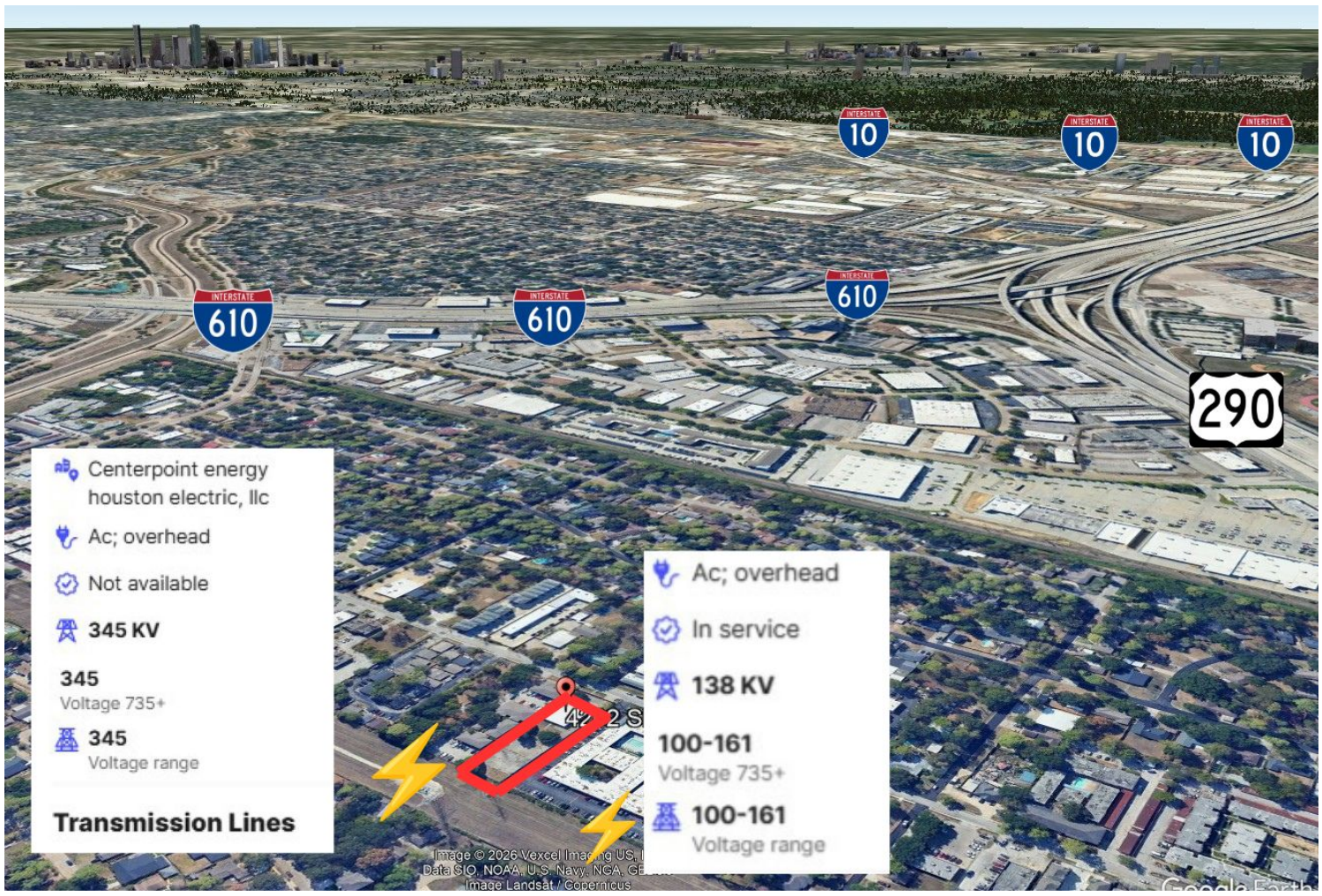
METRO Route 89 (Dacoma) stop on property frontage — one transfer to Silver Line BRT & 15+ routes.











Centerpoint energy houston electric, llc

Ac; overhead

Not available

345 KV

345
Voltage 735+

345
Voltage range

Transmission Lines

Ac; overhead

In service

138 KV

100-161
Voltage 735+

100-161
Voltage range



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