

11560 FM 1960

Houston, TX 77065



INVESTMENT SALE ±4.34 AC of Land (Paved, Lit & Fenced) – 100% Leased

Travis Smith

travis.smith@jll.com

+1 713 212 6517

David Holland

david.holland@jll.com

+1 713 888 4095

Karina Weathers

karina.weathers@jll.com

+1 713 212 6702



PROPERTY HIGHLIGHTS

Located at **11560 FM 1960**, this prime investment opportunity features a fully leased, stabilized yard in a high-demand location at the intersection of FM 1960 and Fallbrook Drive, near Highway 290. The property is secured with fencing, fully paved, and well-lit. Leased to an investment-grade tenant, this asset provides immediate cash flow in one of Houston's most strategic industrial and commercial corridors.

SITE FEATURES

Land:	4.34 Acres
Yard:	Fully Paved
Lighting:	LED Lighting Throughout
Security:	Six-foot Chain Link Fence & 2 Gates

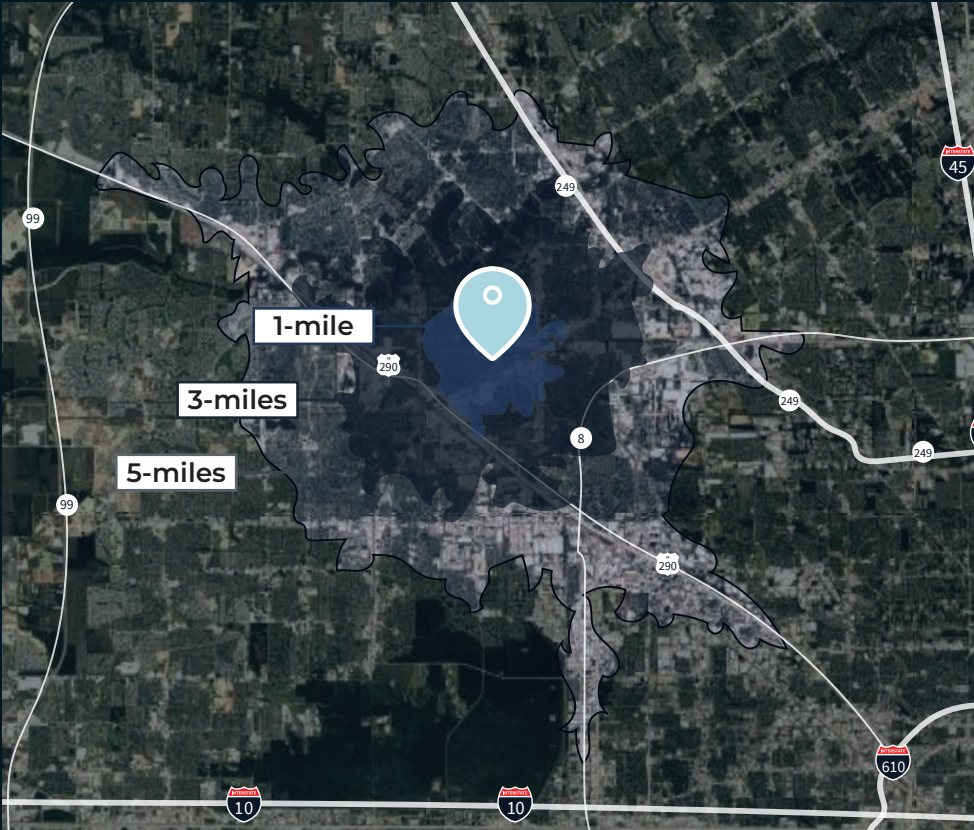
INVESTMENT SUMMARY

Tenant:	National Credit Tenant
Asking Price:	\$2,800,000
Current NOI:	\$208,320/YR 1
Annual Increase:	2.5%
Lease Term:	24 Months
OPEX:	Taxes paid by Tenant
Termination Option:	90-day ongoing termination option



DRIVE TIMES

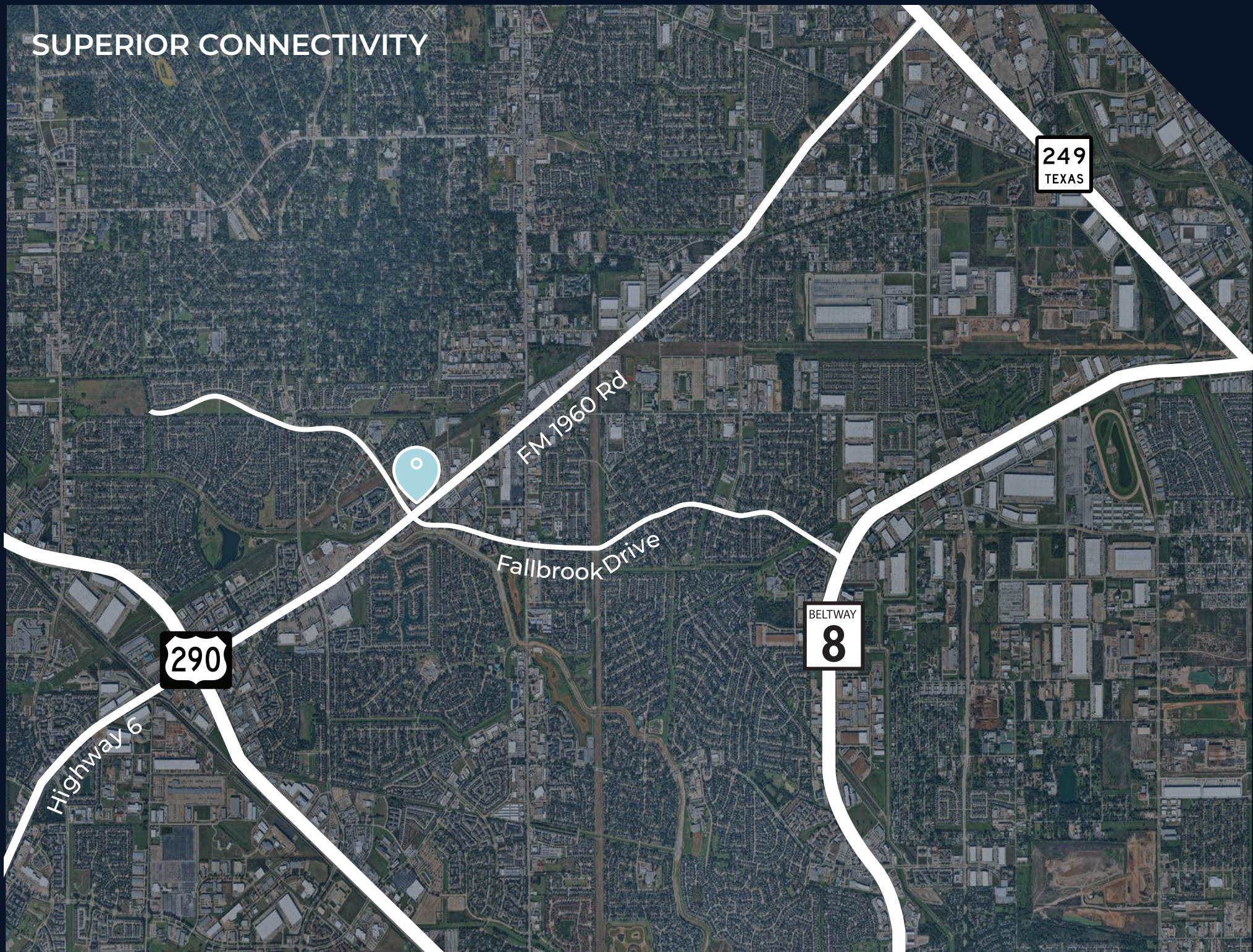
Location	Distance / Drive Time
FM 1960	Immediate Access
Highway 290	1.8 miles / 5 minutes
Beltway 8	2.9 miles / 9 minutes
Highway 249	3.7 miles / 10 minutes



11560 FM 1960 | Houston, TX 77065



SUPERIOR CONNECTIVITY



249
TEXAS

FM 1960 Rd

Fallbrook Drive

290

BELTWAY
8

Highway 6

11560 FM 1960

Houston, TX 77065



FOR MORE INFORMATION & PRICING, PLEASE CONTACT:

Travis Smith

travis.smith@jll.com

+1 713 212 6517

David Holland

david.holland@jll.com

+1 713 888 4095

Karina Weathers

karina.weathers@jll.com

+1 713 212 6702

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

