

WEST LANE BUSINESS PARK

FOR SALE & LEASE | WAREHOUSE SPACE

8818 WEST LN
MAGNOLIA
TX 77354



SECURE BEFORE Q3 DELIVERY

PHASE 1 - Delivery Time Third Quarter 2026 **PHASE 2** - Delivery Time Fourth Quarter 2026

20' CLEAR EAVE HEIGHTS | FLEX DIVIDE OPTION | ENGINEERED FOR STABILITY

Tamborrell Bulox

TEAM

kW THE WOODLANDS
& MAGNOLIA
KELLER WILLIAMS, REALTY

WEST LANE BUSINESS PARK

PROPERTY RENDER

Exclusive Opportunity 8818 West Lane Business Park

The Tamborrel Bulox Team, part of KW The Woodlands & Magnolia, proudly presents an exceptional opportunity to acquire or lease space within the newly developed 8818 West Lane Business Park. This thoughtfully designed project features eight free-standing buildings surrounding a central pond, creating a professional and attractive business environment ideal for office, showroom, and warehouse users.

Shell building offering flexibility for investors and owner-users seeking long-term value and customization. Each warehouse building can be configured to meet a variety of business needs, with options ranging from a full 7,200 SF building to 4,800 SF or 2,400 SF suites, along with custom office build-outs available.

Strategically positioned with easy access to Woodlands Parkway, the Grand Parkway (SH 99), FM 1488, and FM 2978, the property benefits from strong connectivity to The Woodlands, Magnolia, Tomball, and the Greater Houston area. Nearby shopping, dining, and growing residential communities further enhance the property's long-term business appeal.

This project offers a rare opportunity to secure space in one of the region's fastest-growing commercial corridors, combining flexibility, accessibility, and strong future growth potential.



PRIVACY MEETS INDUSTRIAL POWER

8 Buildings, 57,600 SF Total, Pond View

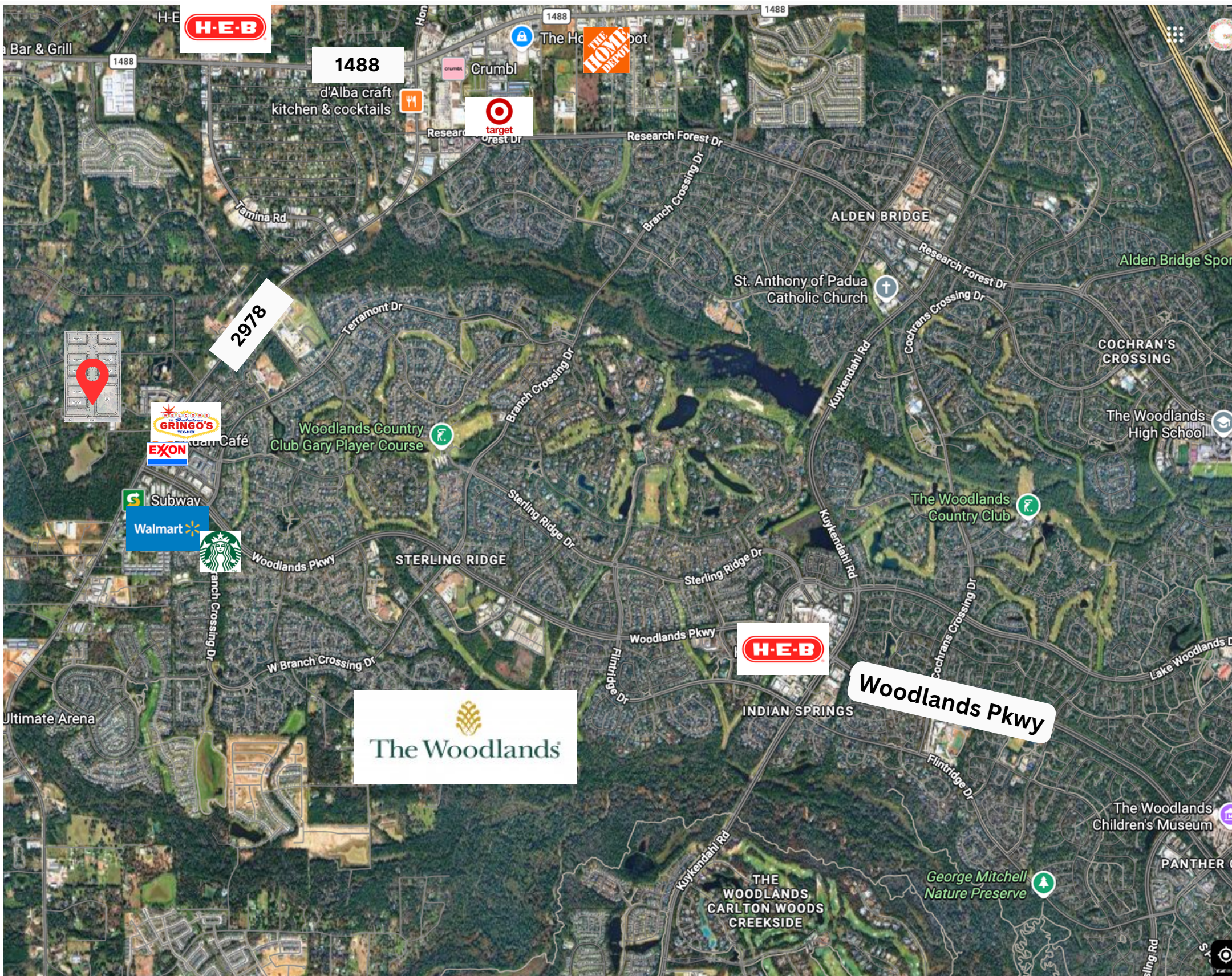
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WEST LANE BUSINESS PARK

AERIAL MAP



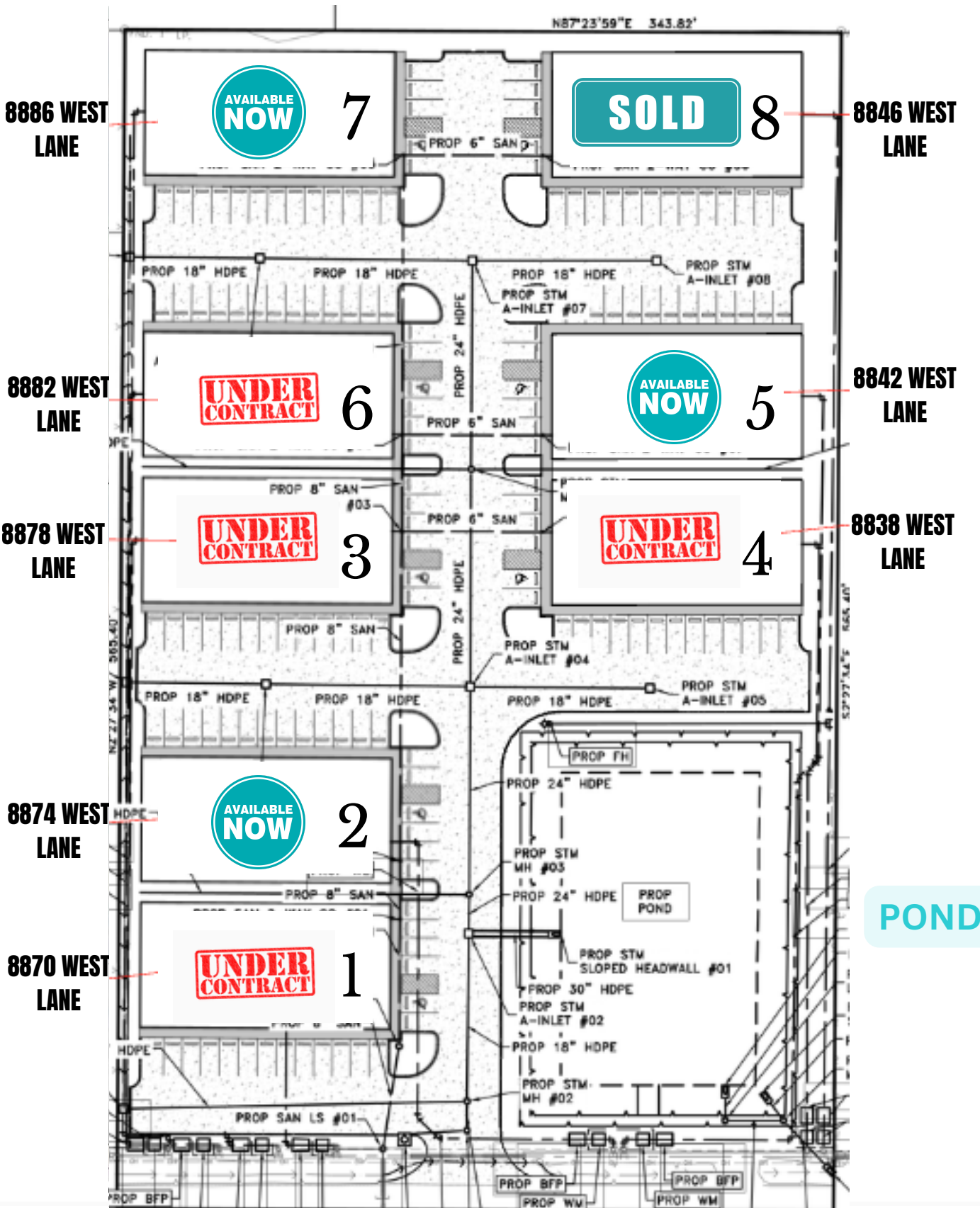
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SITE PLAN & PROPERTY FEATURES



FEATURES

- 8 FREE STANDING BUILDINGS
- POND
- WAREHOUSE CAN BE DIVIDED
 - OPTION A - 7,200 SF FULL BUILDING
 - OPTION B - 4,800 SF
 - OPTION C - 2,400 SF
- CUSTOM OFFICE AVAILABLE
- EASY ACCESS - WOODLANDS PARKWAY, GRAND PARKWAY, FM 1488, FM 2978, SHOPPING & DINING OPTIONS

POND

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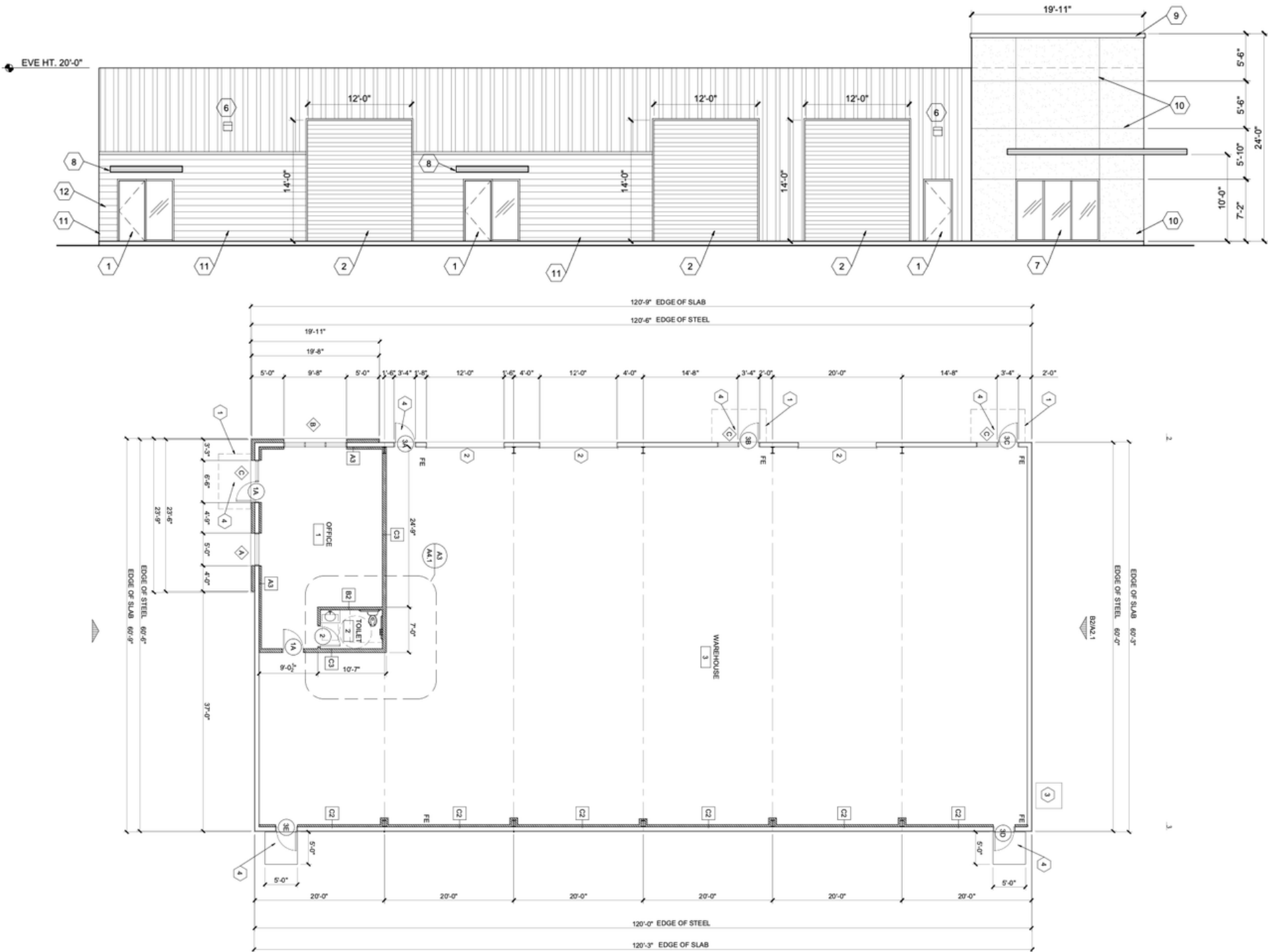
TEAM

kw THE WOODLANDS & MAGNOLIA
KEITH WILLIAMS, REALTOR

WEST LANE BUSINESS PARK

EXTERIOR ELEVATION & STANDARD LAYOUT

D2 EXTERIOR ELEVATION
1/8" = 1'-0"



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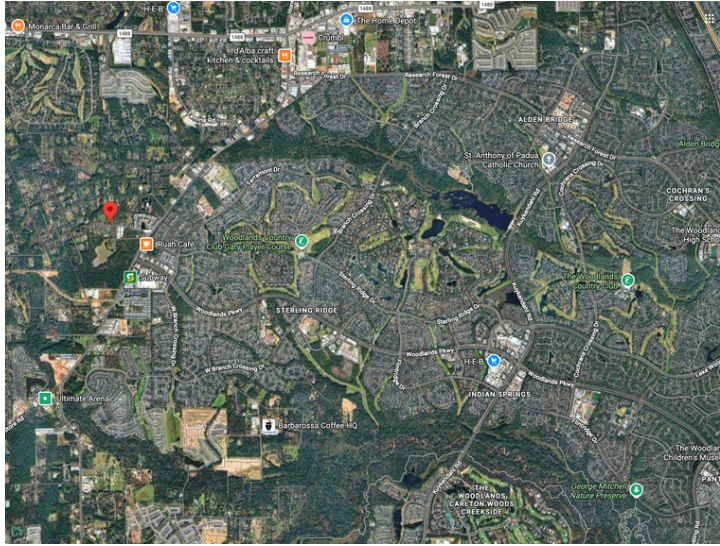
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KEY FEATURES OF MAGNOLIA



- Magnolia, Texas is a rapidly growing city in Montgomery County that blends small-town charm with modern infrastructure. Its pro-growth mindset and expanding commercial footprint make it an increasingly attractive location for businesses seeking long-term stability and opportunity.
- With an estimated population of approximately 138,000 residents, Magnolia continues to experience steady residential and economic growth. This expansion supports a strong and growing customer base for service, retail, and light industrial businesses.
- Magnolia's strategic proximity to major employment hubs such as The Woodlands, Tomball, Cypress, and Houston allows businesses to serve multiple markets while benefiting from lower operating costs and reduced congestion.
- The area offers excellent transportation access, with convenient connections to Highway 249, FM 1488, and FM 1774, supporting efficient employee commutes, customer access, and logistics operations.
- Magnolia provides a business-friendly environment with more flexible space options, room for expansion, and a high quality of life that helps attract and retain both employees and customers.

WEST LANE BUSINESS PARK

KEY FEATURES OF THE WOODLANDS



- Premier master-planned community and established corporate hub with a large daytime population driven by major employers including ExxonMobil, Chevron Phillips, Occidental, and leading healthcare systems.
- Highly affluent demographics with household incomes significantly above regional and national averages, supporting strong consumer spending and long-term retail demand.
- Strategic regional accessibility via Interstate 45 and the Grand Parkway (SH 99), providing efficient connectivity to Houston, Bush Intercontinental Airport, and surrounding high-growth submarkets.
- Proven track record of sustained residential and commercial growth, with limited remaining land in core areas creating long-term supply constraints and supporting property value stability.
- Home to major mixed-use destinations such as The Woodlands Town Center, Market Street, and Hughes Landing, driving consistent foot traffic, tourism, and year-round economic activity.

WEST LANE BUSINESS PARK

DEMOGRAPHICS

TRADE AREA DEMOGRAPHICS

Population & Income Overview

Radius	1-Mile	3-Mile	5-Mile
2024 Population Estimate	6,363	44,891	98,999
2029 Population Projection	7,706	54,919	118,566
Estimated Population Growth (2024–2029)	21.21%	22.51%	20.04%
Average Household Income (2024)	\$121,149	\$161,012	\$166,327
Median Household Income (2024)	\$95,312	\$134,599	\$138,025



KEY DEMOGRAPHICS AT A GLANCE

The surrounding trade area demonstrates strong and sustained population growth across all radii, with projected increases of over 20% through 2029. The 3-mile and 5-mile trade areas show particularly strong household incomes, with average household income exceeding \$160,000 and median household income well above national averages. These demographics indicate a highly affluent and expanding customer base, supporting long-term retail demand and continued economic growth in the area.

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MORE INFORMATION

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 duties 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luis Tamborrel	0466730	luis@tamborrel.com	(281) 813-6027
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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DISCLAIMER

No Guarantee on Information of Accuracy:

Tamborrel Bulox Team & Keller Williams The Woodlands and Magnolia (TBKW), along with the property owner, make no representations or warranties regarding the accuracy or completeness of the information presented. All property details, including but not limited to size, age, income, expenses, and projections, are estimates and subject to change.

Due Diligence:

Prospective buyers and tenants are strongly encouraged to conduct their own independent due diligence and to rely on their own investigations rather than solely on the information provided herein.

Opinions and Projections

Any opinions, assumptions, forecasts, or projections included are for illustrative purposes only and may not reflect actual performance or outcomes.

Market Conditions:

The property may be withdrawn from the market at any time without notice. Terms, availability, and pricing are subject to change.

Limitation of Liability:

Neither Tamborrel Bulox Team & Keller Williams The Woodlands and Magnolia nor the property owner shall be liable for any errors, omissions, or inaccuracies contained in this presentation.

Confidentiality:

If this information is provided under a confidentiality agreement, all terms of that agreement shall apply.

Rights Reserved:

All rights to the information contained herein are reserved by Tamborrel Bulox Team & Keller Williams The Woodlands and Magnolia and/or the property owner.