

PROXIMITY

COMMERCIAL ADVISORS

OFFERING MEMORANDUM

4202 Sherwood Lane

HOUSTON, TEXAS 77092

5,265 SF FLEX OFFICE · 0.85 AC

FOR SALE · OWNER-USER OR INVESTMENT

- MEDICAL | DENTAL | ORTHO OFFICE
- VETERINARY CLINIC
- CHARTER SCHOOL
- DAYCARE / EARLY CHILDHOOD
- SPECIALTY TRADE CONTRACTOR
- CREATIVE PRODUCTION STUDIO
- BIO-TECH
- WET LAB | CONTRACT RESEARCH

PRESENTED BY

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Confidentiality & Disclaimer

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The seller reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and to terminate discussions with any party at any time, with or without notice. The property is offered subject to prior sale, lease, change in price, or withdrawal from the market without notice. By accepting this Offering Memorandum, the recipient agrees to return it to Proximity Commercial Advisors upon request.

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A turn-key 5,265 SF flex property on .85 acres.



FRONT ELEVATION

PROPERTY SNAPSHOT

ADDRESS	4202 Sherwood Ln, Houston, TX 77092
BUILDING SIZE	5,265 SF
LOT SIZE	0.85 AC fully fenced
YEAR BUILT	1958 / Renovated 2014
TYPE	Office — Loft / Creative Flex
PARKING	30 spaces (5.7 / 1,000 SF)

OFFERED AT

Contact Broker

FOR SALE

Owner-User or Investment
Single Tenant Building

4202 Sherwood Lane is a rare turn-key acquisition opportunity inside Beltway 8 — a recently renovated, electronically gated, 100% air-conditioned 5,265 SF flex building on .85 fully fenced acres. The property suits an owner-user seeking SBA 7(a) / 504 financing for an operating business, or an investor underwriting a credit single-tenant lease with redevelopment optionality on an unzoned Houston lot. Improvements were completed in 2014 with open production space, six to eight private offices, ADA-compliant restrooms, a full kitchen, and 30 surfaced parking spaces.

Four reasons this property stands out.

01



Electronic Gated Access

Controlled vehicle entry and full perimeter security. Operate confidently with after-hours access and protected inventory or equipment.

02



.85 Acres Fully Fenced

Rear concrete parking lot with secured perimeter. Yard storage, fleet parking, and outdoor staging — uncommon at this size and price inside Beltway 8.

03



Open Production Spaces + Offices

Large open span suitable for production, fabrication, lab, studio, or warehouse use, paired with six to eight private offices for headquarters functions.

04



100% Conditioned · ADA Restrooms

Fully air-conditioned throughout, including the production area. ADA-compliant restrooms allow day-one occupancy by employees, customers, and visitors.

PROPERTY FACTS

Specifications at a glance.



REAR ELEVATION · GATED CONCRETE LOT

SALE TYPE	Owner-User or Investment
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Loft / Creative Space
BUILDING CLASS	C
BUILDING SIZE	5,265 SF
YEAR BUILT / RENOV.	1958 / 2014
PRICE	Contact Broker
TENANCY	Single
BUILDING HEIGHT	1 Story
TYPICAL FLOOR	5,265 SF
SLAB TO SLAB	15'
BUILDING FAR	0.14
LOT SIZE	0.85 AC
ZONING	None (Houston is unzoned)
PARKING	30 spaces · 5.7 / 1,000 SF

AMENITIES

Building features & operating systems.



24 Hour Access



Bio-Tech / Lab Space



Controlled Access



Conferencing Facility



Day Care



Fenced Lot



Security System



Skylights



Wheelchair Accessible



Reception



Storage Space



Outdoor Seating



Air Conditioning

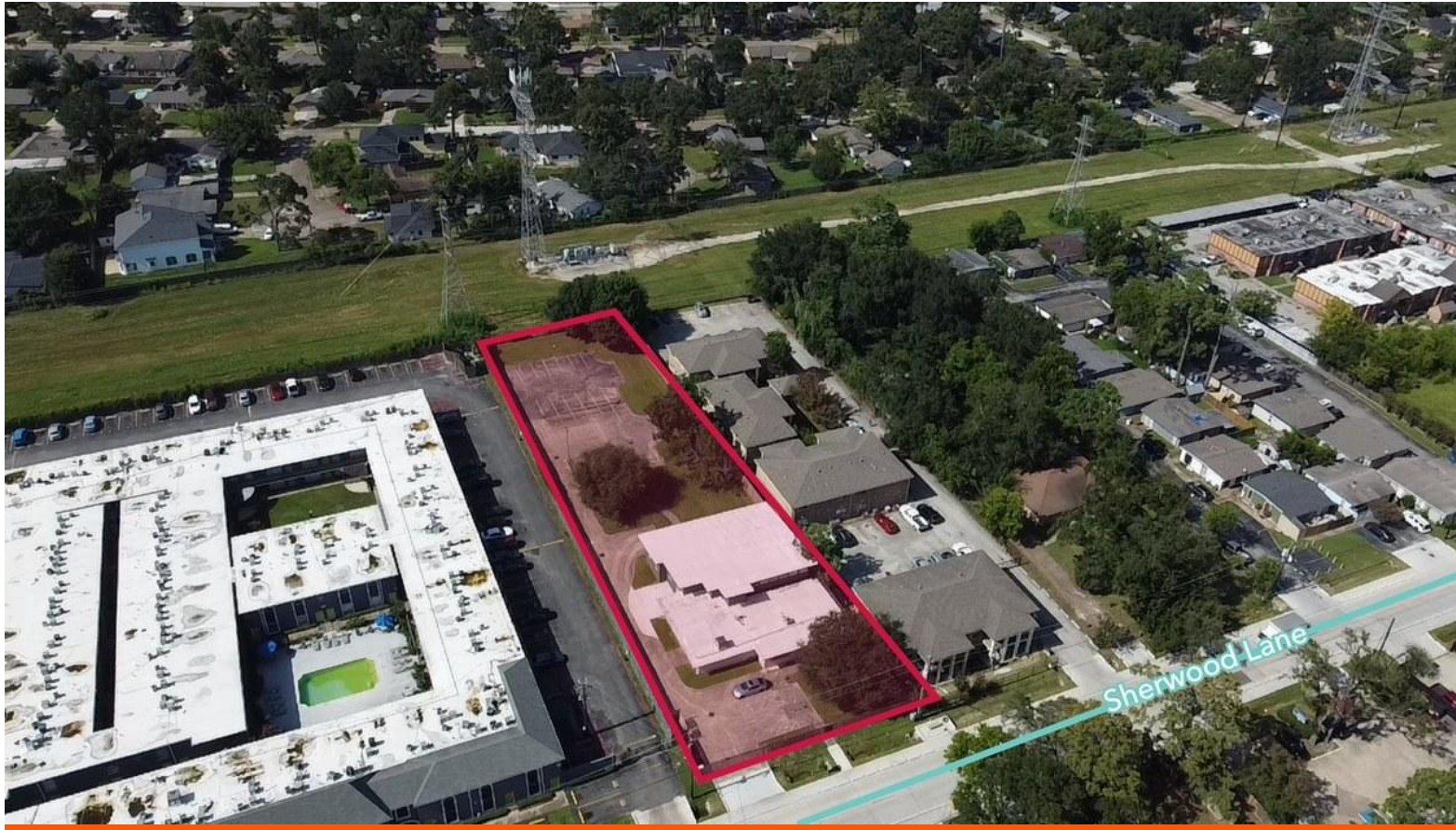


Fiber Optic Internet



Smoke Detector

.85 acres on Sherwood Lane.



PARCEL BOUNDARY · 4202 SHERWOOD LN

LOT SIZE

0.85

ACRES

PARKING

30

SPACES · 5.7 / 1,000 SF

FULLY FENCED · GATED ENTRY

Building & site.

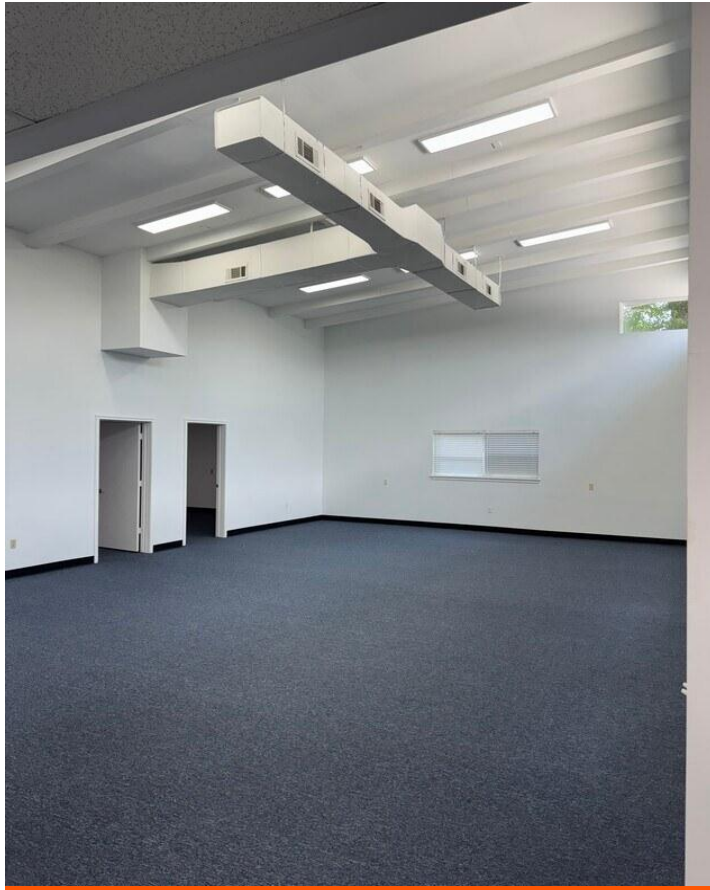


AERIAL — NORTHWEST CORRIDOR EXPOSURE



FRONT ENTRANCE · SIDE — METAL BUILDING · REAR — GATED LOT

Open span workspaces + private offices.

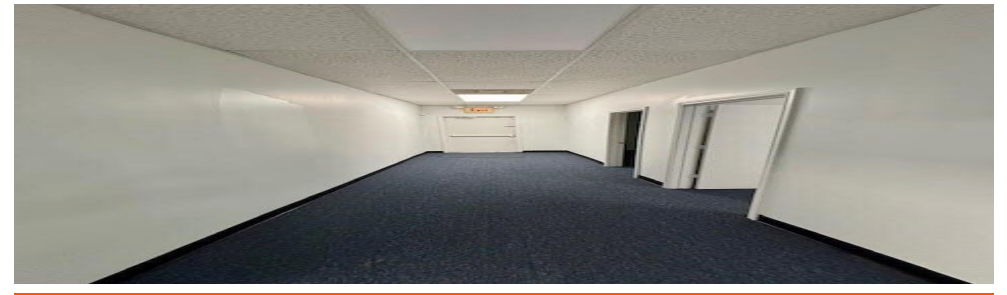


OPEN PRODUCTION · HIGH-CEILING STUDIO · PRIVATE OFFICES (6-8)

Kitchen, restrooms, & circulation.



FULL KITCHEN & BREAK AREA



ADA RESTROOM · MULTI-STALL RESTROOM · CORRIDOR / CIRCULATION

Fenced grounds, mature trees, room to grow.



OUTDOOR ADVANTAGE

A rare amount of land for an inside-the-Beltway flex office.

- Electronic gated vehicle entry
- Rear concrete parking lot
- Outdoor staging & yard storage
- Setback grass area for client / employee amenity
- Privacy fencing on three sides
- Mature shade trees & landscaping

FULLY FENCED .85-ACRE LOT · MATURE TREE CANOPY

Two ways to own 4202 Sherwood Lane.

4202 Sherwood Lane is offered for sale to operating owner-users and to investors. The building's recent renovation, gated security, and Beltway-8 location make it equally compelling as a corporate headquarters or as a credit-tenant single-tenant asset. Pricing and terms are available upon request.

PROFILE 01

Owner-User

Build equity instead of paying rent.

BEST FIT	Operating business 5,000–6,000 SF
FINANCING	SBA 7(a) / 504 — as little as 10% down
OCCUPANCY	Day-one — fully renovated, no build-out
UPSIDE	Equity build & redevelopment optionality

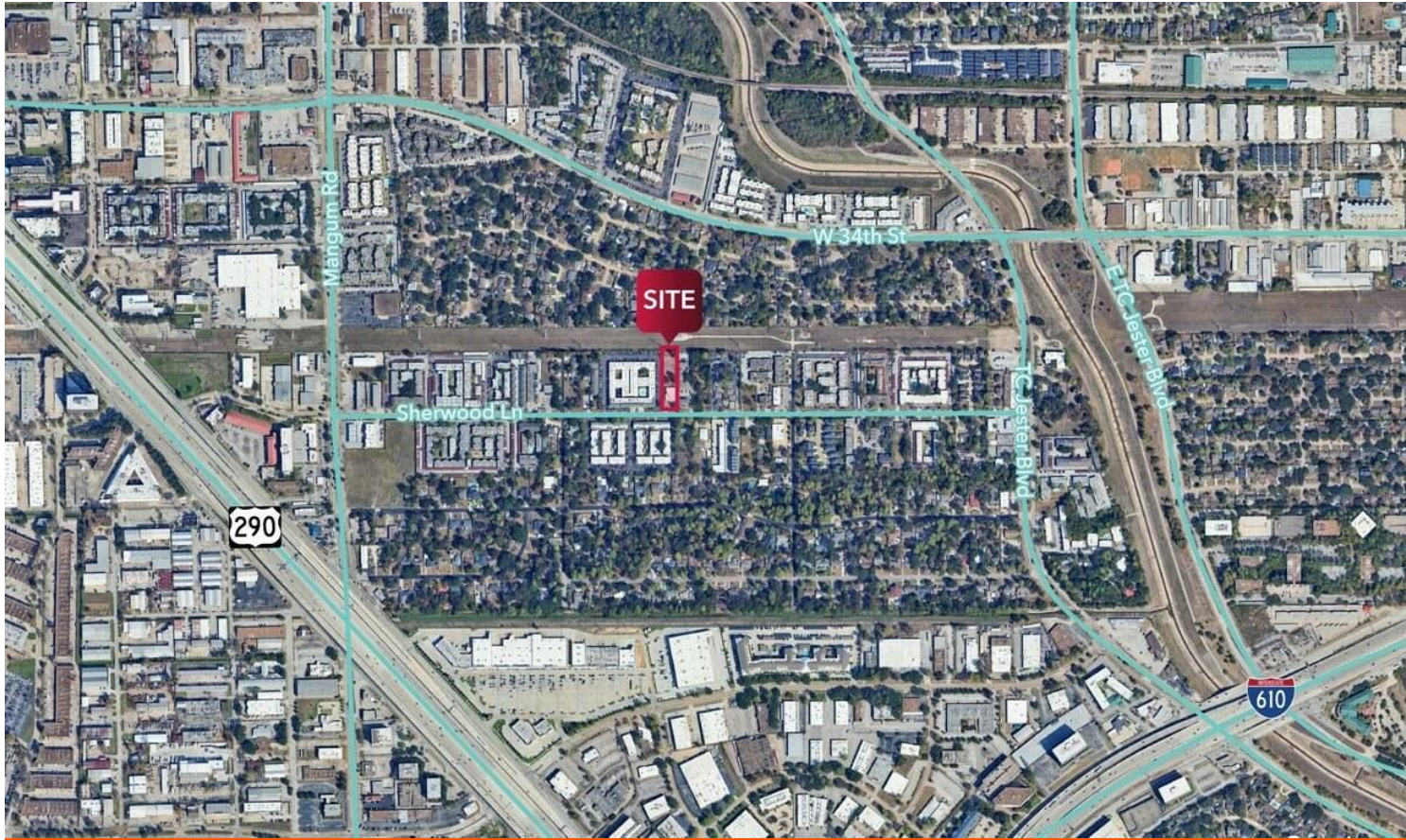
PROFILE 02

Investor

Single-tenant flex with redevelopment optionality.

BEST FIT	Single-tenant NNN buyer or value-add
INCOME	Credit-tenant lease in place at closing
LAND BASIS	.85 AC unzoned — Houston flex corridor
HOLD THESIS	Cash flow + long-term redevelopment

Inside Beltway 8, on the US-290 corridor.



The Sherwood Lane site sits inside Beltway 8, just south of US-290 (Northwest Freeway) and west of TC Jester Boulevard — a high-traffic corridor that connects Northwest Houston to the I-610 Loop and the Energy Corridor. Houston is unzoned, giving an owner exceptional flexibility on use.

KEY DISTANCES

US-290 / Northwest Fwy	0.4 mi
IH-610 Loop	1.5 mi
IH-10 Katy Freeway	5.5 mi
Downtown Houston	9.0 mi
Memorial Hermann NW	1.5 mi
Hobby Airport (HOU)	20 mi
Bush Intercontinental	16 mi

STRATEGIC LOCATION · US-290 / I-610 / TC JESTER

ABOUT PROXIMITY

Proximity Commercial Advisors

Proximity Commercial Advisors is a Texas-based commercial real estate brokerage specializing in investment sales, owner-user acquisitions, landlord & tenant representation, and value-add leasing across the Houston and Austin metropolitan areas. The firm is led by Leigh Anne Ahr.

SERVICES

- Investment Sales & Acquisitions
- Landlord & Tenant Representation
- 1031 Exchange Advisory
- Deal Structuring & Capital Markets
- Market Analysis & Underwriting

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This is your window.

Tours, offers, and due diligence inquiries welcomed immediately.

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