



3,086 SF NW Houston Office Bldg on 2.7 Acres

9326 Kay Ln, Houston, TX 77064



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3,086 SF NW Houston Office Bldg on 2.7 Acres

\$895,000

Maximize your business potential with this highly versatile commercial property in Northwest Houston. Strategically located near Beltway 8, SH 249, and SH 290, this 2.7-acre gated compound offers exceptional flexibility for owner-users, entrepreneurs, or investors. The property features a 3,086 sq ft single-story office building (originally a 3-bed, 2.5-bath home), complemented by a 1,000 sq ft outbuilding perfect for extra operations. The grounds offer two detached 2-car garages ideal for storage or future expansion, a reliable propane generator, and mature shade trees throughout. Prime Accessibility: Quick access to major thoroughfares with ~413 feet of prominent road frontage and two gated driveways. Ample Secure Parking & Storage: Fully fenced property has ~21,000 sq ft of partially shaded parking with room to expand. No HOA Restrictions: Absolute freedom for specialized operations, equipment storage, or future development. Built-in Income: Tenant in place until October 2027, offering immediate cash flow while you finalize your long-term plans. This is a turnkey opportunity for an investor or a patient owner-user looking to lock down a rare, flexible footprint in a high-demand logistical corridor....

- 2.7-Acre gated compound strategically located near Beltway 8, SH 249 & SH 290 offers exceptional flexibility for owner-users/entrepreneurs/investors.
- 3,086 sq ft single-story office building, a 1,000 sq ft outbuilding perfect for extra operations, two detached 2-car garages, and a propane generator.
- Quick access to major thoroughfares (BW-8, SH 290 & SH 249) with ~413 feet of prominent road frontage & two gated driveways.
- Fenced property featuring mature shade trees and ~21,000 square feet of partially shaded, parking with clear potential for expansion.
- The absence of HOA restrictions offers maximum flexibility for specialized operations, equipment storage, and future development.
- Tenant in place until October 2027, offering immediate cash flow while you finalize your long-term plans.



Price:	\$895,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	2.70 AC
Gross Building Area:	3,086 SF
Rentable Building Area:	3,086 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	None
APN / Parcel ID:	0954120000002
Walk Score ®:	20 (Somewhat friendly)



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Property Photos



Property Photos



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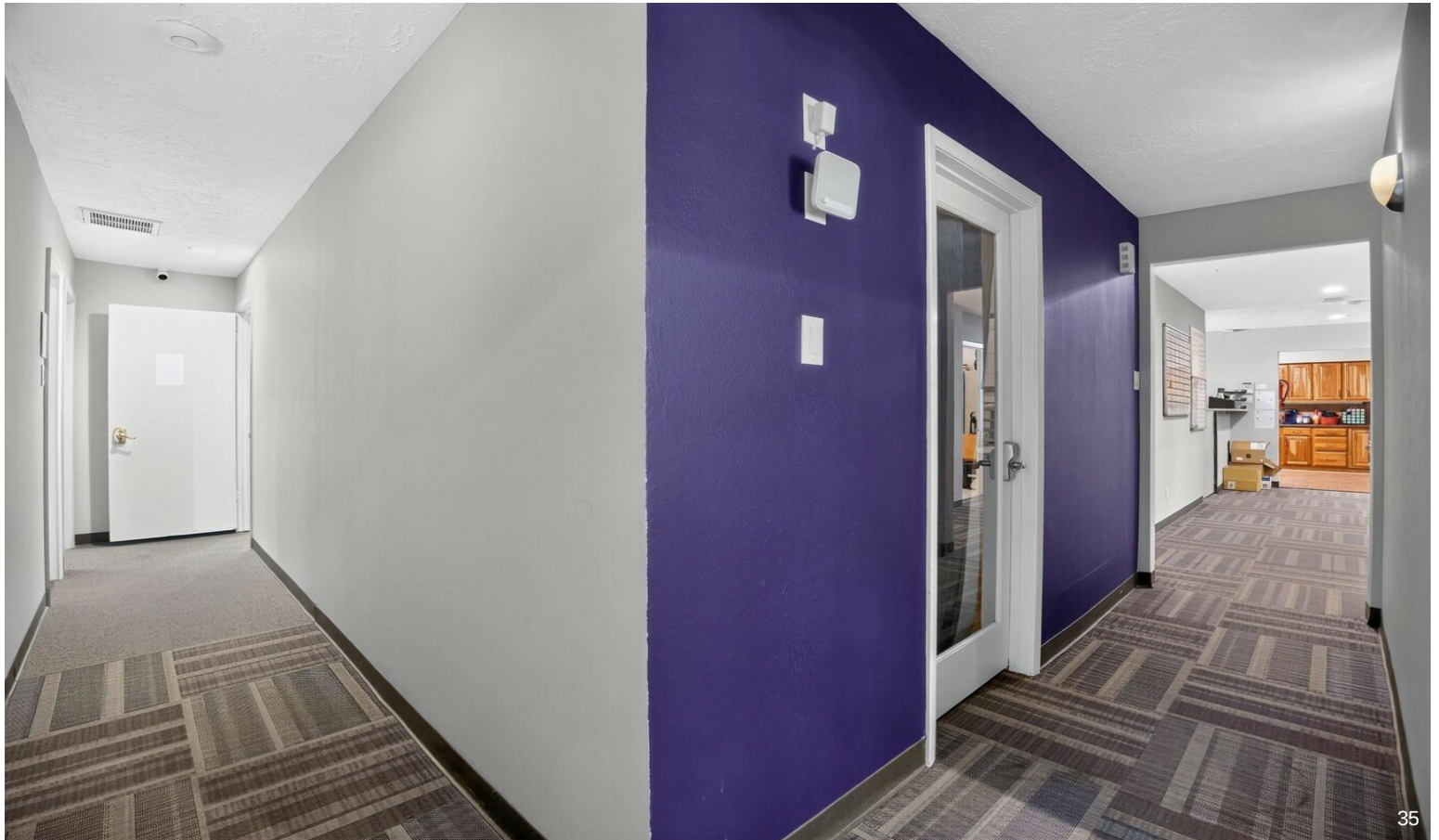
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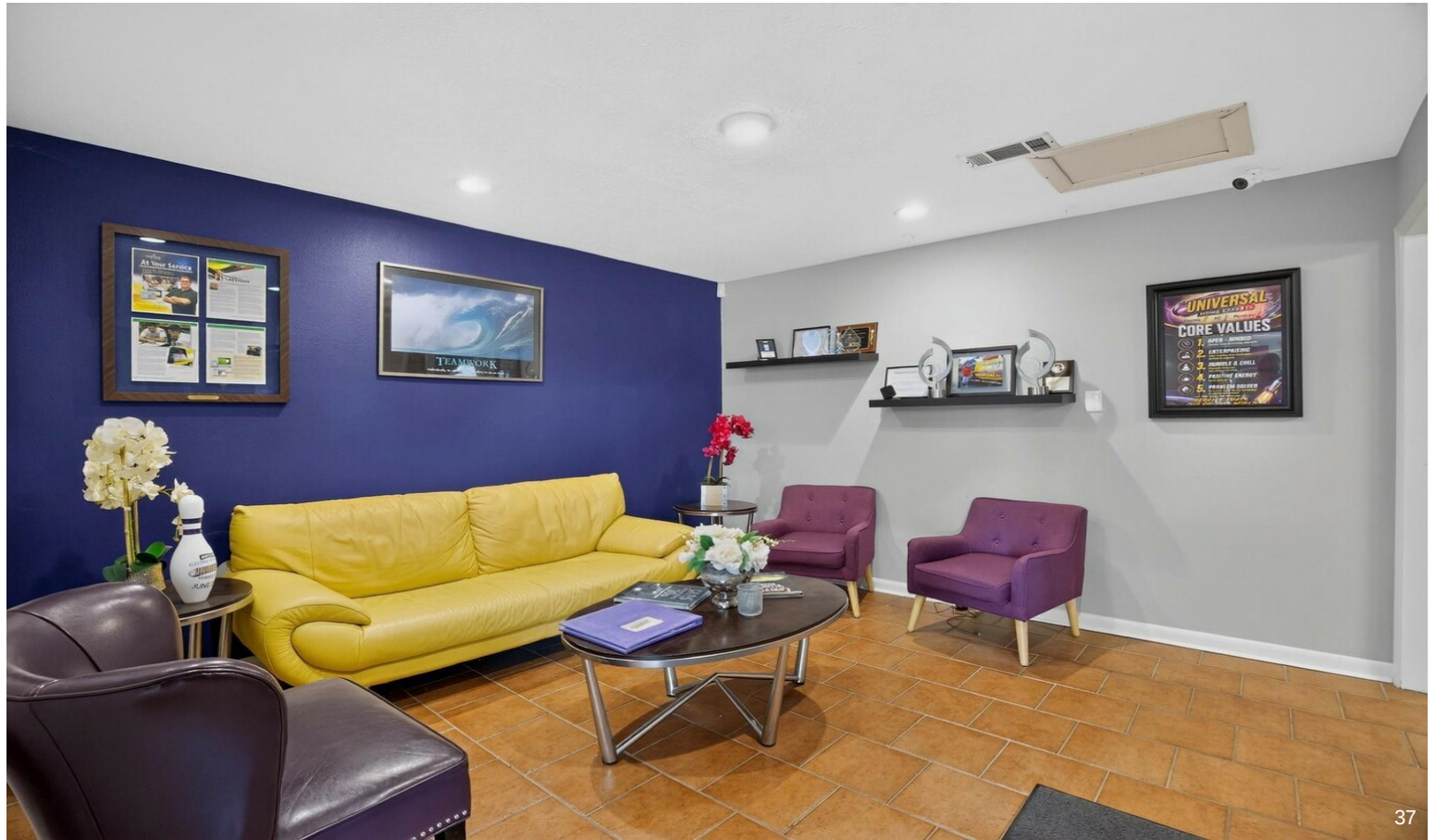


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Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

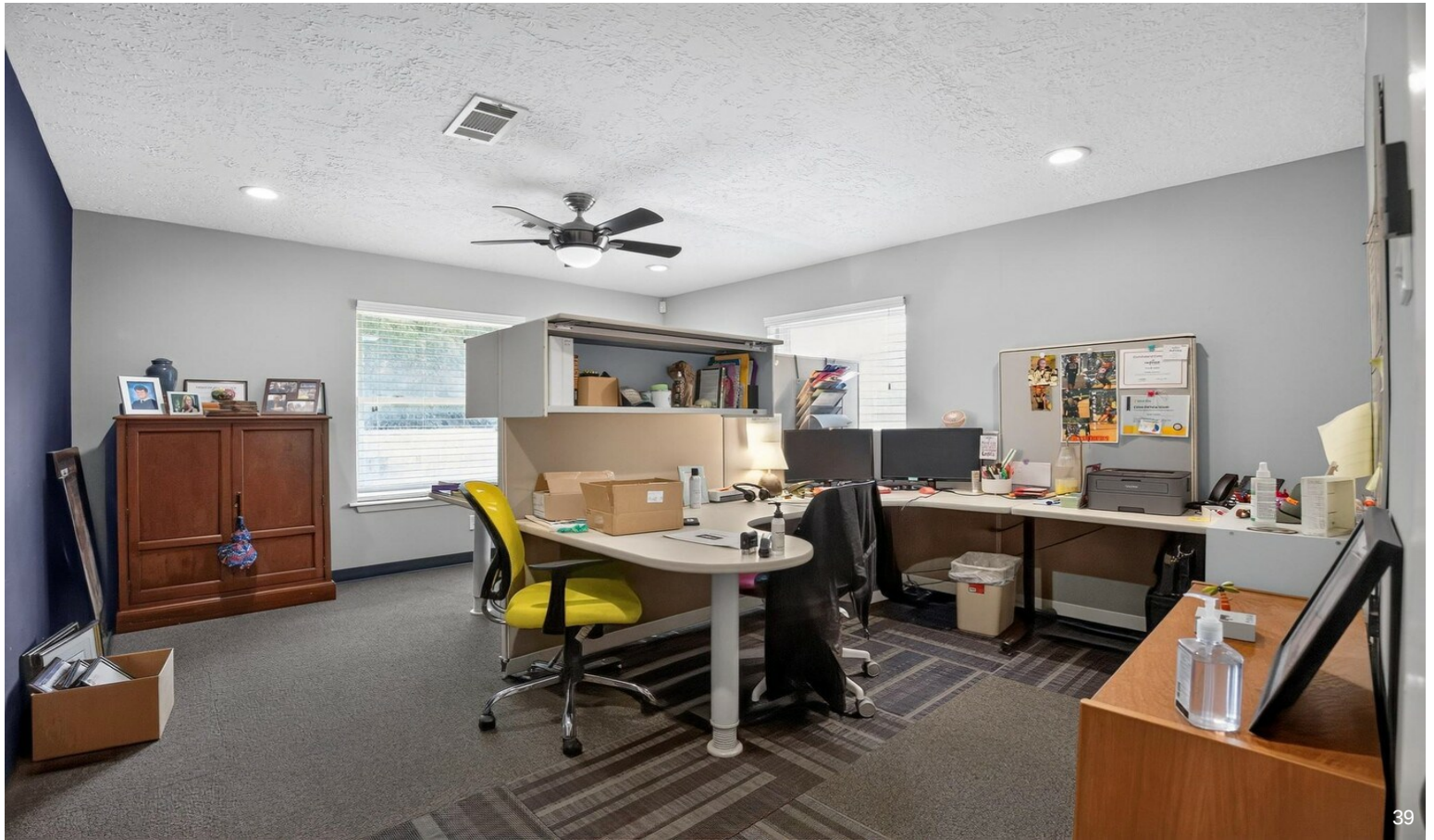


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Property Photos



Property Photos



Property Photos



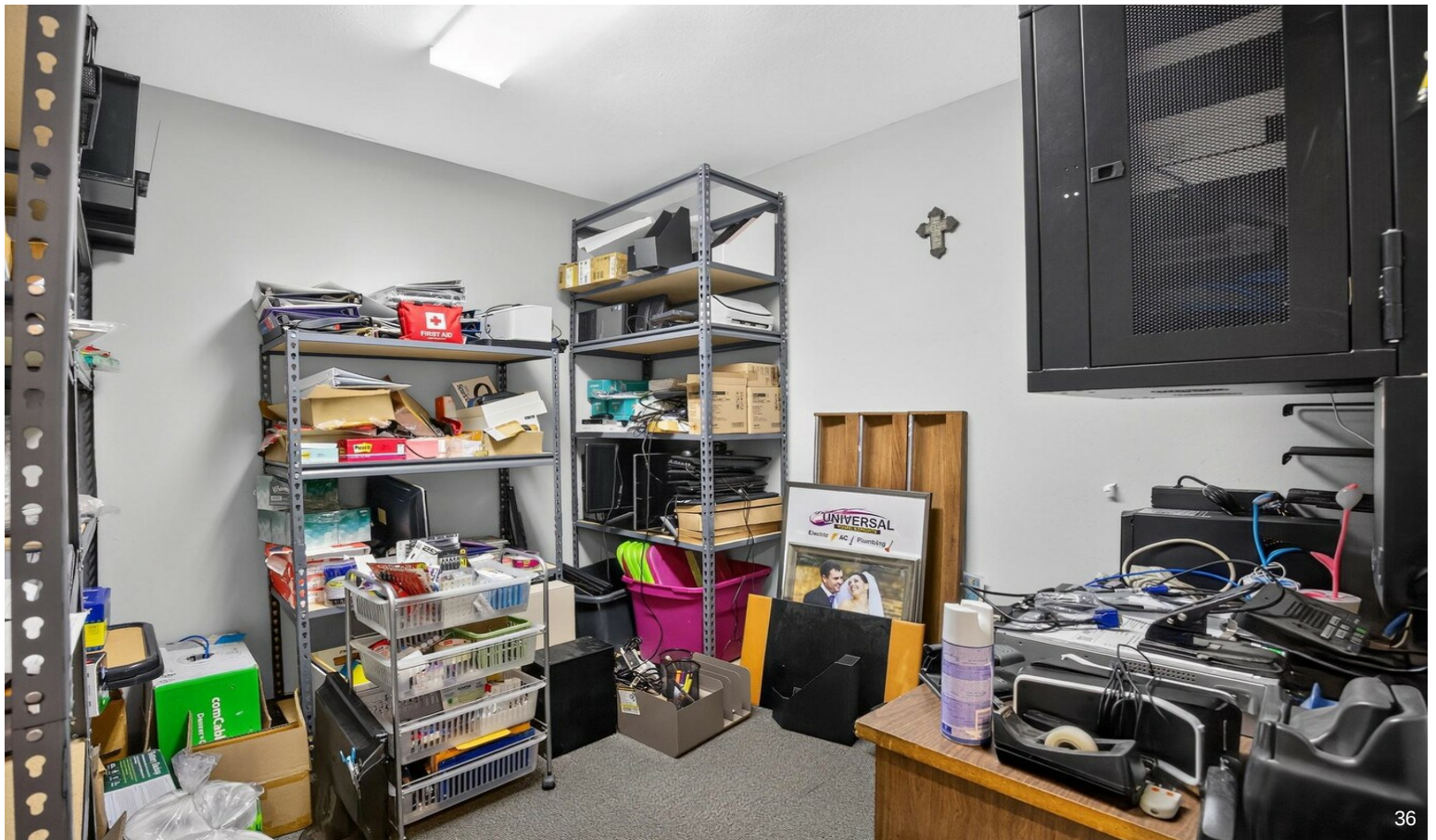
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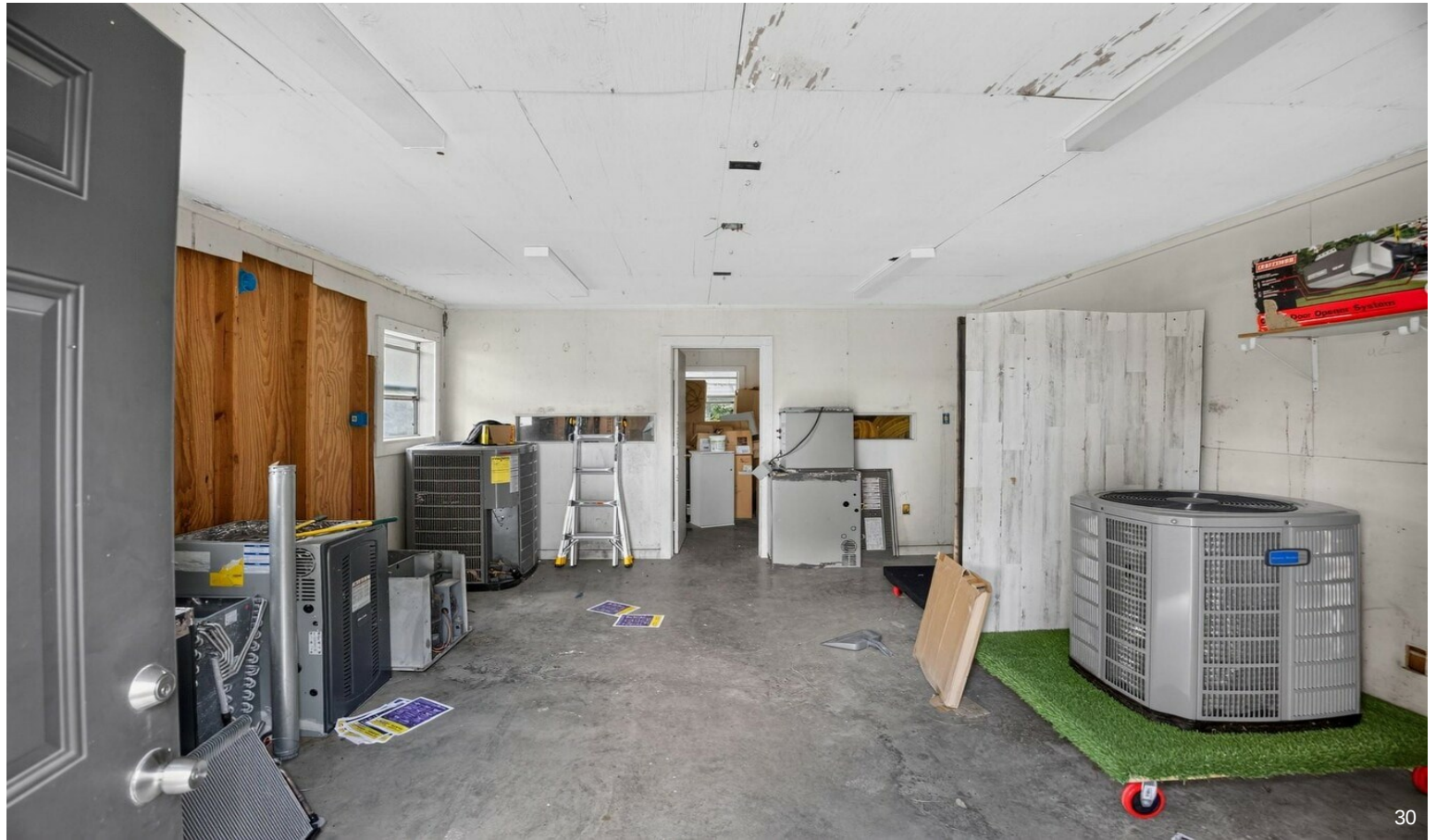


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Property Photos



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