

4702 W. WALNUT STREET

PEARLAND, TEXAS 77581

OWNER-USER OFFICE OPPORTUNITY



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Freestanding office property with main building and detached flex building on a large 20,038 SF lot.



THE ACQUISITION



- Sale Price: **\$315,000**
- Property Type: **Office Building**
- Land Area: **20,038 SF**
- Year Built: **1940**
- Effective Year Built: **1975**

THE ASSET



- Main Office Building: **±896 SF**
- Detached Flex Building: **±700 SF**
- Total Improvements: **±1,596 SF**
- Zoning: **OP**
(Office & Professional)
- Flood Zone: **AE**

THE UPSIDE



-  **Owner-User Opportunity**
Acquire a standalone office property and build equity while controlling your occupancy costs.
-  **Flexible Improvements**
Separate office structures provide flexibility for multiple users, storage, or business operations.
-  **Future Operational Flexibility**
Large 20,038 SF lot offers potential for future operational flexibility.