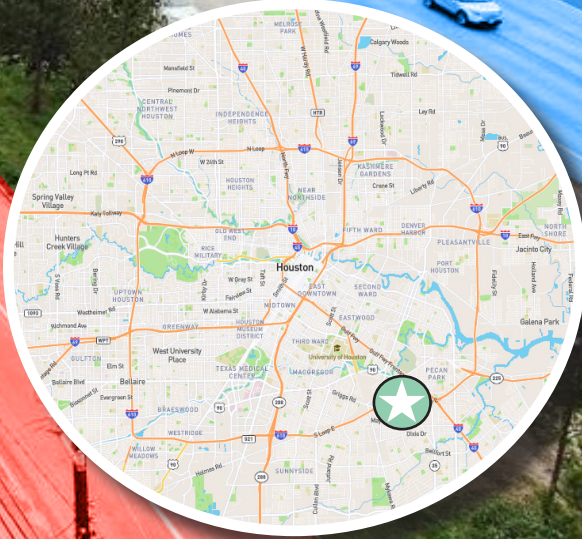


IH 610 SOUTH LOOP



FOR SALE OR LEASE
6,500 SF WAREHOUSE | ±0.54 ACRES
2,000 SF COVERED WORKSHOPS
OFFICE / STOREROOMS

3115 GOLFCREST BLVD
HOUSTON, TX 77087
HARRIS COUNTY



3115 Golfcrest Blvd.

Highest & Best Use

- Commercial, Industrial, Manufacturing

[DOWNLOAD SURVEY](#)

[VIEW ADDITIONAL PHOTOS](#)

CALL BROKER FOR PRICING



1 Mi
INTERSTATE 45



6 Mi
HOBBY AIRPORT



6 Mi
PORT OF HOUSTON



7 Mi
DOWNTOWN



Improvements

- Warehouse (~6,565 SF) with central mezzanine (70 ft x 24 ft)
 - Concrete block & steel frame construction
 - Unconditioned (exhaust fan, roof turbines)
 - Skylights, electric lighting
 - Concrete flooring
 - Grade-level sliding/rolling doors (2x) 13 ft H x 12 ft W
- Workshops, storerooms & canopy/awning (~1,500 SF & ~530 SF)
- Driveway surficial area-drain
- Monument signage/freeway exposure
- Peak height = 23 ft.
- Top plate height = 13 ft.
- Single-phase power (3 service panels)
- Workshop/Storage top-plate height = 10 ft (w/Rolling Door 8 ft H x 11 ft W)

Utilities

- City of Houston

Frontage

- ~215 ft IH-610S (South Loop) frontage

Zoning/Restrictions

- No Known Restrictions



SITE

CONCORD AT GULFGATE APARTMENTS

PLUM CREEK TOWNHOMES

LOWE'S

GULFGATE CENTER

ROSS
DRESS FOR LESS

H-E-B

BEST BUY

Burlington

OLD NAVY

ExtraSpace Storage

FAIRWAY DR

BARNETT SPORTS COMPLEX

CULLINAN PARK

CHAFFIN ST

MEYER ST

CAROTHERS ST

TELEPHONE RD



MED CENTER

FOR SALE OR LEASE

AD Valorem Taxes (2025)

Houston Et al.	\$1.49
Harris County Et al.	\$0.60
Total (per \$100 Assessed Value)	\$2.09

Demographics

2024	3-MILE	5-MIL
Population	141,573	307,291
Daytime Population	154,144	341,537
Average HH Income	\$68,048	\$74,117



For more information:

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CBRE

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