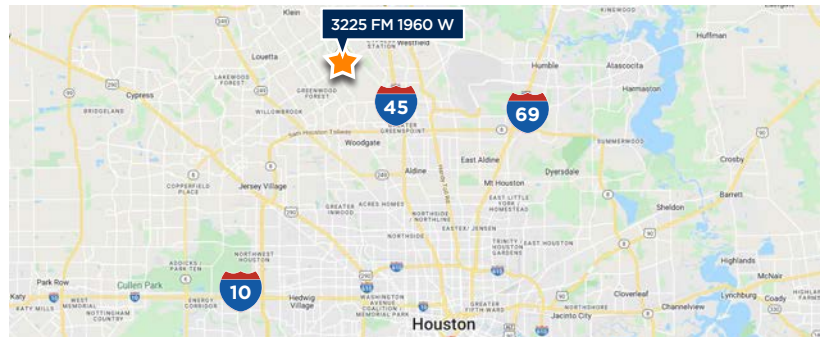


# FOR SALE NORTH HOUSTON FREESTANDING 3225 FM 1960 W | HOUSTON, TX 77068



## PROPERTY FEATURES:

<b>Building SF:</b>	20,588 SF (2 Stories)
<b>Land Area:</b>	1.17 Acres (51,009 SF)
<b>Year Built:</b>	1984
<b>Construction:</b>	Wood Frame
<b>Parking:</b>	Ample Surface Parking
<b>Frontage:</b>	70' on FM 1960
<b>Curb Cuts:</b>	(1) Designated Curb Cut
<b>Loading:</b>	(2) Dock High Loads
<b>Additional Features:</b>	<ul style="list-style-type: none"> <li>• Low Clear Height</li> <li>• Signage Available</li> <li>• (1) Designated Turnaround</li> <li>• Traffic Count - 50,000+ Daily</li> </ul>
<b>Pricing:</b>	Contact Broker



## NOTES:

- Fritsche Anderson Realty Partners is pleased to present the offering for the property located at 3225 FM 1960 located in Houston, TX. The property is situated in Houston's North Market near the Spring & Klein areas located off FM 1960 / Cypress Creek Parkway.
- **Major Thoroughfares:** I-45 (3.35 Miles) & Highway 249 (4.87 Miles)
- **Points of Interest:** George Bush Intercontinental Airport (13.0 Miles), Exxon Campus (10.2 Miles), Champions Golf Club (4.3 Miles), Northgate Country Club (2.0 Miles)



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