



INDUSTRIAL FOR SALE/LEASE
I-45 INDUSTRIAL/WAREHOUSE

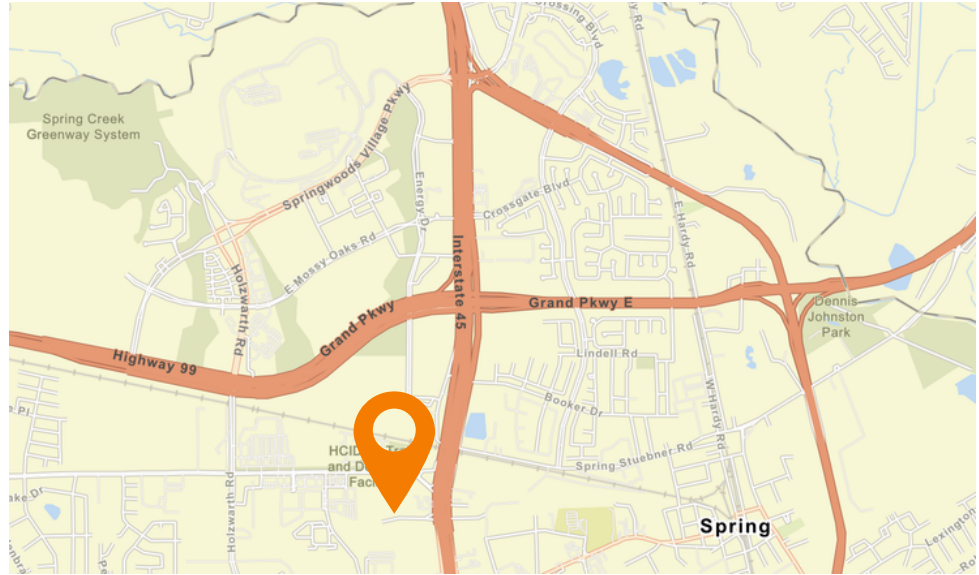
21755 I-45 | BLDG 2 | SPRING, TX 77388

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- 9600 SF industrial building
- 2,000 SF retail showroom
- 30' pylon sign provides I-45 visibility
- 2 x grade level doors (10' w x 14' H)
- I-45 frontage
- 3 phase 200a power service
- 16 parking spots
- 20 eave height
- Easy Access: Conveniently located off I-45 & Highway 99.
- Nestled between The Woodlands and FM 2920, this building offers convenient access to major highways, making it ideal for businesses that require easy logistics and accessibility.



SALE PRICE	\$1,500,000
LEASE RATE	\$13.00 PSF
AVAILABLE SF	9,600 SF
LOT SIZE	0.82 ACRES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,837	67,854	260,708
TOTAL DAYTIME POPULATION	8,604	74,150	240,013
AVG HOUSEHOLD INCOME	\$106,846	\$119,649	\$118,665

*Source: STDB 2026

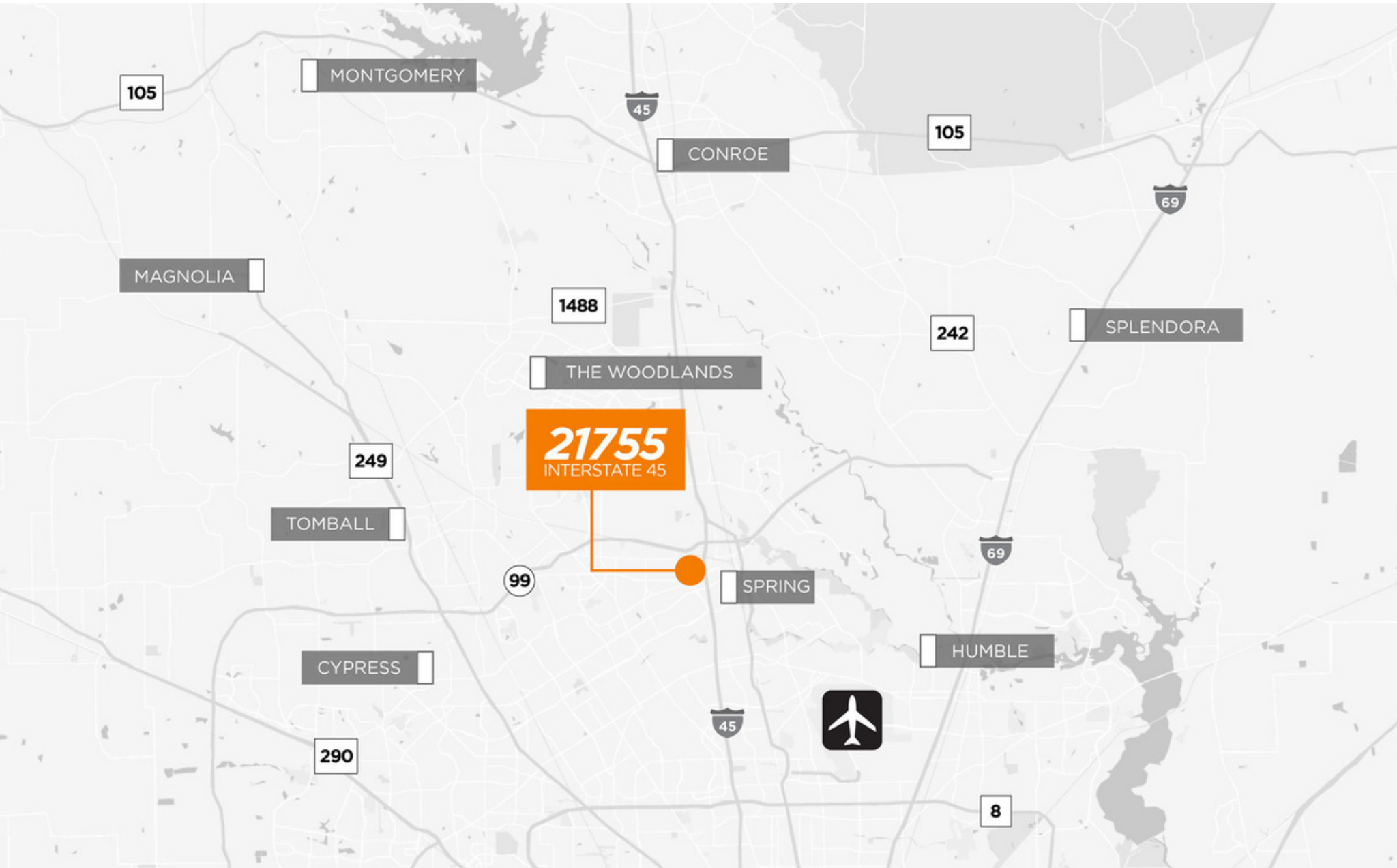
PROPERTY PHOTOS



SURROUNDING TRADE AREA



PROPERTY LOCATION



MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW



The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,

#1

Best Place to
Buy a House in The US

#2

Best Cities to
Live in the US

#2

Best Cities to
Raise a family in the US

56,952

Workforce
(Pop. 16+)

\$183,382

Average Household Income

*Source: Niche.com

83%

of workforce
is white collar

63%

of population holds a
Bachelor's degree or Higher

35%+

of population above
\$150k HHI

22%+

of population above
\$200k HHI

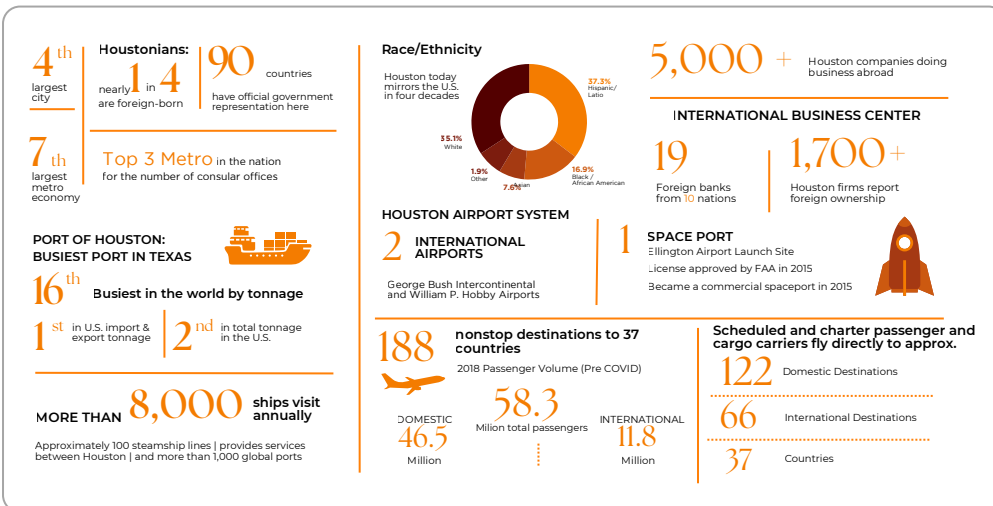
HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



FOR MORE INFORMATION:

BRIGHAM HEDGES

Associate Advisor
281-367-2220 EXT 143
brigham.hedges@svn.com



281.367.2220
JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE. 250
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.