

FOR SALE OR LEASE

INDUSTRIAL • OWNER-USER / INVESTMENT

9001 JENSEN DR.

HOUSTON, TEXAS 77093

72,400 SF
TOTAL BUILDING

5.07 AC
LOT SIZE

\$83.00/SF
FOR SALE

\$7.00/SF/YR
FOR LEASE • NNN

PROPERTY OVERVIEW

LOCATION

9001 Jensen Dr.
Houston, TX 77093

BUILDING / LOT SIZE

72,400 SF / 5.07 AC

FOR SALE

\$83.00 / SF

FOR LEASE

\$7.00 / SF / Yr • NNN

CLEAR HEIGHT / DOORS

18' • 10'-14' bays

— PROPERTY

- Large footprint with an expansive, fully paved parking field
- Fully gated and secured site, perimeter fencing throughout
- 18' clear height with bay doors ranging from 10'–14'
- One rear loading dock for freight access

— OWNER-OCCUPIER OPPORTUNITY

- Ideal for an owner-occupier utilizing a spacious warehouse and a surplus of parking & land

— CONDITION & IMPROVEMENTS

- Warehouse with built-out office suite
 - Originally built in 1962; complete gut renovation completed in 2021 by current ownership
 - New roof, electrical panels, plumbing, and HVAC systems
 - Concrete subfloor improvements and a fully repaved lot
 - All building systems operational — significant capital already invested
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- Built office space available for personal use or lease-back

OPPORTUNITY & DEMOGRAPHICS

PROPERTY TAX

JURISDICTION Harris County, TX	ACCOUNT / PARCEL NO. 0642120000014
TAX / APPRAISAL YEAR 2026	ANNUAL TAX AMOUNT \$71,564.37

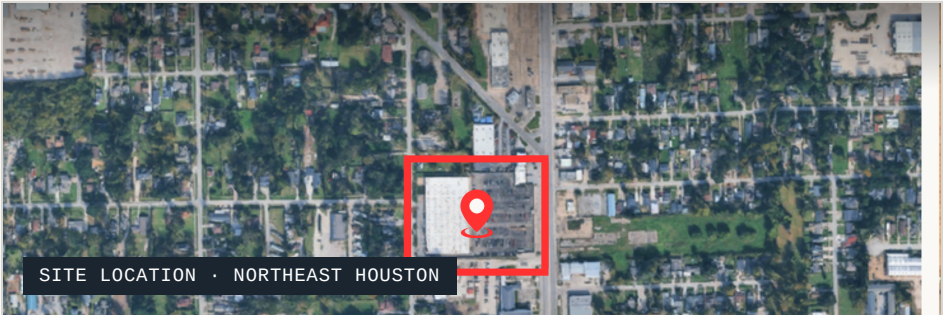
2026 tax figure per Harris County Appraisal District, Account #0642120000014. Subject to change annually – buyer is encouraged to independently verify with HCAD (hcad.org) and the Harris County Tax Office (hctax.net).

HIGHEST & BEST USE OWNER-OCCUPIER READY

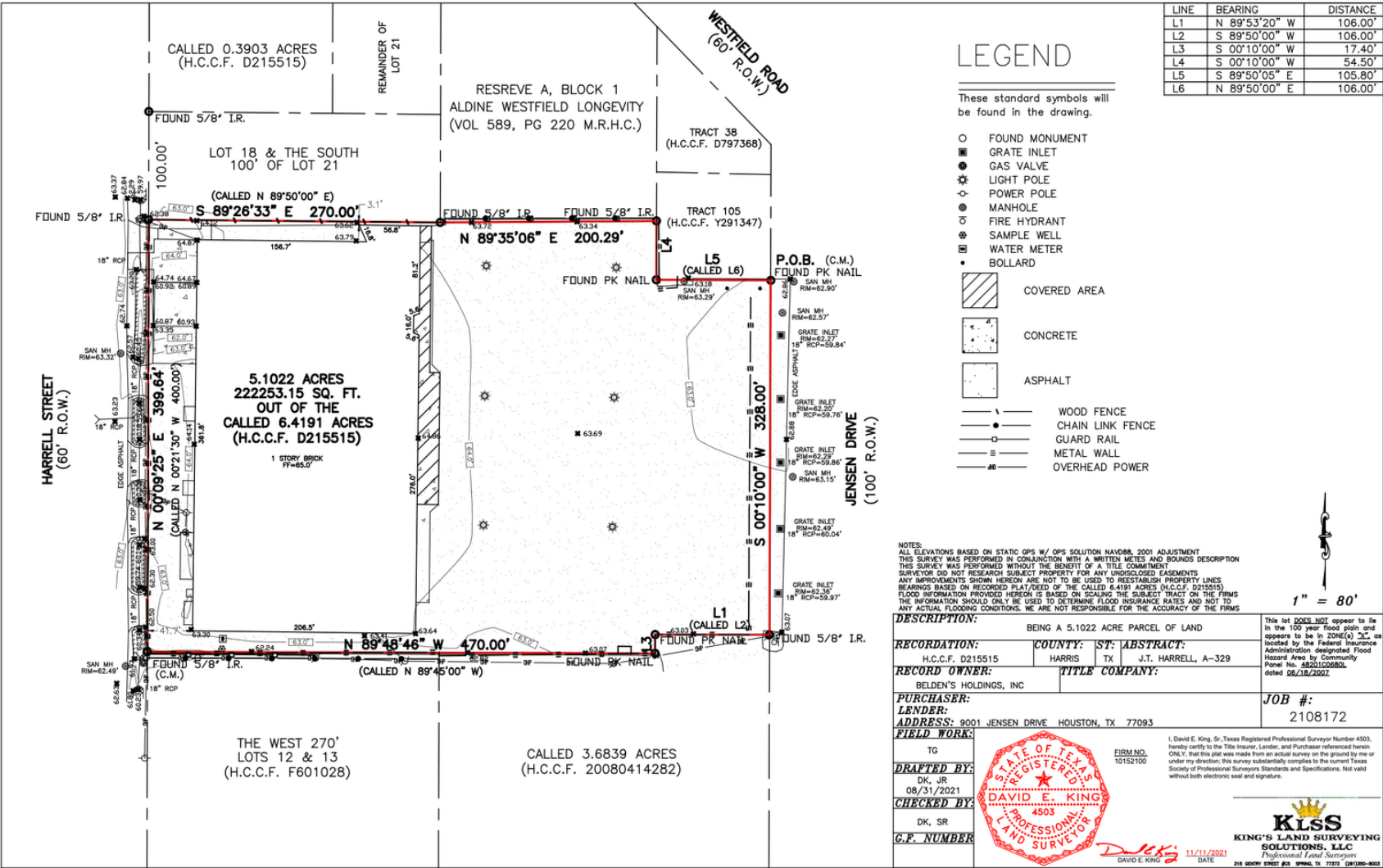
- Spacious warehouse plus a surplus of secured parking and land for fleet, equipment, or expansion
- Built-out office space available for the buyer’s own use, or leased back for added income

AREA DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Total Population (2025)	11,557	116,031	334,533
Projected Population (2030)	11,407	114,175	321,205
Average HH Income (2025)	\$52,614	\$63,695	\$96,781



SITE PLAN



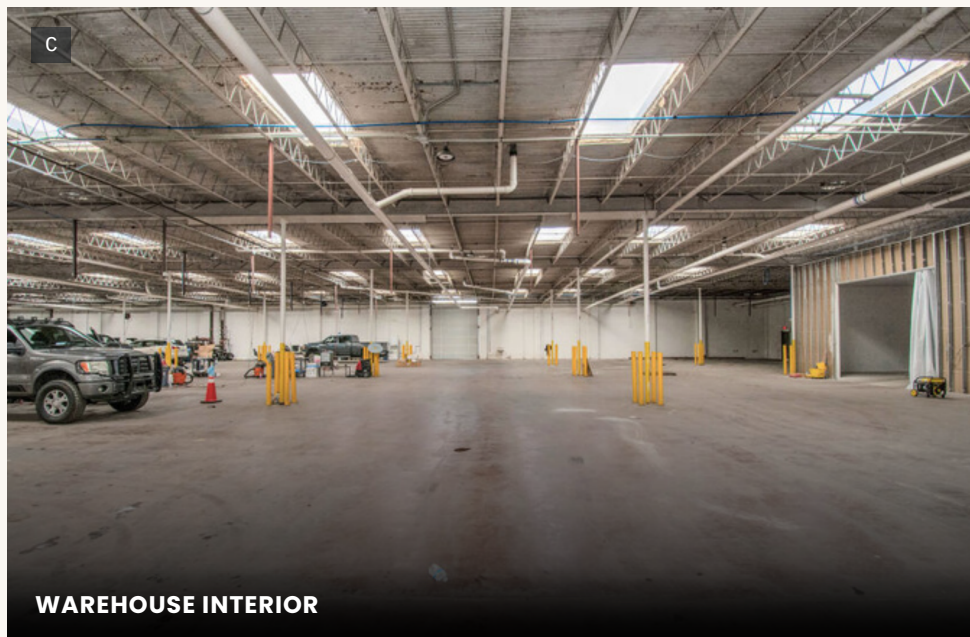
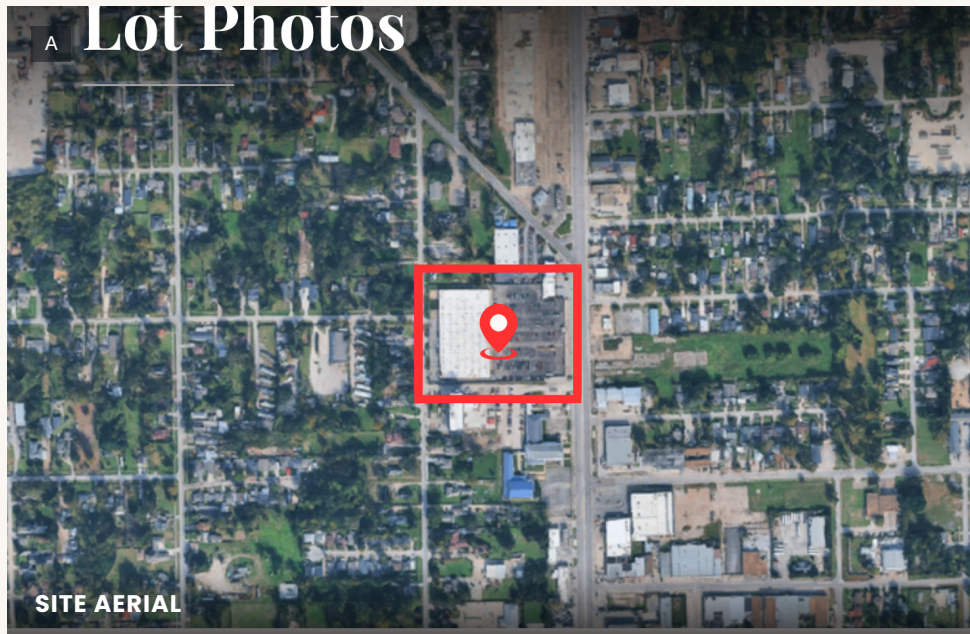
5.1022 ACRES · 222,253.15 SF · OUT OF THE CALLED 6.4191 ACRES (H.C.C.F. D215515)

HARRIS COUNTY, TX · ABSTRACT J.T. HARRELL, A-329

AERIAL VIEW



LOT PHOTOS



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HOUSTON, TX 77093

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