

APPROVED PLANS INDUSTRIAL DEVELOPMENT

6019 Addicks Satsuma Road

Houston, Texas 77084

CURRENT ASKING PRICE \$1,200,000

3.89 acres | 169,448 SF land | commercial zoning | value-add industrial development opportunity

Prepared as a concise marketing presentation from the listing materials, survey, permit package, and approved civil plans.

Offering Snapshot

Current listing facts verified from provided listing materials and attached documents

\$1,200,000

Asking Price

3.89 Acres

Land Area

169,448 SF

Land SF

Commercial

Zoning

Value Add

Investment Type

2 Locations

Public Listing

Property Positioning

- Industrial / office-warehouse development site in the Houston market.
- Commercial zoning with flexible land-use positioning for industrial investors and owner-users.
- Approved civil construction plan package supports faster buyer evaluation and a clearer development path.
- Current listing materials identify 6019 and 6011 Addicks Satsuma Road as the two-location portfolio.



Why This Opportunity Works

A buyer can underwrite land plus a meaningful head start on development

Approved Plan Value

Civil set covers paving, water, sanitary, storm drainage, stormwater quality, fire lane, landscaping, and traffic control.

Clear Industrial Concept

Plans show four proposed shell office/warehouse buildings totaling approximately 54,500 SF.

Access + Site Work

Permit package includes two commercial driveway-with-culvert permits and a civil site work permit.

Houston Connectivity

Location benefits from access to I-10, Grand Parkway, Energy Corridor, Westway Park, and nearby industrial/logistics demand drivers.

Calculated pricing from current ask and 3.89 acres: approximately \$7.08/SF of land and \$308,500/acre.

Site plan sheet C-1.0 shows the proposed shell building layout



- Building 1: 16,000 SF
- Building 2: 16,000 SF
- Building 3: 11,250 SF
- Building 4: 11,250 SF
- Total proposed shell area: 54,500 SF
- Includes loading dock area, internal drives, parking, dumpster area, retaining wall, and detention pond.

54,500 SF

Proposed Shell Area

Permits + Readiness

Harris County permit package supports the development narrative



Office of the County Engineer
Dr. Wilson Kahanah, P.E., PMP, CFM, SM, SE - Executive Director & County Engineer
1111 Patten Street, Houston, TX, 77002 - OFFICE 713-274-3800

OFFICIAL ONLINE RECEIPT

Receipt Date: 9/16/2025 3:29:25 PM

Receipt No: PID20250016-00271055

Issued To: Madhusri Talluri

Order No: 377084

Order Payment ID: 363241

Fee Type	Permit #	Description	Qty	Unit Price	Assessment
DBA: Catalyst Technical Group, Inc.					
Project Number: 2501110011 - 6019 Addicks Satsuma RD , HOUSTON, TX 77084					
Permit	2501110011-CDW-001	Driveway With Culvert Commercial Property	1	\$180.00	\$180.00
Inspection		Commercial Culvert Final Inspection	1	\$40.00	\$40.00
Inspection		Commercial Driveway Final Inspection	1	\$40.00	\$40.00
Permit	2501110011-CDW-002	Driveway With Culvert Commercial Property	1	\$180.00	\$180.00
Inspection		Commercial Culvert Final Inspection	1	\$40.00	\$40.00
Inspection		Commercial Driveway Final Inspection	1	\$40.00	\$40.00
Inspection		Commercial Site Development Inspection	1	\$0.00	\$0.00
Permit	2501110011-SITE-001	Civil Site Work (Fill, Detention, Utility, Paving, Accessory Structures)	1	\$642.00	\$642.00
Project Total					\$1,122.00

Organization: 208

Check No: 1

Date/Time: 9/16/2025 03:29 PM

Cash

Credit Card: \$1,122.00

Receipt Total: \$1,122.00

COUNTY AUDITOR COPY

HCPID Main Line 713-274-3800

Schedule Inspections 713-274-3800

Schedule Fire Code Inspections Fax 713-899-3099
http://www.hctx.net/permits/inspection-forms

www.hcpid.org/permits



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PERMIT FOR CIVIL SITE WORK (FILL, DETENTION, UTILITY, PAVING, ACCESSORY STRUCTURES)

Request Your Inspection

Date Issued: 09/16/2025

Project Name: OFFICE / WAREHOUSE AT ADDICKS SATSUMA

Issued To: GK Investments Group LLC

Permit No: 2501110011-SITE-001

Owner: GK Investments Group LLC

Permit Class Code: CLASS 1

Applicant: Catalyst Technical Group, Inc.

Issued To: Madhusri Talluri

Contact Email: mtalluri99@gmail.com

Contact Phone: 1832-953-1885

Property Information

Address: 6019 Addicks Satsuma Rd

City: HOUSTON

State: TX

Zip: 77084

Subdivision: SEVEN STAR PLUS

Abstract No:

Blk:

Sub:

Trac:

Section: 8

Lot:

Block:

Reserve:

Survey Name:

REQUIRED INSPECTION(S)

IT IS YOUR RESPONSIBILITY TO CALL FOR ALL REQUIRED INSPECTIONS

(*) All inspections designated with an asterisk must be passed before permanent power will be released.

1 * Commercial Site Development Inspection

PRE-INSPECTION DOCUMENT(S)

ALL PRE-INSPECTION DOCUMENTS MUST BE RECEIVED AND APPROVED BEFORE INSPECTIONS CAN BE REQUESTED

1. Copy of Recorded Plat - Please contact the Harris County Clerk's Office: (713) 274-8880 or website: <https://www.cohc.hctx.net/>
Once you have a copy of the Recorded Plat, please Submit to <https://permits.harriscountytx.gov/inspectionRequest.aspx>

SPECIAL REQUIREMENT(S)

1. Schedule Inspection(s) By Logging Into Your Online Account (e-Permits), Selecting Inspections - Inspection Request, And Select The Inspection You Would Like To Request. You may also fill out the online request form at <http://www.eng.hctx.net/permits/inspection-forms>. All Site, Storm Water Quality, On-site Sewerage Facility and Right of Way inspections must be PASSED and Permanent Power Released before requesting your Fire Marshal Inspection.

2. All Construction Shall Be In Accordance With The Approved And Permitted Documents. Any Special Details Will Be Noted On Approved Plans


Permit Manager

Main Line HCPID 713-274-3800

Inspection's Line 713-274-3800

Request Inspections
<http://www.eng.hctx.net/permits/inspection-forms>

9/16/2025 3:29:32 PM

www.hcpid.org/permits/

Permit Signals

- Project No. 2501110011 for 6019 Addicks Satsuma Road, Houston, TX 77084.
- Harris County permits issued September 16, 2025.
- Civil Site Work permit covers fill, detention, utility, paving, and accessory structures.
- Two commercial driveway-with-culvert permits included.
- Project name listed as Office / Warehouse at Addicks Satsuma.
- Issued to GK Investments Group LLC; applicant Catalyst Technical Group, Inc.

Buyer to verify permit status, inspection timing, expiration, transferability, and remaining agency requirements.

Civil plans provide a more complete diligence package than raw land alone



- Two proposed 30-foot concrete driveways along Addicks Satsuma Road.
- Storm drainage network with 24-inch HDPE runs, grate inlets, and culvert crossings.
- Detention pond with noted 100-year, 10-year, and 2-year water surface elevations.
- Utility plan sheets address water and sanitary service.
- Additional sheets cover paving, stormwater pollution prevention, fire lane layout, landscaping, and construction details.

REDUCES EARLY-STAGE DESIGN UNCERTAINTY

Location + Market Context

Industrial users get west Houston connectivity with nearby employee amenities



Location Drivers

- Near the Energy Corridor and Westway Park business area.
- Access to I-10 and Grand Parkway for regional distribution and workforce movement.
- Industrial corridor setting with nearby manufacturing, logistics, service, and commercial users.
- Surrounding retail, dining, and residential base supports employee convenience.

28,801

1.2 mi population

190,318

4.2 mi population

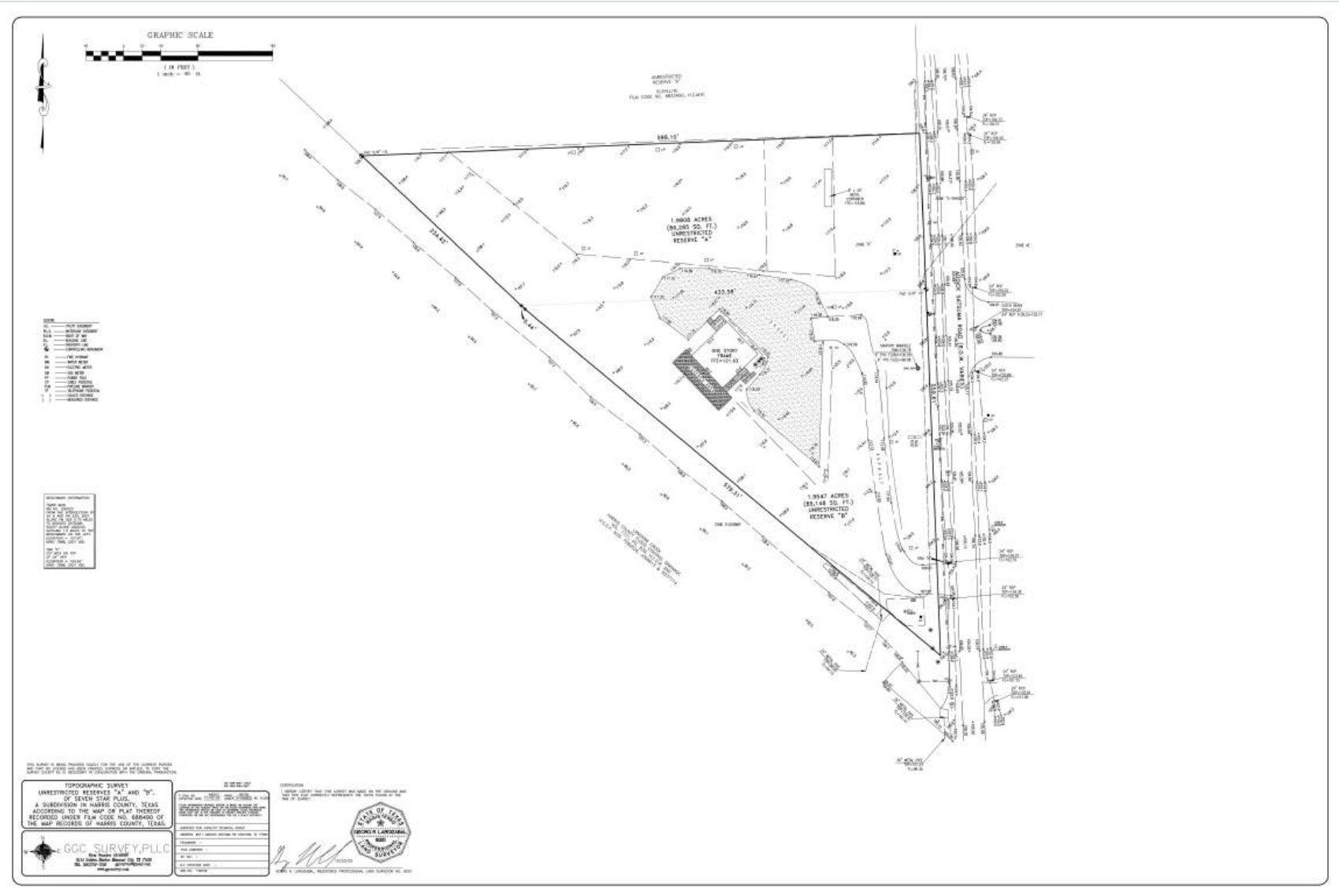
1,082,078

9.85 mi population

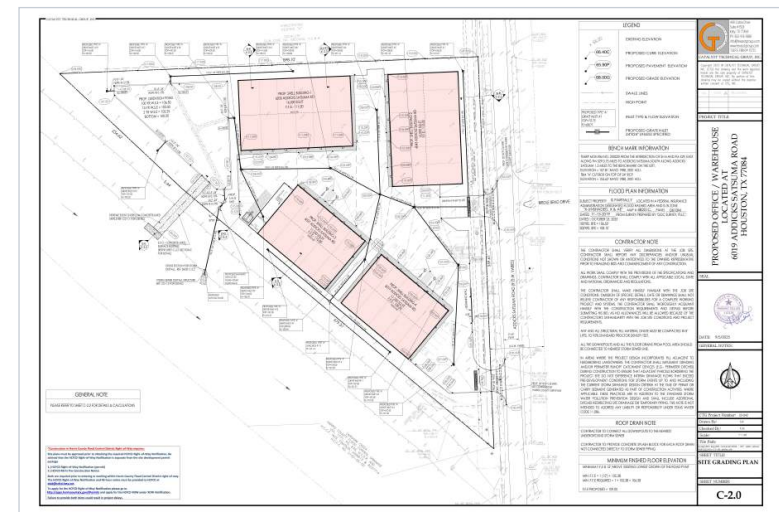
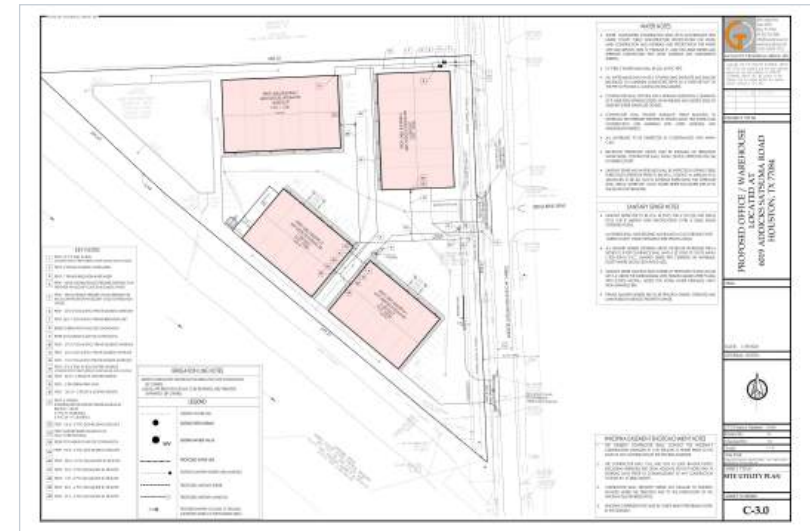
Demographics shown in the provided CBC packet, sourced there to 2023 American Community Survey.

Survey Exhibit

Survey included for buyer review and diligence



Selected sheets from the approved civil plan package



Contact + Notes

Concise broker information without bulky corporate filler

MARK NOOR

Coldwell Banker Commercial Universal

TX License #830038

Direct / Cell: (832) 961-7777

Email: mark@cbure.com

1900 West Loop South, Houston, TX 77027

CURRENT ASK: \$1,200,000

Source Materials Used

- Current listing materials reviewed July 6, 2026.
- CBC proposal packet, used for original listing facts, demographics, and broker contact.
- Harris County site permit package dated September 16, 2025.
- Approved civil set titled 6019 Addicks Satsuma, dated January 28, 2026.
- Addicks Satsuma survey PDF.

All information is deemed reliable but not guaranteed. Buyer should independently verify zoning, acreage, plans, permits, utilities, floodplain status, pricing metrics, and development feasibility.