

FOR SALE

# 0 N GESSNER RD.

HOUSTON, TX 77041

VACANT COMMERCIAL LAND | CONTRACTOR YARD • FLEET PARKING • OUTDOOR STORAGE

## PROPERTY SUMMARY

Total Size:	±17,041 SF
Land Area:	0.391 AC
Zoning:	C-2 Commercial
Frontage:	N Gessner Road
Road Class:	Major Collector
Surface:	Gravel / Stabilized
Fencing:	Chain-Link Perimeter
Utilities:	Water & Sewer at Street
Flood Zone:	AO Depth 2 (SFHA)
Availability:	Immediate

Asking Price: Call Broker for Pricing Info



Fenced, partially stabilized vacant commercial parcel with direct frontage on N Gessner Road, a Major Collector arterial. The chain-link perimeter and gravel-stabilized surface make the site immediately functional for fleet parking, equipment storage, contractor staging, or owner-user development near the Sam Houston Tollway (Beltway 8).

### EXCLUSIVELY LISTED BY:



**MOOSE FATANY**

Broker's Associate

281-380-1778

Moose@PlannedRoots.com

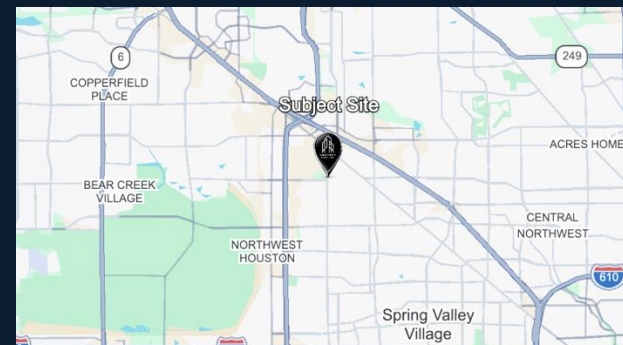
**ALEX FATANY**

832-377-9585

Alex@PlannedRoots.com

### LOCATION OVERVIEW

Located on N Gessner Road in NW Houston's active light-industrial corridor. Beltway 8 lies under 0.5 miles west, US-290 about 1.5 miles northeast, and I-10 roughly 3 miles south.



This marketing package is prepared by Planned Roots Commercial for informational purposes only. All information has been obtained from sources believed reliable but is not guaranteed. The site is designated Flood Zone AO (SFHA); water and sewer are available at the street but not currently connected. Buyer to independently verify all data, zoning, utilities, and development requirements.

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