KEVIN RILES COMMERCIAL
BROKERAGE · DEVELOPMENT · CONSULTING

4501 Cartwright Rd Ste 204 Missouri City, TX 77459

PRICED TO SELL: $750,000

3803 Eastex Freeway
Houston TX 77026

Industrial | Land | Retail

High Exposure Corner Asset in a Rapidly Developing Corridor

High Visibility Freeway Frontage

Value-Add Potential with Flexible Zoning/Layout Capabilities

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A High-Exposure Corner Asset in a Rapidly Developing Corridor

Located directly in the path of strategic infill growth, 3803 Eastex Freeway offers a rare chance to acquire a signalized hard-corner site with exceptional commercial visibility. Positioned right at the Cavalcade Street exit ramp on I-59 South, this property serves as a blank canvas for immediate repositioning or absolute net lease re-development.

Immediate Traffic Capture

Direct access off the freeway frontage road captures high-volume visual exposure with approximately 187,372 vehicles per day via the local corridor.

No City Zoning Restrictions

Capitalizing on Houston's distinct lack of formal municipal zoning allows a developer maximum asset versatility, from QSR and rapid logistics hubs to an upgraded high-volume convenience/fuel footprint.

Federal Tax Incentives

Fully situated inside a Qualified Federal Opportunity Zone (#48201210800), unlocking profound long-term capital gains tax shielding for incoming equity.

Asset Snapshot

Positioned just 3.7 miles north of Downtown Houston, the property benefits directly from the region's intense logistical demand and access to the urban core. This Class C retail and industrial structure includes functional footprint layouts primed for absolute transformation.

Property Details	
Property Name	3803 Eastex Freeway Development Site
Address	3803 Eastex Freeway, Houston, TX 77026
County / Submarket	Harris County / Kashmere Gardens
Property Type	Retail / Industrial / Land
Sub Type	Convenience Store / Gas Station / Auto-Service
Buildings / Stories	1 Building / 1 Story
Year Built / Renovated	1960 / 2000
Total Building SF	3,752 SF
Lot Size	19,898 SF - 0.46 Acres
Zoning	None (Houston City Limits)
Parking	Surface, on-site open layout

PHOTOS

PHOTOS

Offering Summary

	Metric	Value	
	Offering Price	$750,000	
	Price/Building SF	$199.89 (Based on 3,752 SF)	
	Price / Land SF	$37.69 (Based on 19,898 SF)	
	Lot Acreage	$0.46 AC	
	Broker Co-Op	Yes	

Value Proposition:
This offering price significantly lowers the barrier to entry inside the I-610 Loop corridor. At $37.69 per square foot of land, this asset provides a highly insulated equity play with immense infrastructure-driven upside.

SCALABLE OPTIMIZATION PATHWAYS

Three Value-Add Levers

01

STABILIZE EXISTING SITE

- Renovate the current 3,752 SF footprint for independent auto/retail use to unlock cash flow.

02

NNN GROUND LEASE DEVELOPMENT

- Clear the site for a national tenant brand (QSR, medical, fuel) to secure long-term institutional cash flow.

03

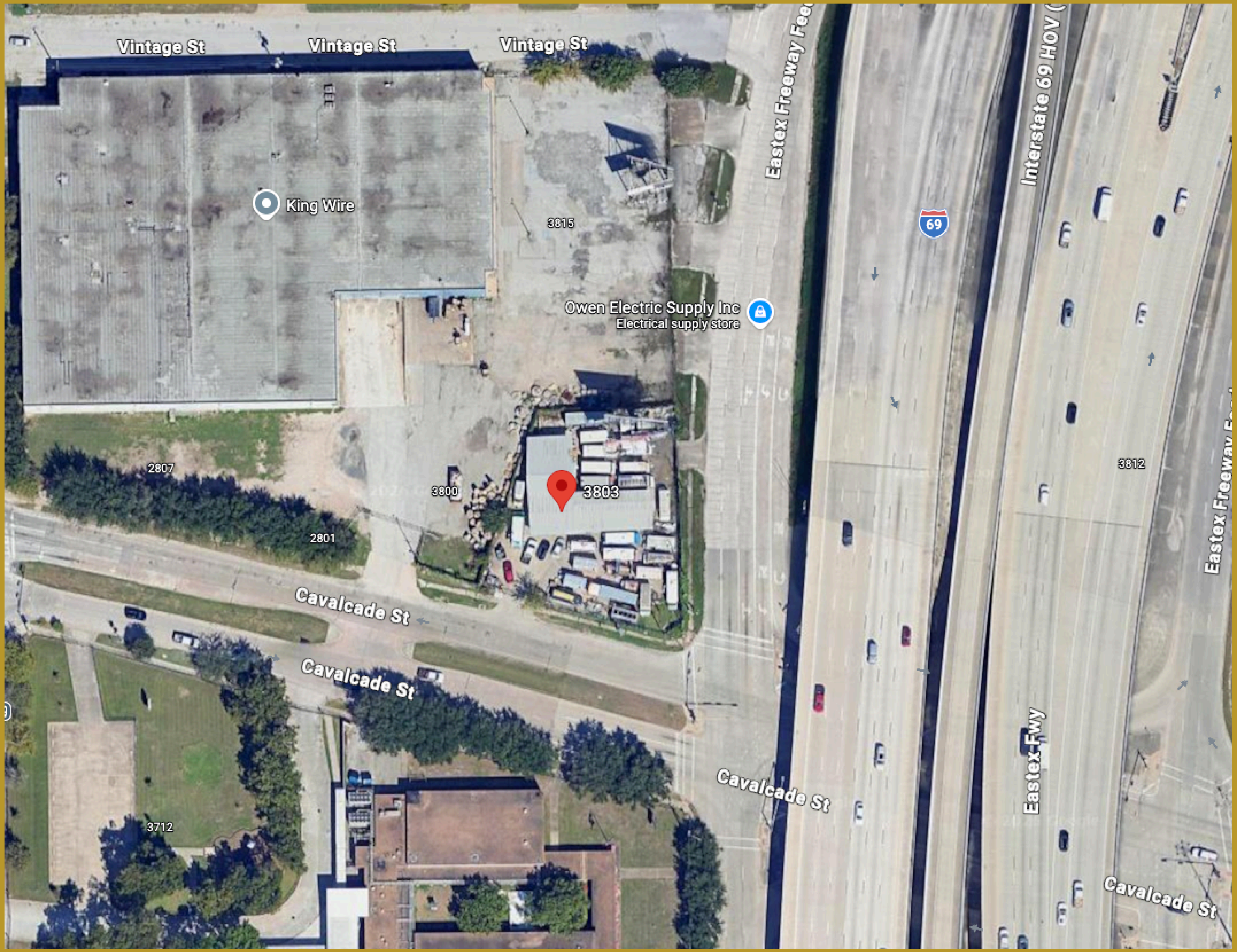
TAX-ADVANTAGED POSITIONING

- Deploy capital gains into the site to achieve tax deferral through the official Opportunity Zone.

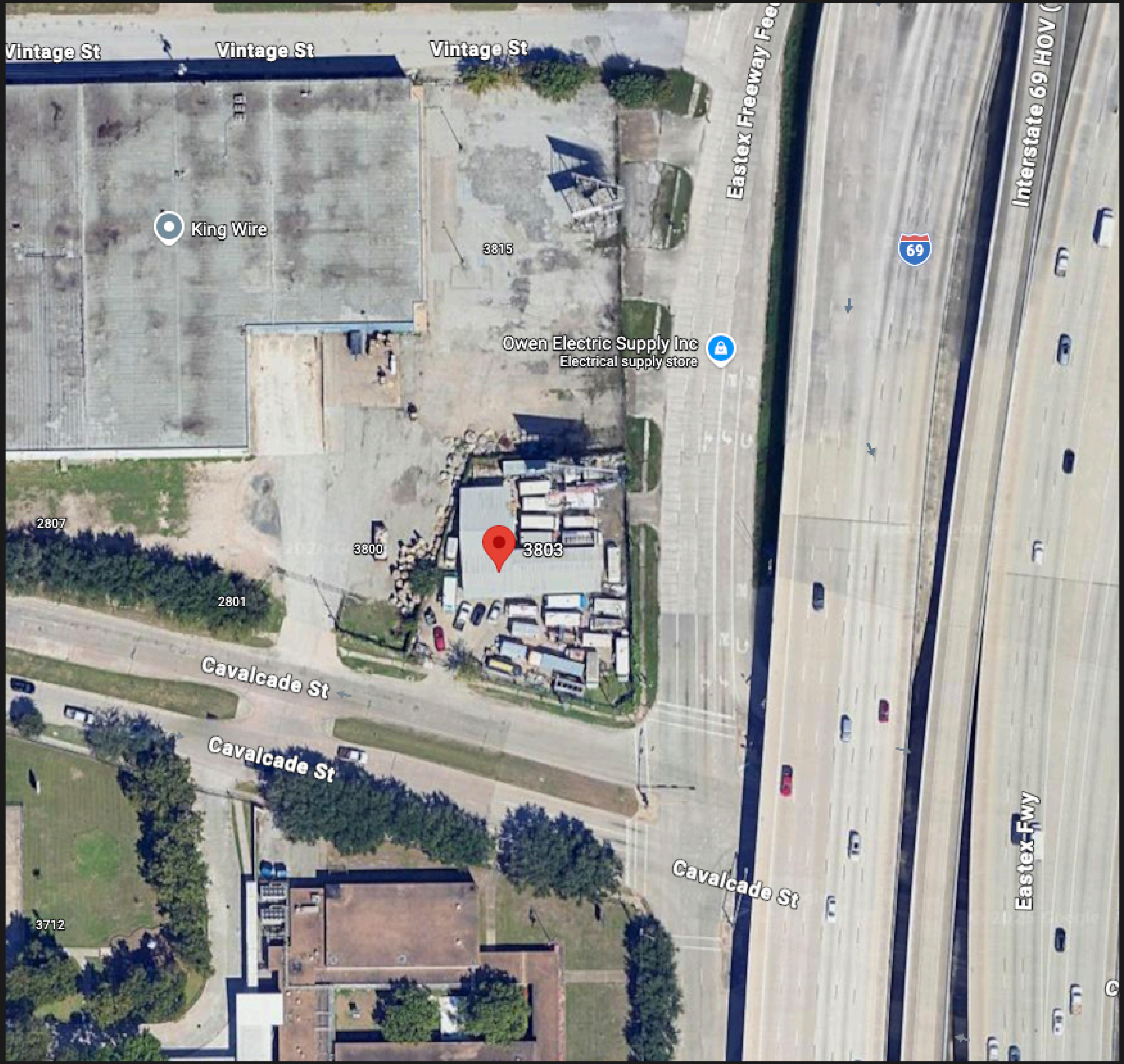
LOCATION & ACCESSIBILITY

Drive Time Proximity Matrix

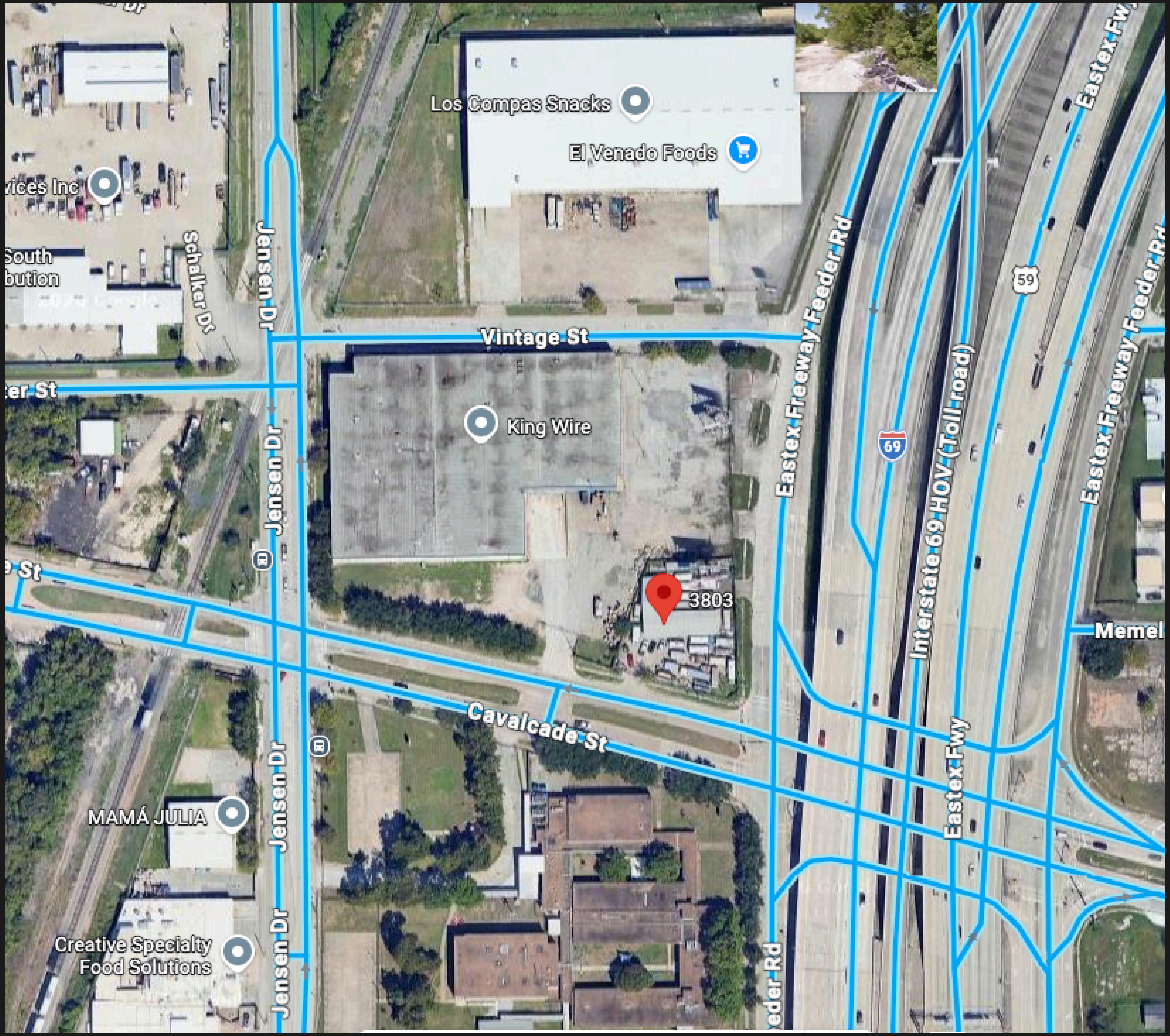
Destination	Distance	Est. Drive Time
Downtown Houston Core	3.7 miles	**~8 min**
I-610 Loop Crossing	1.1 mi	**~3 min**
I-10 Intersection	1.1 mi	**~5 min**
Port of Houston Hub	6.8 mi	**~14 min**
William P. Hobby Airport (HOU)	14.2 mi	**~24 min**



AERIAL VIEW



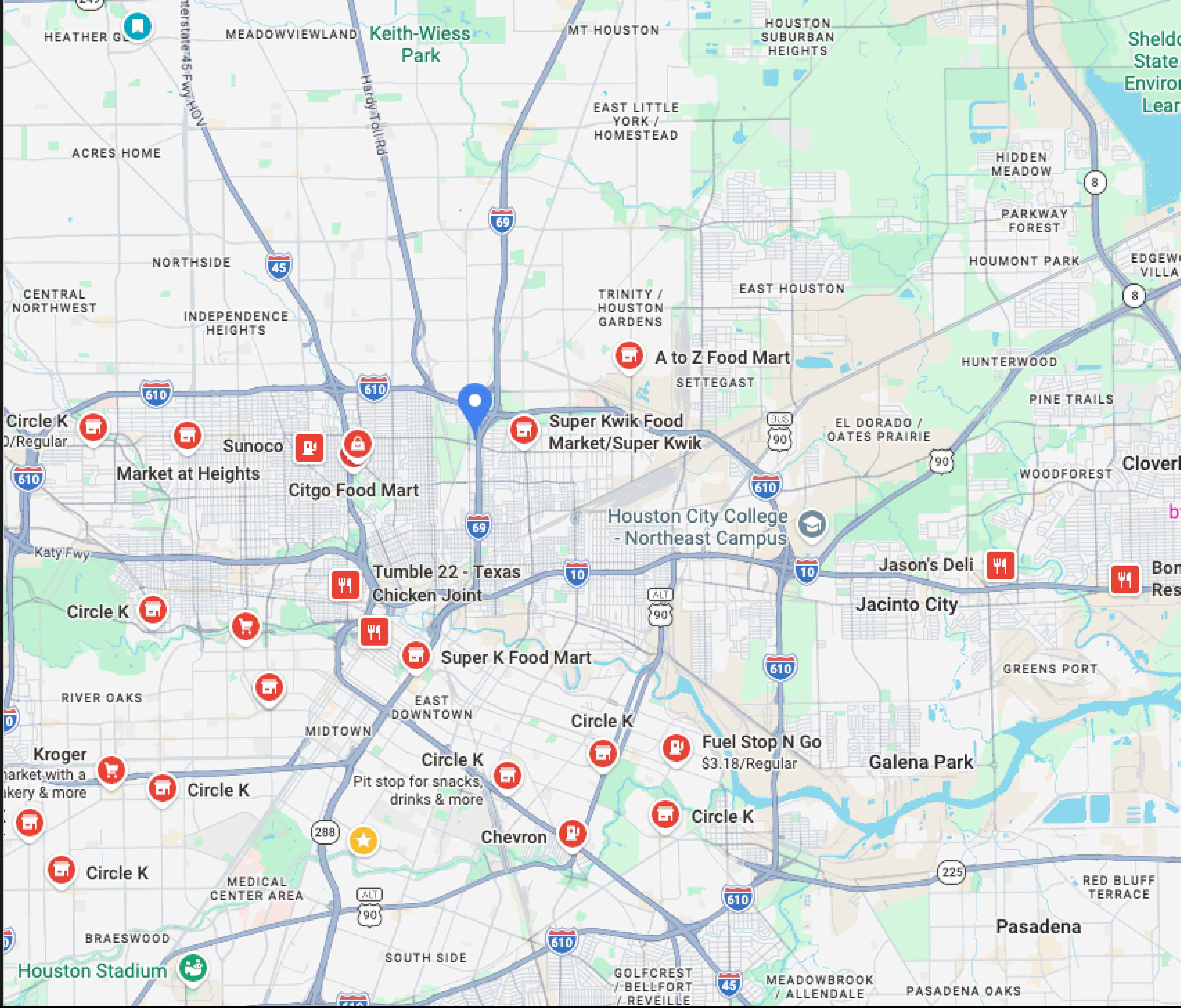
Vintage St
Vintage St
Vintage St
Eastex Freeway Fee
Interstate 69 HOV
King Wire
3815
69
Owen Electric Supply Inc
Electrical supply store
2807
3800
3803
2801
Cavalcade St
Cavalcade St
Cavalcade St
Eastex Fwy
3712



Los Compas Snacks
El Venado Foods
vices Inc
South
bution
Schalker Dr
Jensen Dr
Vintage St
Eastex Freeway Feeder Rd
59
ter St
King Wire
69
Interstate 69 HOV (Toll road)
Eastex Freeway Feeder Rd
Jensen Dr
3803
Memel
Cavalcade St
Jensen Dr
MAMÁ JULIA
Eastex Fwy
Creative Specialty
Food Solutions
Jensen Dr
eder Rd

5 MILE
TRADE AREA

This map highlights key retailers and nearby amenities within a 5-mile trade area, showing the strategic location's access points, major traffic routes, and growth potential.



BROKER NOTE

This asset represents a highly visible, strategically located commercial investment along a major Houston transit corridor. The property benefits from exceptional exposure to high daily traffic counts on the Eastex Freeway, offering a premier footprint for retail, industrial, or mixed-use operations. With a durable structural foundation and flexible layout configurations, the site is primed to support a variety of high-density commercial uses, minimizing immediate spatial constraints and maximizing functional efficiency for an incoming owner-user or investor.

High-Visibility Freeway Frontage. Robust Submarket Demand.
Value-Add Potential with Flexible Zoning/Layout Capabilities.

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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented institutional and government clients including the U.S. Department of Justice, the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District, and has advised multiple Tax Increment Reinvestment Zones and Redevelopment Authorities across Greater Houston.

A Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin also serves as an Assistant Professor of Real Estate at Prairie View A&M University and holds a Ph.D. in Leadership Studies. He is the author of two real estate books, Confessions of a Top Producer and 40 Acres & A Mule, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers.