±4.24 ACRES
FOR SALE

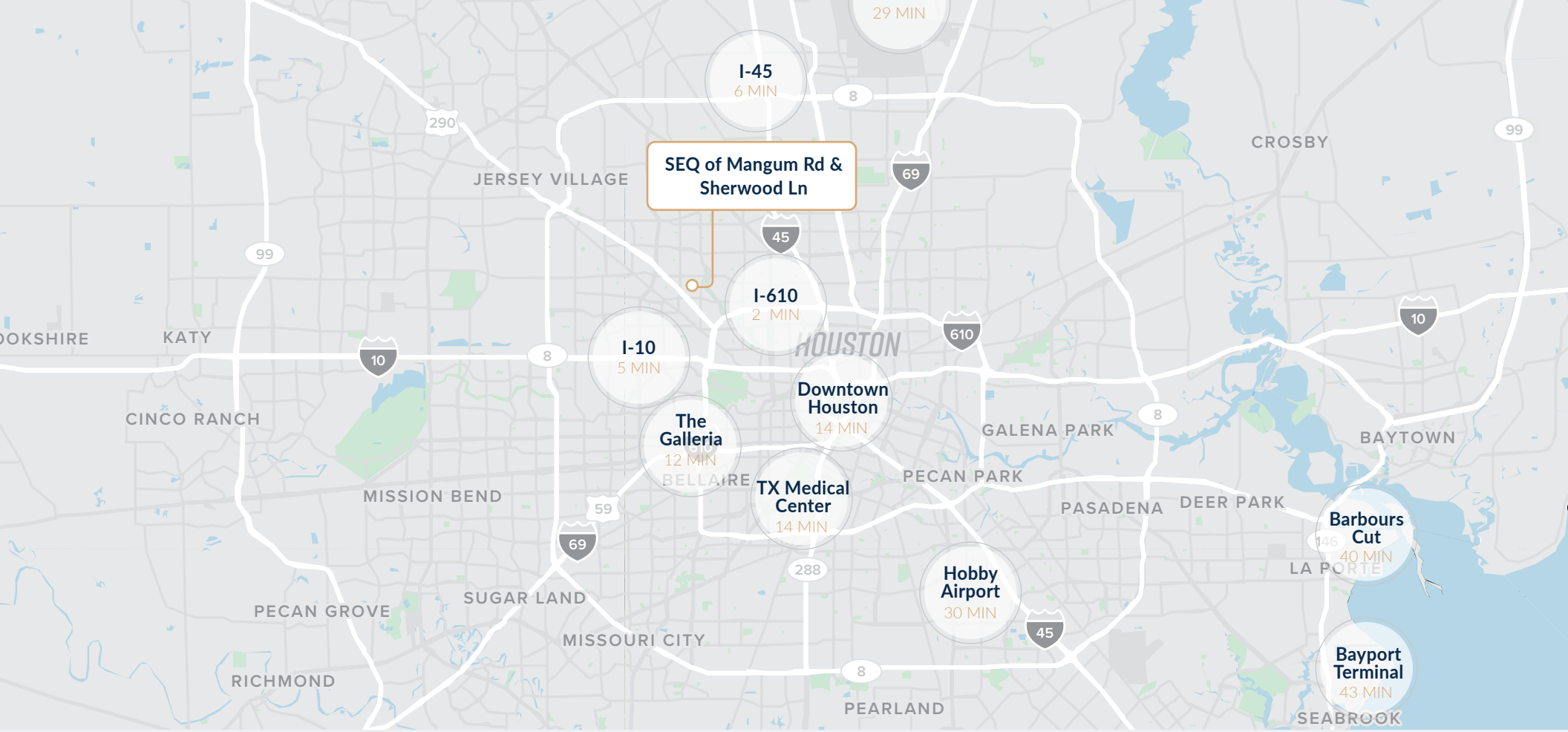
SEQ OF MANGUM RD & SHERWOOD LN, HOUSTON, TX 77092



SIMMI JAGGI
Managing Director
simmi.jaggi@jll.com
+1 713 888 4098

KARINA WEATHERS
Senior Associate
karina.weathers@jll.com
+1 713 212 6702

JLL



PROPERTY INFORMATION

Strategically located along the high-traffic US-290 corridor, this site offers a development opportunity in one of Northwest Houston's most active commercial districts. This ±4.24-acre Offering direct access via the Mangum Rd./ Dacoma St. exit with immediate proximity to Loop 610, Interstate 10, Hwy 290, and the Galleria, this property will be a versatile canvas for a wide range of retail, multifamily or industrial use.

HIGHLIGHTS

- ±4.24 ACRES FOR SALE
- FRONTAGE AND ACCESS FROM MANGUM RD AND SHERWOOD LN
- UTILITIES FROM CITY OF HOUSTON
- NO FLOODPLAIN
- TAX RATE: 2.126%
- CONTACT BROKER FOR MORE INFORMATION & PRICING



DEMOGRAPHICS IN 5-MILE RADIUS

TOTAL POPULATION
408,094

MEDIAN AGE
36.7

AVERAGE HH INCOME
$164,275

AVERAGE HOME VALUE
$650,013

SITE DIMENSIONS



CONTACT US

SIMMI JAGGI
Managing Director
simmi.jaggi@jll.com
+1 713 888 4098

KARINA WEATHERS
Senior Associate
karina.weathers@jll.com
+1 713 212 6702

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's dues and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	**591725**	**renda.hampton@jll.com**	**214-438-6100**
Licensed Broker /Broker Firm Name	License No.	Email	Phone
Daniel Glyn Bellow	**183794**	**dan.bellow@jll.com**	**713-888-4000**
Designated Broker of Firm	License No.	Email	Phone
Simmi Jaggi	**380606**	**simmi.jaggi@jll.com**	**713-888-4098**
Designated Broker of Firm	License No.	Email	Phone
Karina Weathers	**796433**	**karina.weathers@jll.com**	**713-212-6702**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date