



FOR SALE OR LEASE
±15,000 SF ON 1.80 AC

9229 Gulf Fwy | Houston, TX, 77017

- **±1.80 AC Development Site**
- **BTS or Design Build**
- **On-Site Detention**
- **Utilities In-Place**

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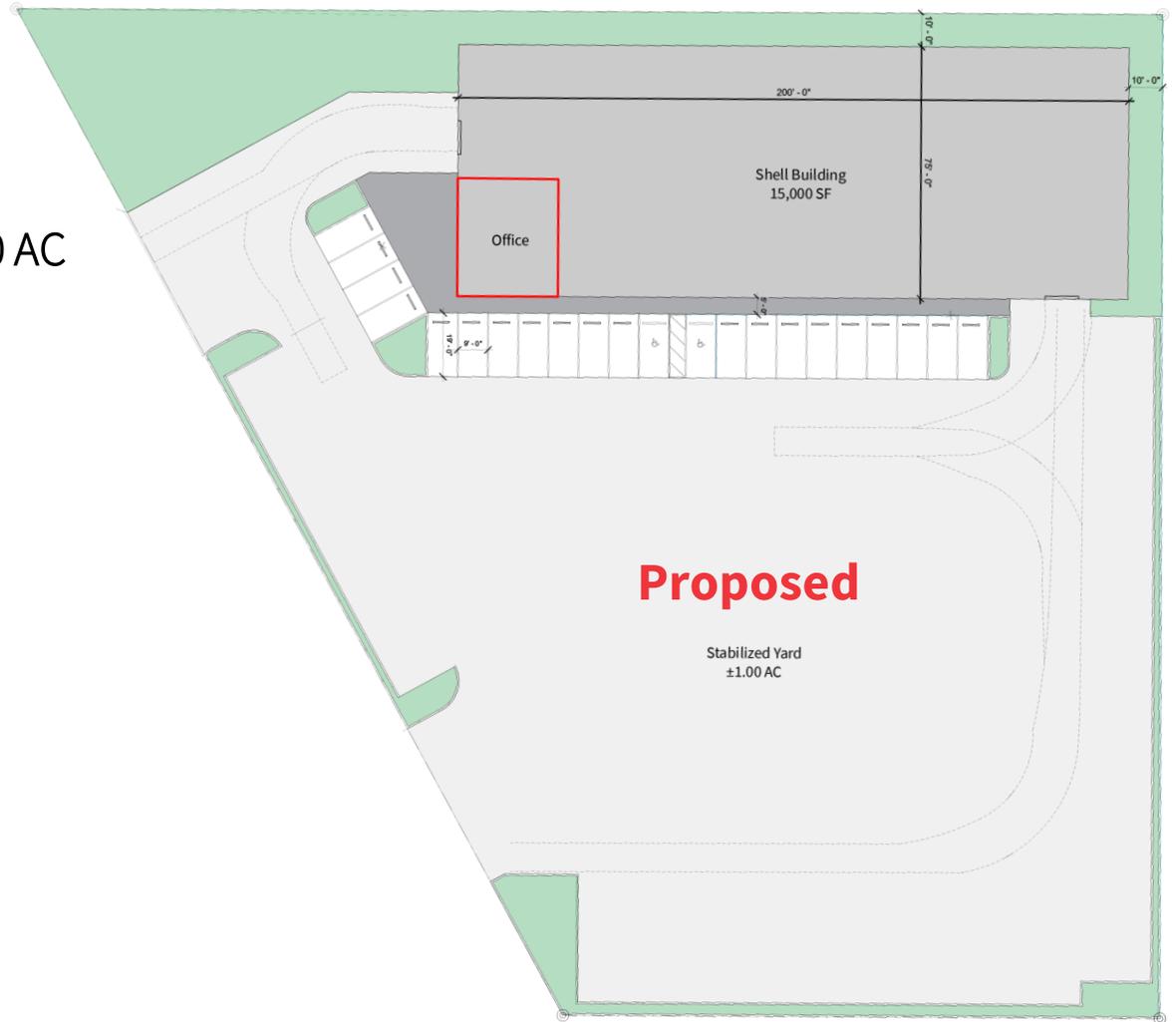


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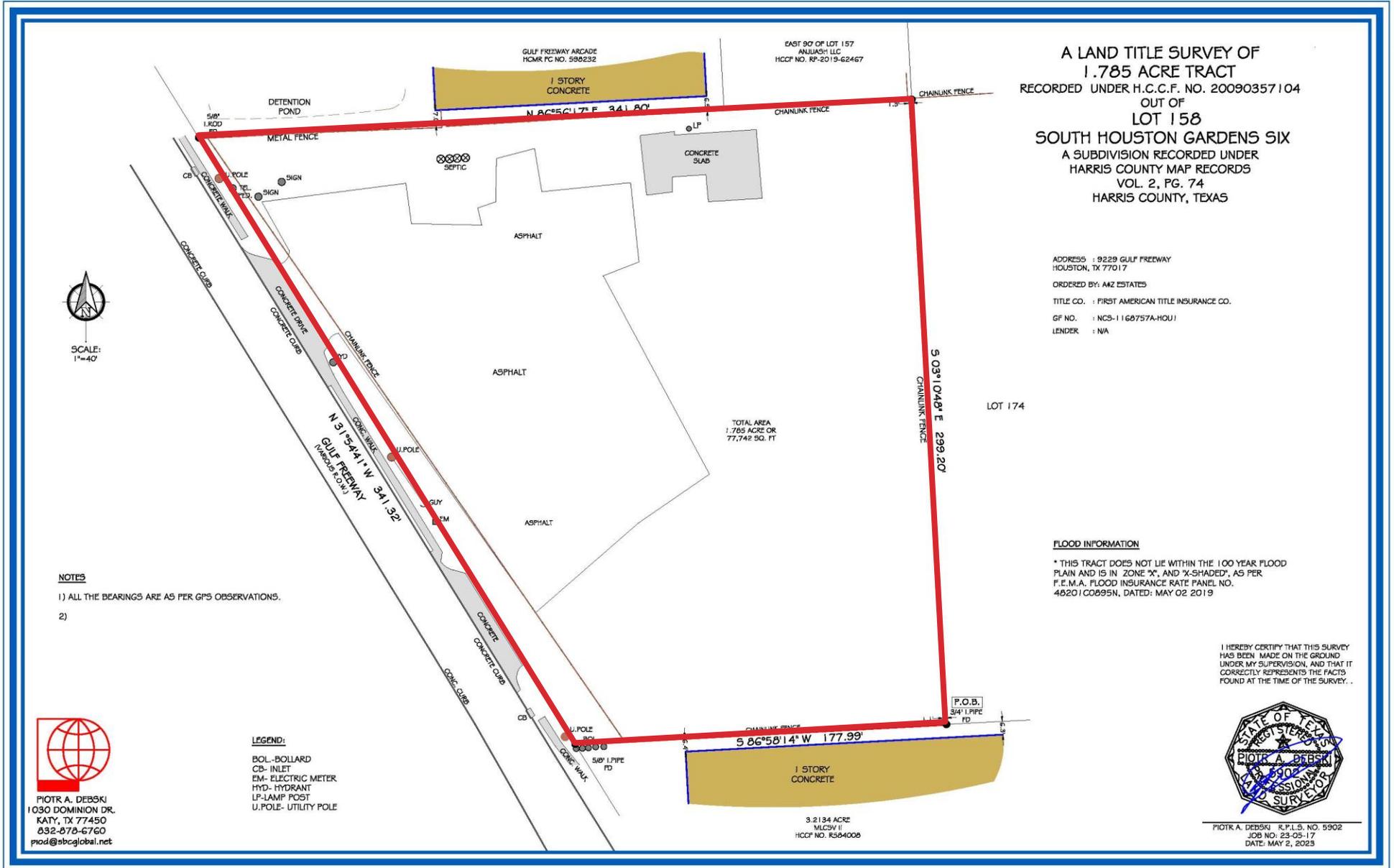
Site Plan & Building Features

- Building Size: **±15,000 SF** on **±1.80 AC**
- Office: 10% Finish (Build to Suit)
- **±1.80 AC** (Net Usable)
- Two (2) Grade Level Doors
- 28' Clear Height
- 3Phase, 480V Power
- Parking Spaces: 22



SURVEY

±15,000 SF ON 1.80 AC | 9229 GULF FREEWAY | HOUSTON, TX 77017 



A LAND TITLE SURVEY OF
1.785 ACRE TRACT
 RECORDED UNDER H.C.C.F. NO. 20090357104
 OUT OF
LOT 158
SOUTH HOUSTON GARDENS SIX
 A SUBDIVISION RECORDED UNDER
 HARRIS COUNTY MAP RECORDS
 VOL. 2, PG. 74
 HARRIS COUNTY, TEXAS

ADDRESS : 9229 GULF FREEWAY
 HOUSTON, TX 77017
 ORDERED BY: ARZ ESTATES
 TITLE CO. : FIRST AMERICAN TITLE INSURANCE CO.
 GF NO. : NCS-1168757A-HOU1
 LENDER : NA

FLOOD INFORMATION
 * THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD
 PLAIN AND IS IN ZONE "X", AND "X-SHADED", AS PER
 F.E.M.A., FLOOD INSURANCE RATE PANEL NO.
 48201C0895N, DATED: MAY 02 2019

I HEREBY CERTIFY THAT THIS SURVEY
 HAS BEEN MADE ON THE GROUND
 UNDER MY SUPERVISION, AND THAT IT
 CORRECTLY REPRESENTS THE FACTS
 FOUND AT THE TIME OF THE SURVEY.



PIOTR A. DEBISKI R.P.L.S. NO. 5902
 JOB NO: 23-05-17
 DATE: MAY 2, 2023



NOTES
 1) ALL THE BEARINGS ARE AS PER GPS OBSERVATIONS.
 2)


 PIOTR A. DEBISKI
 1030 DOMINION DR.
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LEGEND:
 BOL- BOLLARD
 CB- INLET
 EM- ELECTRIC METER
 HYD- HYDRANT
 LP- LAMP POST
 U-POLE- UTILITY POLE

3.2134 ACRE
 MLC9V II
 HCCP NO. R584008

PROPERTY AERIAL

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William P.
Hobby Airport
(HOU)

FasPark&Relax

Airport Blvd | 31,8156 VPD

YOUR STORAGE PLACE

SPRINGHILL SUITES
BY MARRIOTT

GreenTree Hotel

COURTYARD
BY MARRIOTT

MARRIOTT

INTERSTATE
45

Gulf Freeway | 181,868 VPD

SITE



STRATEGIC LOCATION

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