



INDUSTRIAL/FLEX FOR LEASE 1,980 - 10,350 SF

RISE BUSINESS PARK | 67,500 SF | 7 BUILDINGS

25366 Richards Rd, Spring, TX 77386



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SENDERO
REAL ESTATE



PROPERTY DETAILS

Located on Richards Rd, just North of Rayford Rd and less than 1 mile east of I-45, Rise Business Park is a 7 building, 67,500 SF, class A flex development. The park provides a multi-functional offering support for various uses that include retail, office, and light industrial spaces. The site serves The Greater Woodlands area with over 640,000 people within a 20 minute drive time. The park includes with a shared truck well providing businesses with 18-wheeler accessibility. Designed with a clean, modern aesthetic and ample store-front glass with build-to-suit options for the unit interiors.

LOCATION INFORMATION

| | |
|--------------------|---|
| LOCATION | Richards Rd, North of Sawdust Rd East of I-45 |
| SUBMARKET | The Woodlands/Spring |
| BUILDINGS | 7 BUILDINGS; 67,500 SF |
| UNIT SIZES | 1,980 - 10,350 SF |
| YEAR BUILT | 2026 |
| LEASE PRICE | See page 6 |
| LEASE TYPE | NNN |
| LEASE TERM | Negotiable |
| UTILITIES | MUD, natural gas available |
| FLOOD PLAIN | Not in flood plain |

PROPERTY HIGHLIGHTS

CONVENIENTLY LOCATED ON RICHARDS RD, 1/4 MILE FROM RAYFORD RD, LESS THAN 1 MILE FROM I-45, AND 5 MINUTES TO 99

BOOMING WOODLANDS SUBMARKET - NOT LOCATED INSIDE CITY OF OAK RIDGE

NO FLOOD PLAIN

LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE

12x14' DOCK HIGH DOORS

BUILD-TO-SUIT OPTIONS AVAILABLE

HIGH END ARCHITECTURAL FINISHES INCLUDING AMPLE WINDOWS FOR NATURAL LIGHT

18 WHEELER ACCESSIBILITY & A SHARED TRUCK WELL

3 PHASE-POWER

OPTIONAL HVAC WAREHOUSE

DEMOGRAPHIC SUMMARY

25342-25426 Richards Rd 2

Drive time of 20 minutes

KEY FACTS

639,441

Population



232,318

Households

35.4

Median Age

\$74,661

Median Disposable Income

EDUCATION

8.4%

No High School Diploma



21.6%

High School Graduate



27.5%

Some College/ Associate's Degree



42.5%

Bachelor's/ Grad/ Prof Degree

INCOME



\$89,523

Median Household Income



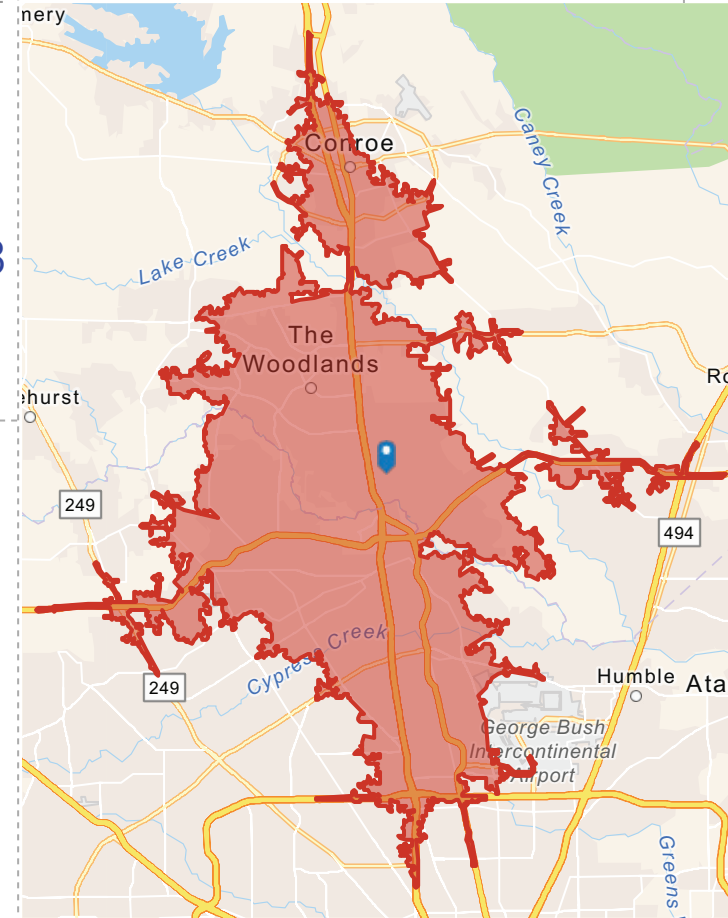
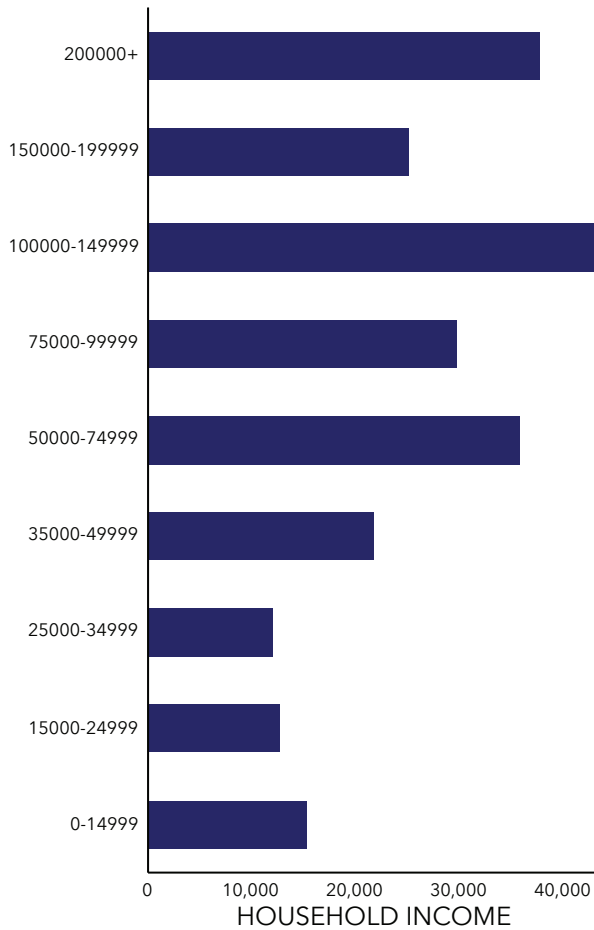
\$45,504

Per Capita Income



\$219,583

Median Net Worth



EMPLOYMENT

67.4%

White Collar



19.9%

Blue Collar



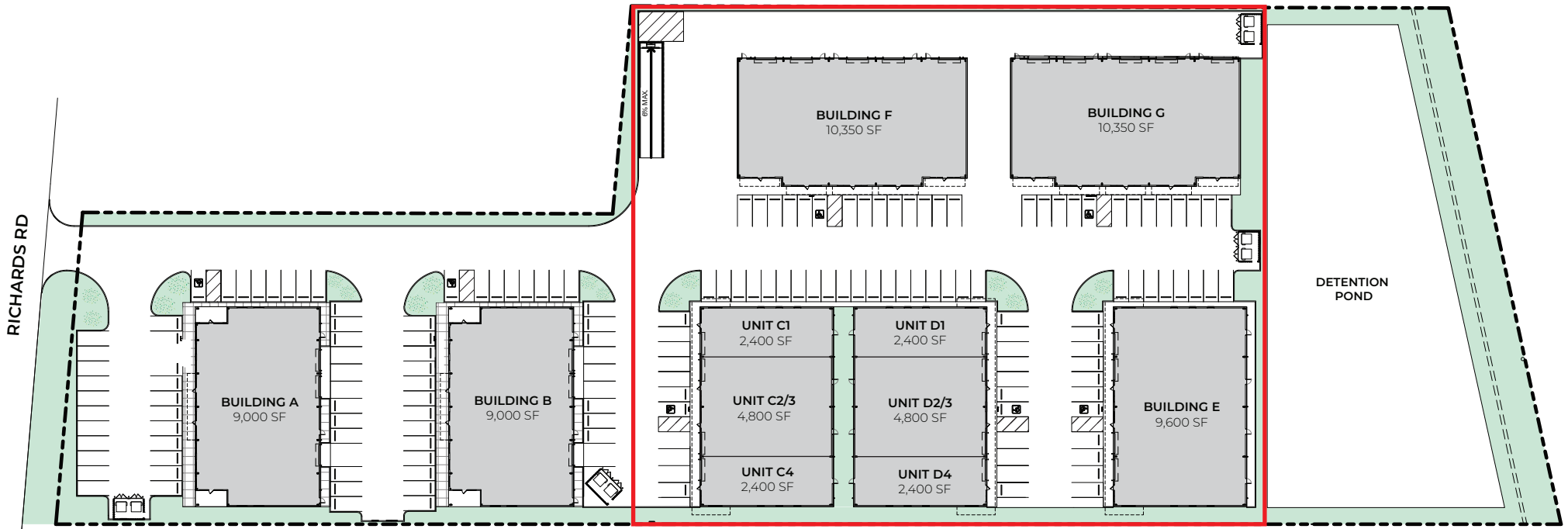
15.1%

Services

3.3%

Unemployment Rate





IDEAL LOCATION IN THE WOODLANDS/SPRING SUBMARKET



18 WHEELER ACCESS & SHARED TRUCK WELL



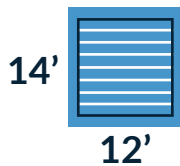
MODERN DESIGN WITH AMPLE STORE FRONT GLASS



24/7 ACCESS



HVAC WAREHOUSE OPTIONS



12X14' GRADE LEVEL DOORS



HEAVY POWER 3-PHASE AVAILABLE



OFFICE SPACE (SPEC & BUILD TO SUIT)

INDUSTRIAL/FLEX LEASE AVAILABILITY

| BUILDING | SPACE TYPE | UNIT | SPACE SIZE | LEASE RATE | TI | DESCRIPTION |
|----------|--------------------|------|------------------|--------------|------------|---|
| A | FLEX/RETAIL/OFFICE | A1-6 | 1,500-9,000 SF | \$2.15 SF/MO | negotiable | Shell building ready for build out. Front load doors. |
| B | FLEX/RETAIL/OFFICE | B1-6 | 1,500-9,000 SF | \$2.00 SF/MO | negotiable | Shell building ready for build out. Rear load doors. |
| C | INDUSTRIAL/FLEX | C1 | 2,400 SF | \$1.35 SF/MO | N/A | Spec unit built out with 422 SF office build out. Front load doors. |
| C | INDUSTRIAL/FLEX | C2/3 | 4,800 SF | \$1.35 SF/MO | N/A | Spec unit built out with 844 SF office build out. Front load doors. |
| C | INDUSTRIAL/FLEX | C4 | 2,400 SF | \$1.35 SF/MO | N/A | Spec unit built out with 422 SF office build out. Front load door. |
| D | INDUSTRIAL/FLEX | D1 | 2,400 SF | \$1.35 SF/MO | N/A | Spec unit built out with 422 SF office build out. Front load door. |
| D | INDUSTRIAL/FLEX | D2/3 | 4,800 SF | \$1.35 SF/MO | N/A | Spec unit built out with 844 SF office build out. Front load doors. |
| D | INDUSTRIAL/FLEX | D4 | 2,400 SF | \$1.35 SF/MO | N/A | Spec unit built out with 422 SF office build out. Front load doors. |
| E | INDUSTRIAL/FLEX | E1-4 | 2,400 -9,600 SF | \$1.35 SF/MO | N/A | Spec build outs under construction. Front load doors. |
| F | INDUSTRIAL/FLEX | F1-5 | 2,000 -10,350 SF | \$1.45 SF/MO | \$20/SF | Shell building ready for build out. Rear load doors. |
| G | INDUSTRIAL/FLEX | G1-5 | 2,000 -10,350 SF | \$1.45 SF/MO | \$20/SF | Shell building ready for build out. Rear load doors. |

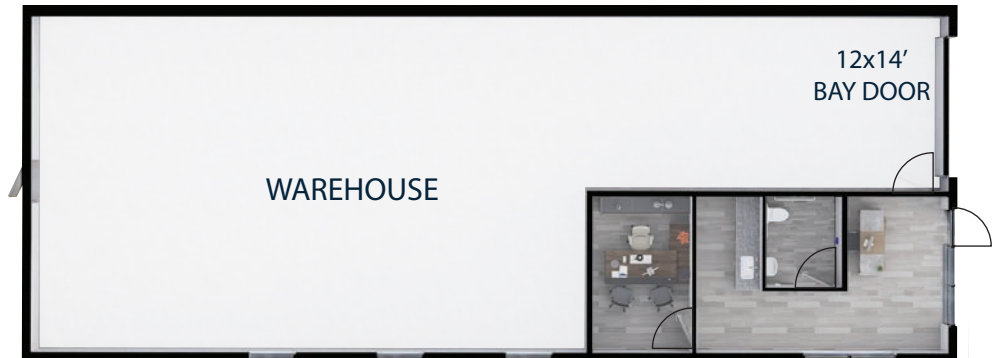
BUILDING C, D & E DETAILS

- ⊕ 2,400 TO 9,600 SF UNITS AVAILABLE
- ⊕ BUILDINGS C & D ARE BUILT-OUT WITH SPEC UNITS
- ⊕ BUILDING E HAS SPECS UNDER CONSTRUCTION
- ⊕ FRONT LOAD 12X14' BAY DOORS
- ⊕ CLEAR HEIGHT 23.5' | EAVE HEIGHT 17'
- ⊕ ACCESS TO SHARED TRUCK WELL
- ⊕ LEASE RATE: \$1.35/SF + EST \$ 0.33 NNN



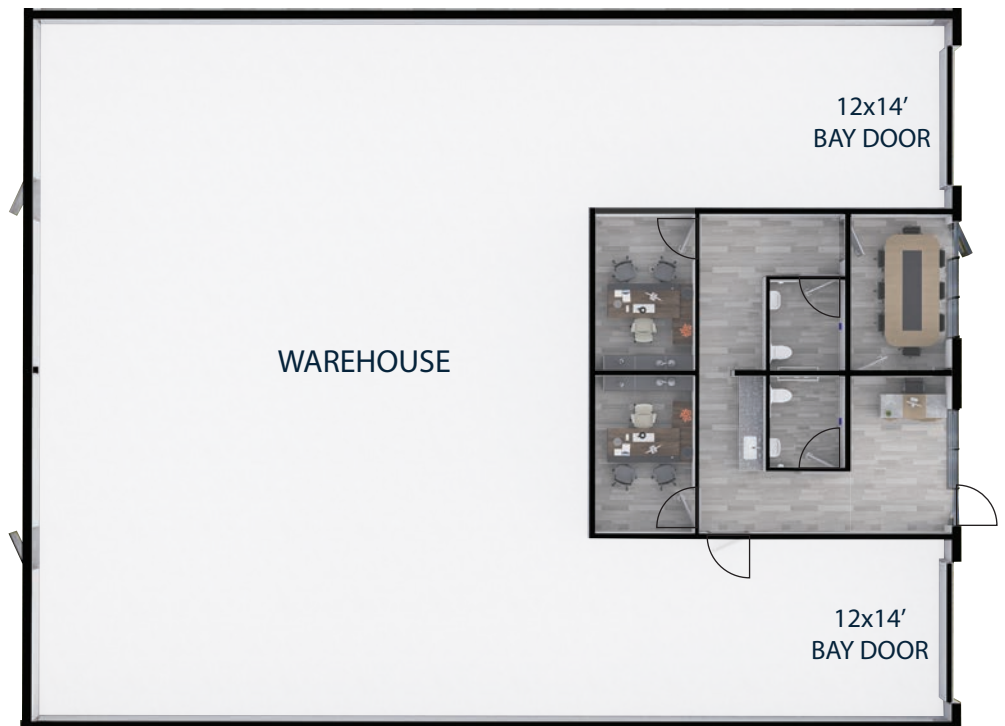
2,400 SPEC FLOOR PLANS

UNITS C1, C4, D1, D4



4,800 SPEC FLOOR PLAN

UNIT D2/3





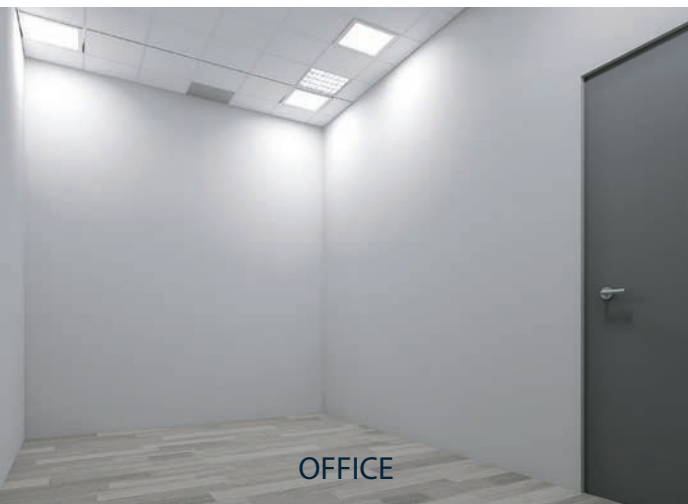
RECEPTION



KITCHENETTE



RESTROOM



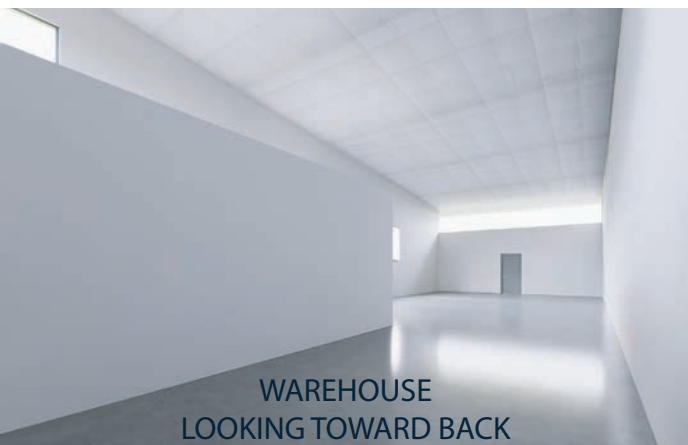
OFFICE



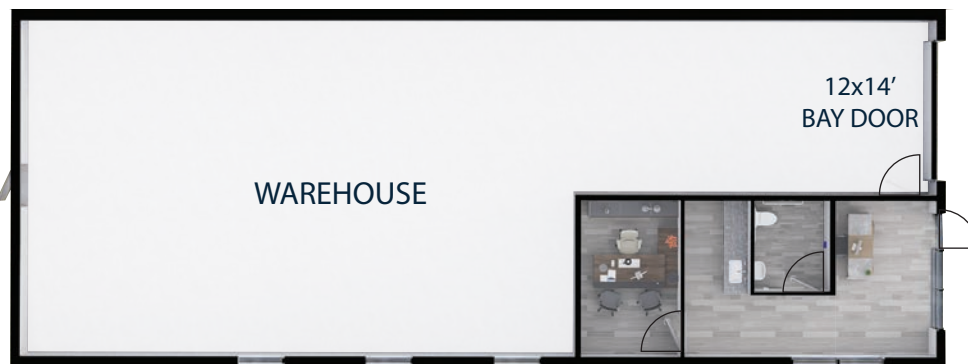
WAREHOUSE
LOOKING TOWARD BAY DOOR & OFFICE



WAREHOUSE
LOOKING TOWARD BACK



WAREHOUSE
LOOKING TOWARD BACK





RECEPTION



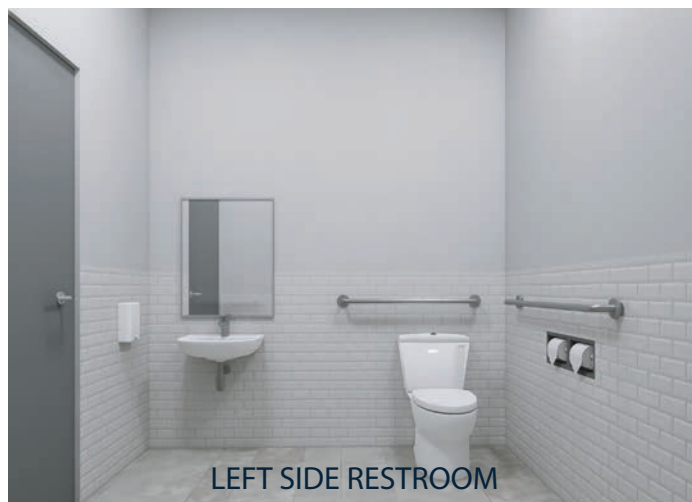
KITCHENETTE



HALLWAY/STORAGE AREA



RIGHT SIDE RESTROOM



LEFT SIDE RESTROOM



ONE OF TWO OFFICES



WAREHOUSE
LOOKING TOWARD BAY DOOR & OFFICE



WAREHOUSE LEFT SIDE
LOOKING TOWARD BACK



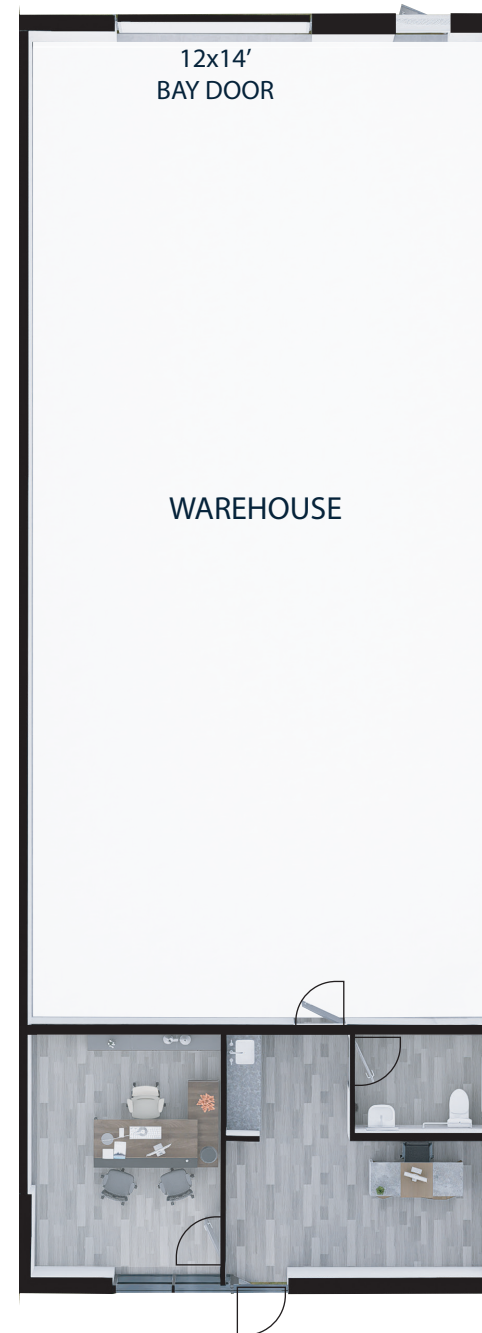
WAREHOUSE RIGHT SIDE
LOOKING TOWARD BACK

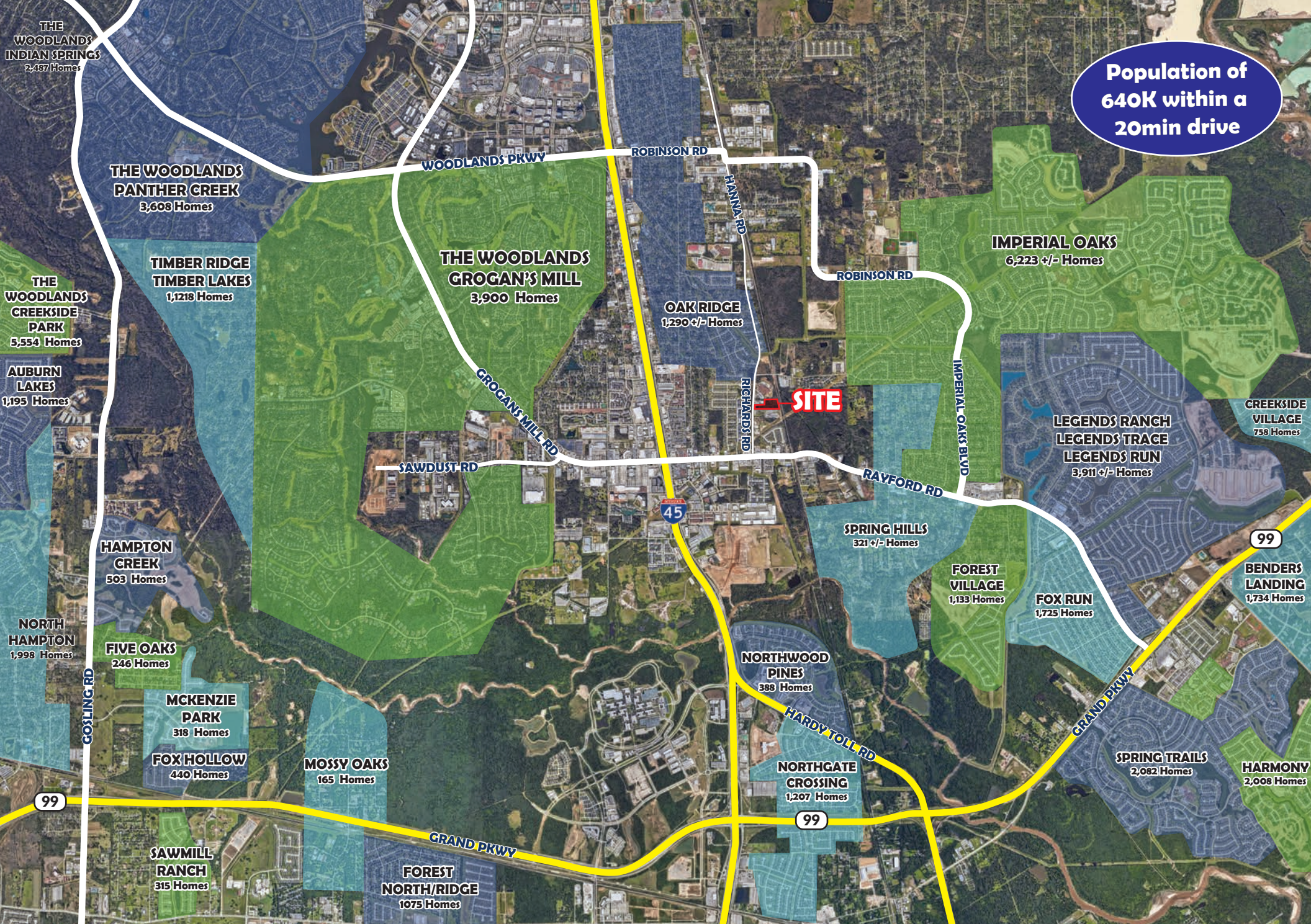
BUILDING F & G DETAILS

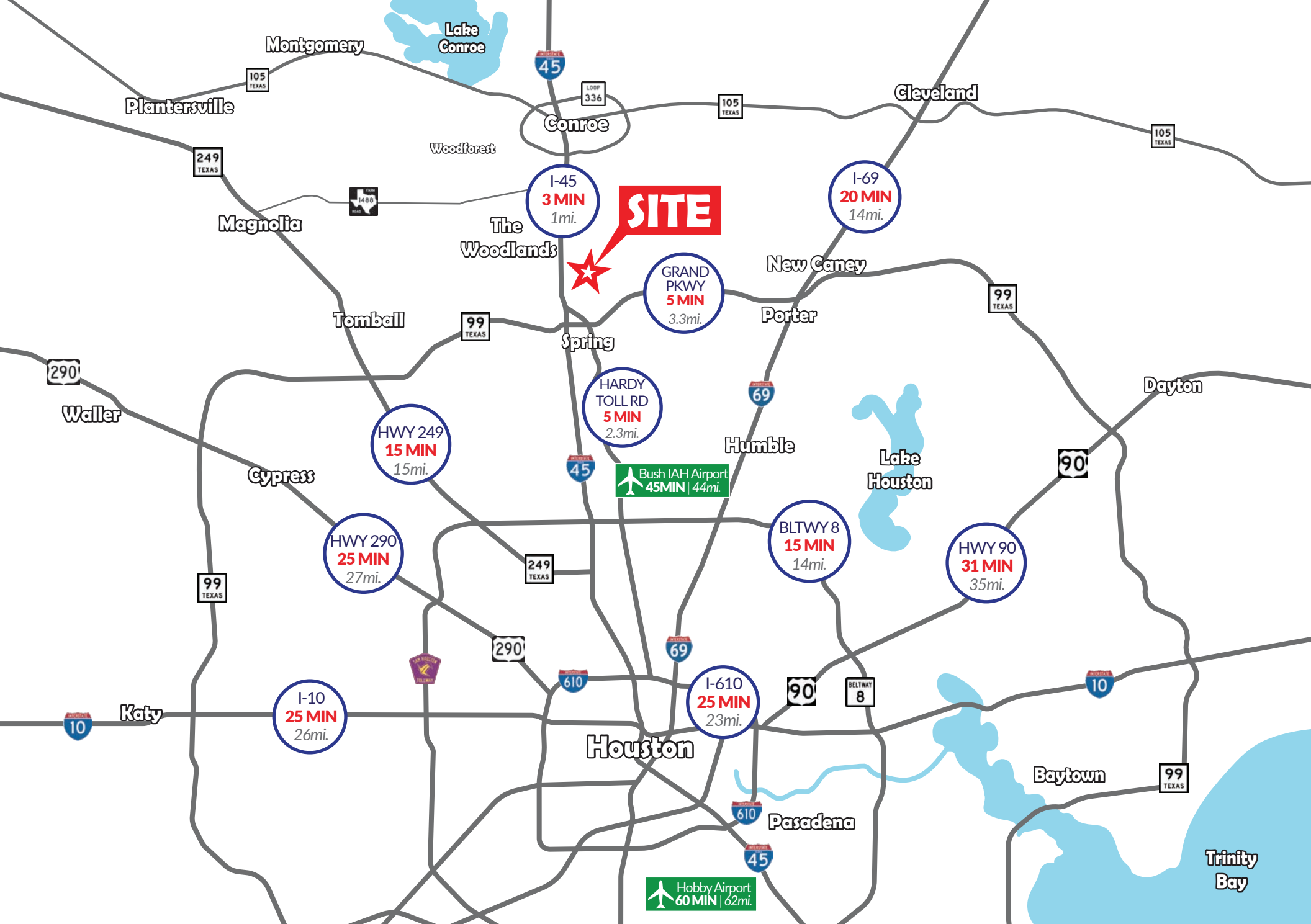
- ⊕ 2,000 -10,358 SF UNITS AVAILABLE
- ⊕ BUILDINGS ARE SHELL READY
- ⊕ REAR LOAD 12X14' BAY DOORS
- ⊕ CLEAR HEIGHT 25' | EAVE HEIGHT 19'
- ⊕ \$20/SF TENANT IMPROVEMENT ALLOWANCE
- ⊕ ACCESS TO SHARED TRUCK WELL
- ⊕ LEASE RATE: \$1.45/SF/MO +\$0.33/SF/MO NNN

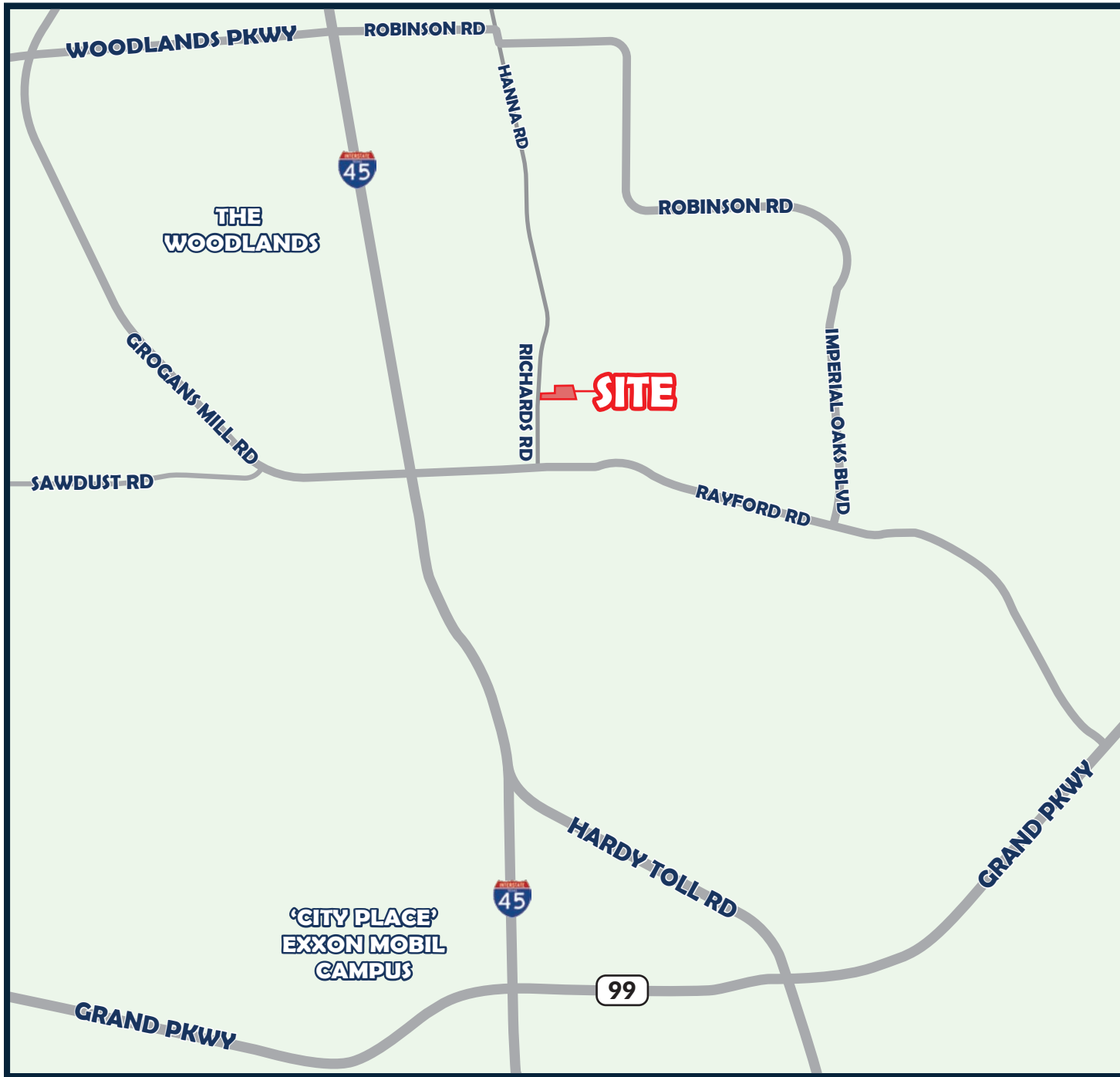


SAMPLE 2,125 FLOOR PLAN









**Easy Connectivity
Located only:**

RAYFORD RD
1 MIN
0.25mi.

I-45
3 MIN
1mi.

WOODLANDS PKWY
5 MIN
2.5mi.

HARDY TOLL RD
5 MIN
2.3mi.

GRAND PKWY/99
5 MIN
3.3mi.



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

Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------------|-----------------------------|----------------------|
| Sendero Real Estate | 9010551-BB | info@sendergroup.net | (281)407-0601 |
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| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| 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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