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For Sale \$349,000

**12246 Queenston Boulevard, #G
Houston, TX 77095**

Highlights

Total SF	1,250 +/-
Price SF	\$279.20
Year Built	2017
Renovated	2023
Class	A
Flood Zone	X
APN	138-725-004-0007

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This 1,250 sq. ft. premium end unit in Queenston Business Park is listed at a sale price of \$369,000 and is ideal for retail or office use.

Prime Location & Accessibility

Situated in a high-growth corridor in Northwest Houston, the suite offers excellent visibility with over 65,000 vehicles passing daily. It provides seamless access to U.S. Highway 290, Beltway 8, and the Grand Parkway (99), and is conveniently located near both IAH and Hobby airports. The surrounding area features affluent master-planned communities like Bridgeland and Towne Lake, alongside major employers such as H-E-B and Memorial Hermann. With over 254,000 residents within a five-mile radius and significant nearby developments like Bridgeland Central, this location is positioned at the heart of Houston's commercial growth.

Premium Buildout & Features

As an end unit, Suite G offers enhanced natural light and privacy. The move-in-ready space is finished with luxury vinyl plank flooring, crown molding, and upgraded doors.

Buyer to verify all measurements



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