

FOR SALE

+/- 15,000 SF BUILDING ON +/- 3.93 AC

📍 16310 CHIMNEY ROCK RD, HOUSTON, TX 77053

SALE PRICE

\$2,900,000.00



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PROPERTY HIGHLIGHTS



Location

16310 Chimney Rock Rd, Houston, TX 77053



Sale Price

\$2,900,000.00



Size

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on +/- 3.93 AC

Contact Us

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- **Turnkey commercial building** situated on approximately **3.93 unrestricted acres** in a rapidly developing Houston corridor

- **Prime Frontage along Chimney Rock Rd**, offering strong visibility and convenient access for a variety of commercial users

- **Unrestricted reserve tract** allows for flexible redevelopment, owner-user occupancy, or investment opportunities

- **Strategically positioned in Southwest Houston** near major residential growth and established retail corridors

- **Large land footprint** provides ample room for parking, outdoor storage, expansion, or future site improvements

- **Ideal for investors or owner-users** seeking a well-located asset with long-term upside potential

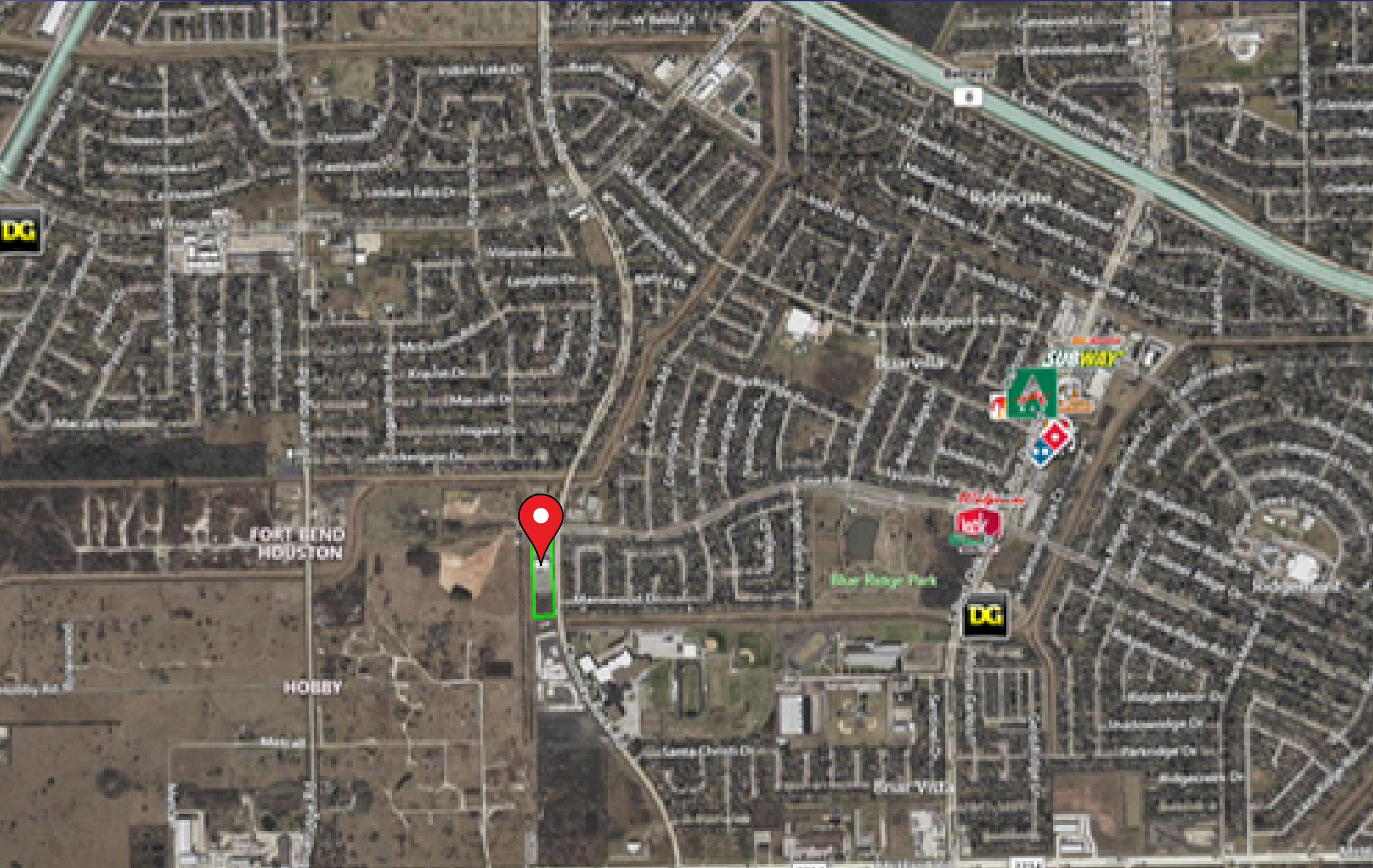




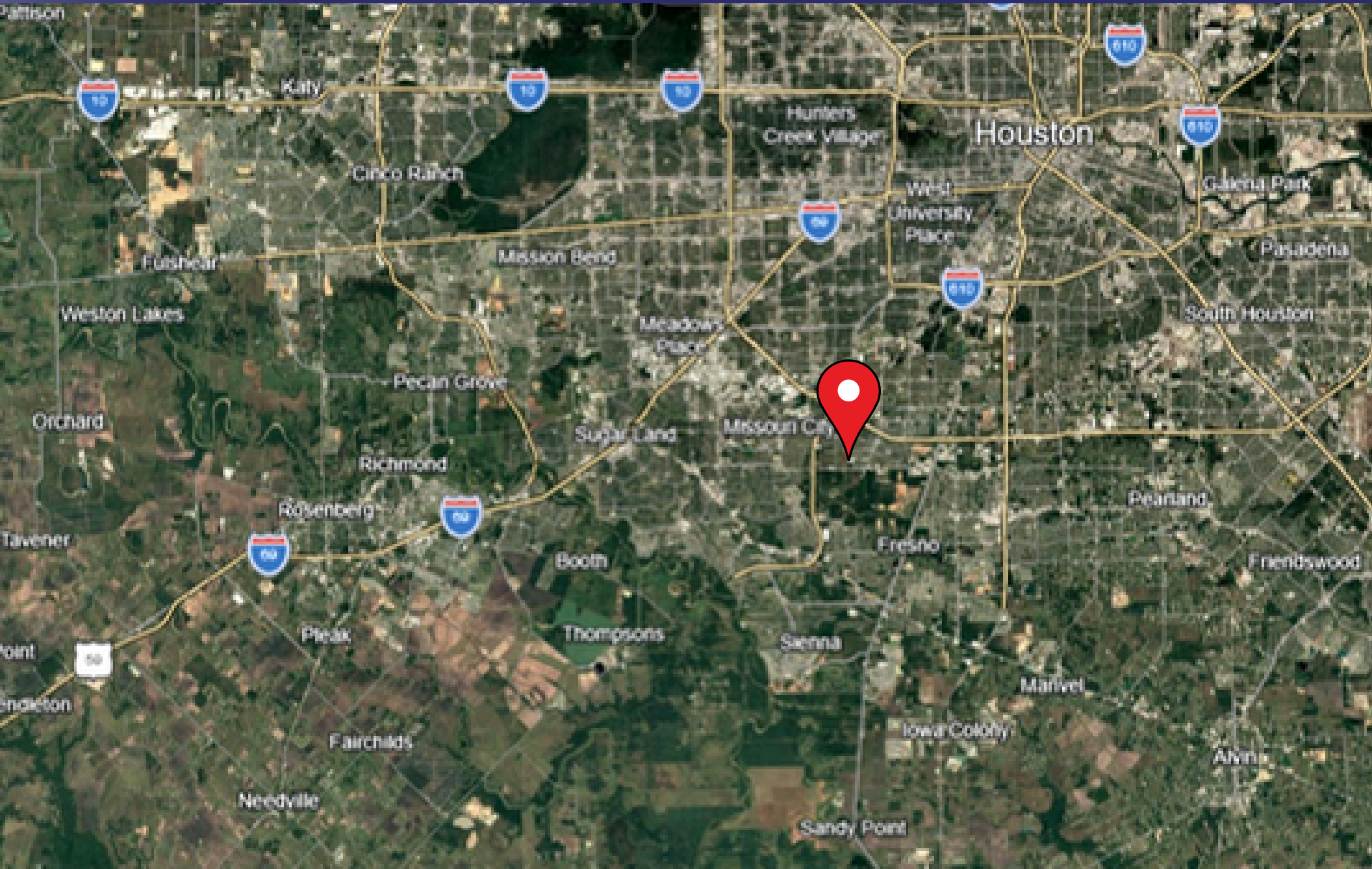
SITE AERIAL



MARKET AERIAL



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

16310 Chimney Rock Rd, Houston, Texas, 77053 2

Ring of 3 miles

KEY FACTS

81,810

Population



26,797

Households

36.9

Median Age

\$58,639

Median Disposable Income

EDUCATION

17.0%

No High School Diploma



20.4%

Bachelor's/Grad / Prof Degree

33.8%

High School Graduate



81,810

2023 Total Population (Esri)

28.8%

Some College/ Associate's Degree

INCOME



\$70,525

Median Household Income



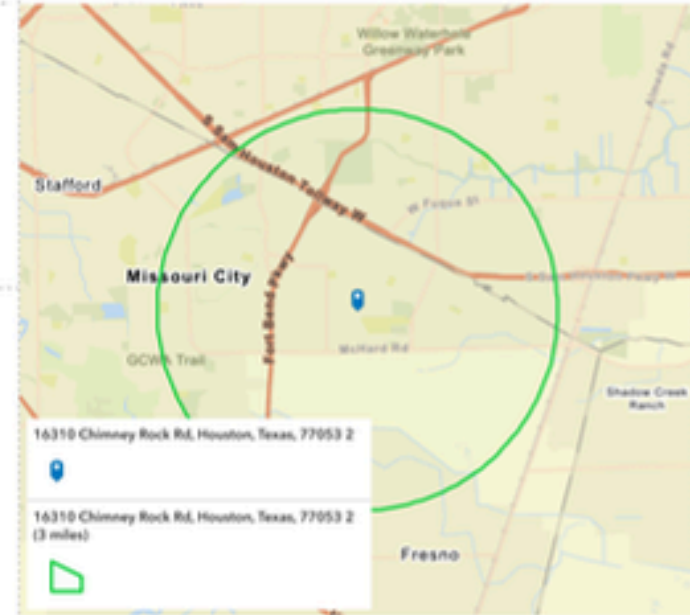
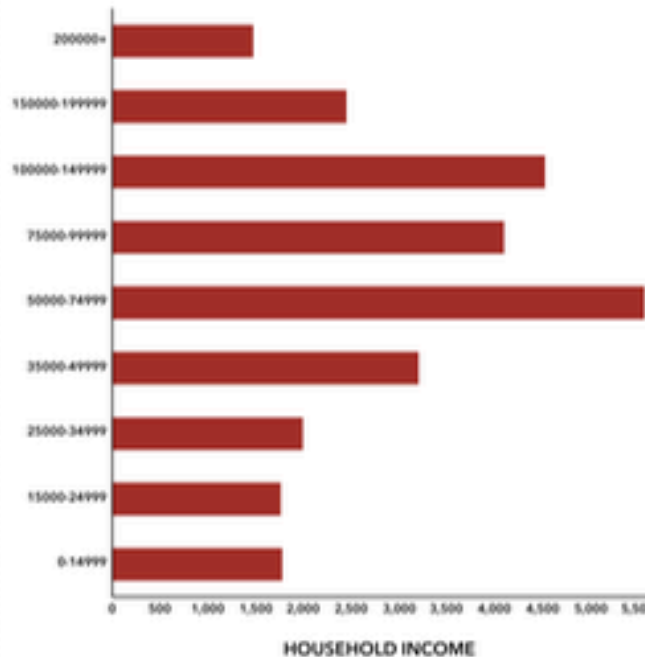
\$29,204

Per Capita Income



\$198,302

Median Net Worth



EMPLOYMENT



White Collar

53.2%



Blue Collar

30.1%



Services

20.7%

5.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



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