

# 5310 Logston Ln

Spring, TX 77389

Flex & Land  
Investment Opportunity

Offering Memorandum

Reduced Price: ~~\$1,750,000~~, ~~\$1,500,000~~, \$1,400,000



±5.33 AC

**MATTHEWS™**

# EXCLUSIVELY LISTED BY



**Doc Perrier**

FVP & Director

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**Harrison Balmer**

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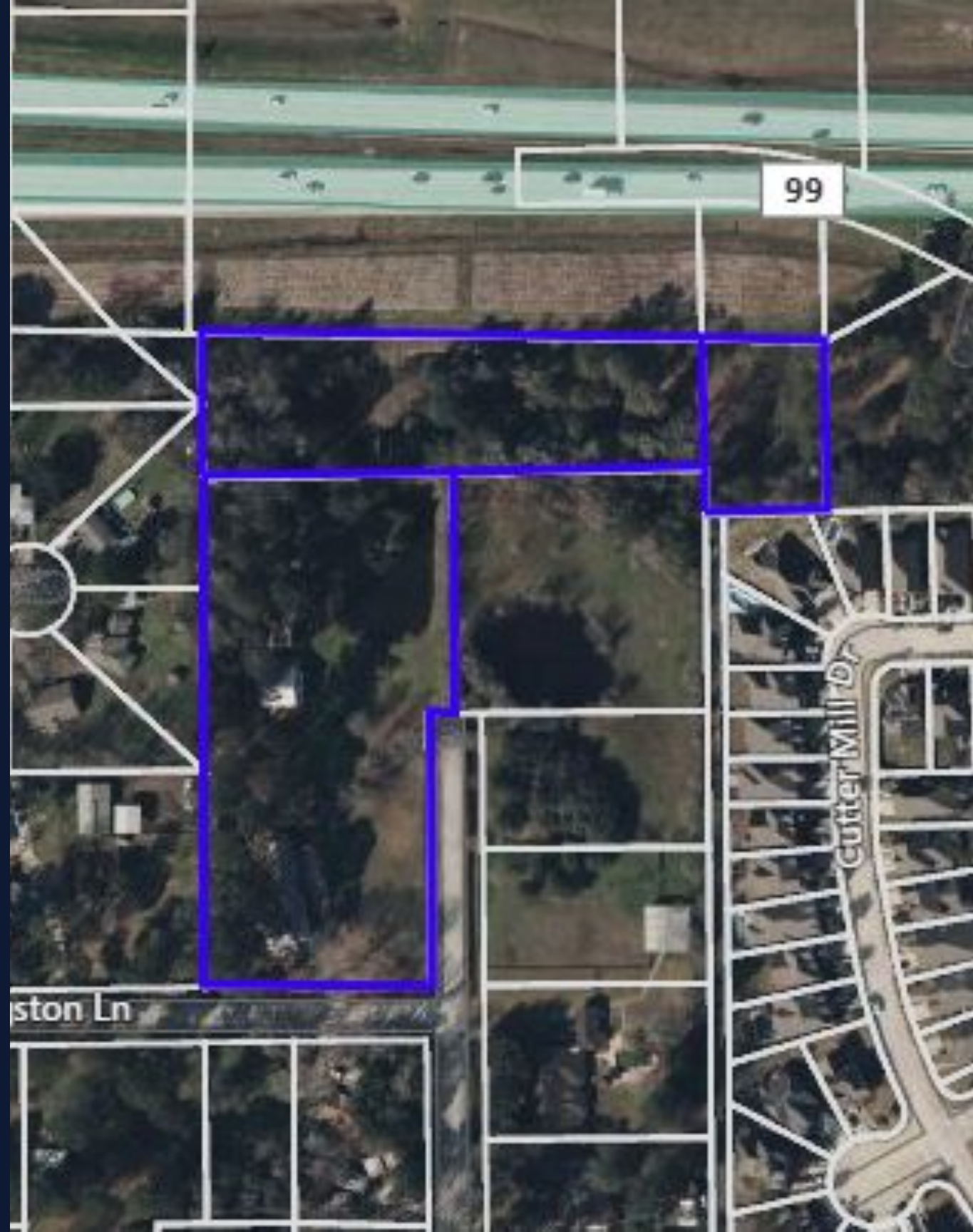
**Patrick Graham**

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

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# 5310 Logston Ln | Spring, TX 77389

**±6,285 SF**

Shop & office

**±5.33 AC**

Lot Size

**±34,200 VPD**

Vehicles Per Day

**Frontage on 99**

**Contact Broker**

For Pricing



| Population                    | 1-Mile    | 3-Mile    | 5-Mile    |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection          | 11,042    | 91,582    | 261,560   |
| Current Year Estimate         | 10,297    | 82,403    | 239,731   |
| 2020 Census                   | 10,013    | 76,528    | 221,756   |
| Growth Current Year-Five-Year | 7.24%     | 11.14%    | 9.11%     |
| Growth 2020-Current Year      | 2.84%     | 7.68%     | 8.11%     |
| Households                    | 1-Mile    | 3-Mile    | 5-Mile    |
| Five-Year Projection          | 3,897     | 32,274    | 96,064    |
| Current Year Estimate         | 3,610     | 28,963    | 87,465    |
| 2020 Census                   | 3,329     | 25,641    | 77,341    |
| Growth Current Year-Five-Year | 7.96%     | 11.43%    | 9.83%     |
| Growth 2020-Current Year      | 8.44%     | 12.96%    | 13.09%    |
| Income                        | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income      | \$132,745 | \$142,592 | \$149,217 |

MY ATTIC SELF STORAGE  
NINJA  
Public Storage

amazon

Houston Campus  
Exxon



THE HOME DEPOT

Subject Property

AMERICAN METALS SUPPLY

Public Storage

± 34,200 VPD  
99

SRS DISTRIBUTION

Walmart Supercenter

ALVIN FARRIER SUPPLY

Virtuo Spring  
±314 Units

Crystaphase

FedEx Ground

Stuebner Airline Rd ± 18,700 VPD



David Wayne Hooks Memorial Airport

KLEIN KRIMMEL SELF STORAGE

LOWE'S

H-E-B

2920 ± 35,400 VPD



± 185,200 VPD

H-E-B

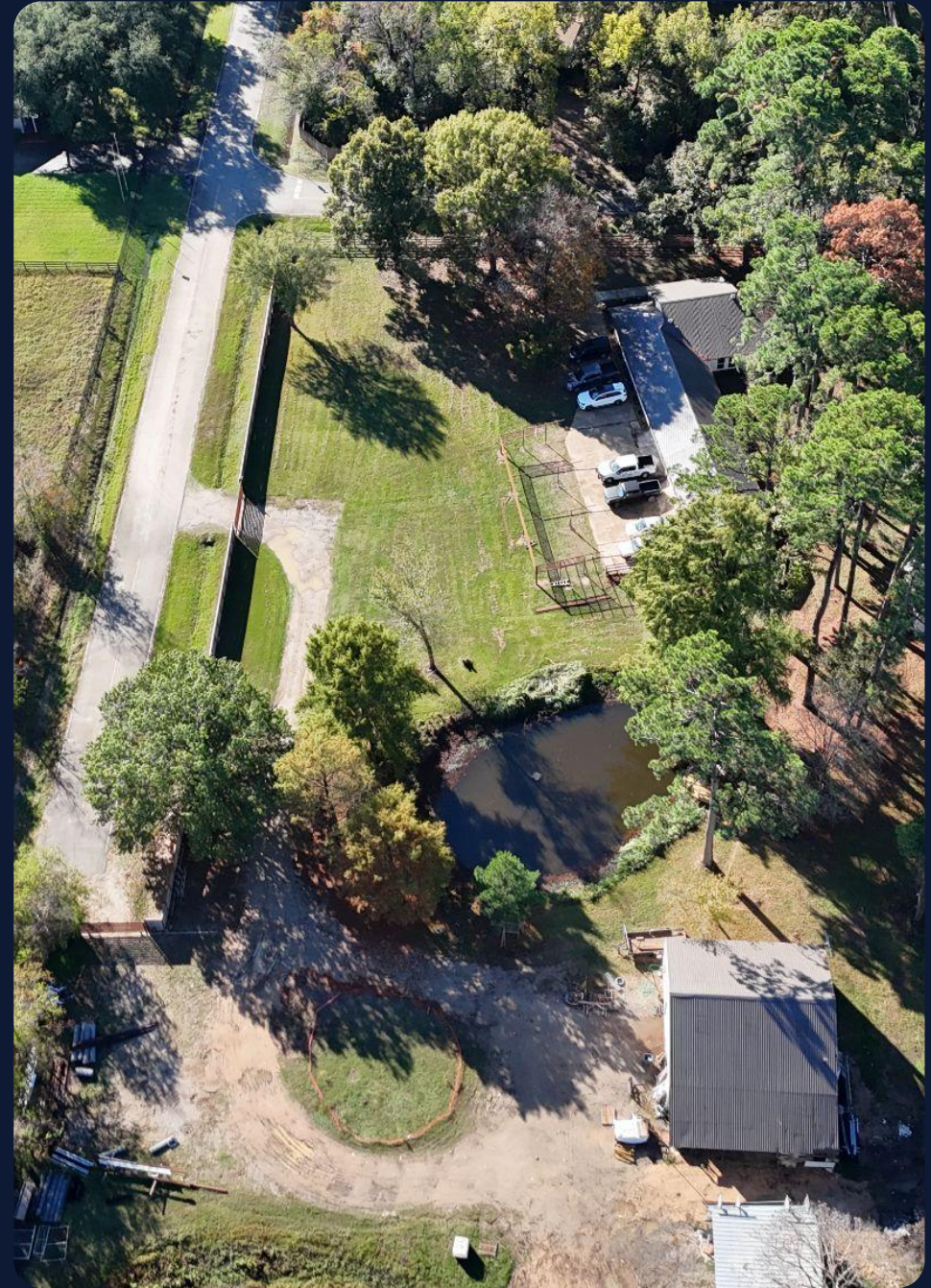
KLEIN ISD  
PROMISE 2 PURPOSE

Precision Powersports

STMC  
ENCORE CONCRETE CONSTRUCTION  
DEFENDER SUPPLY  
LUXURY warehouse storage  
PROGRESSIVE PUMPS CORP.  
EVERYONE LOVES Bacon  
PLUMBING HEATING AIR ELECTRIC

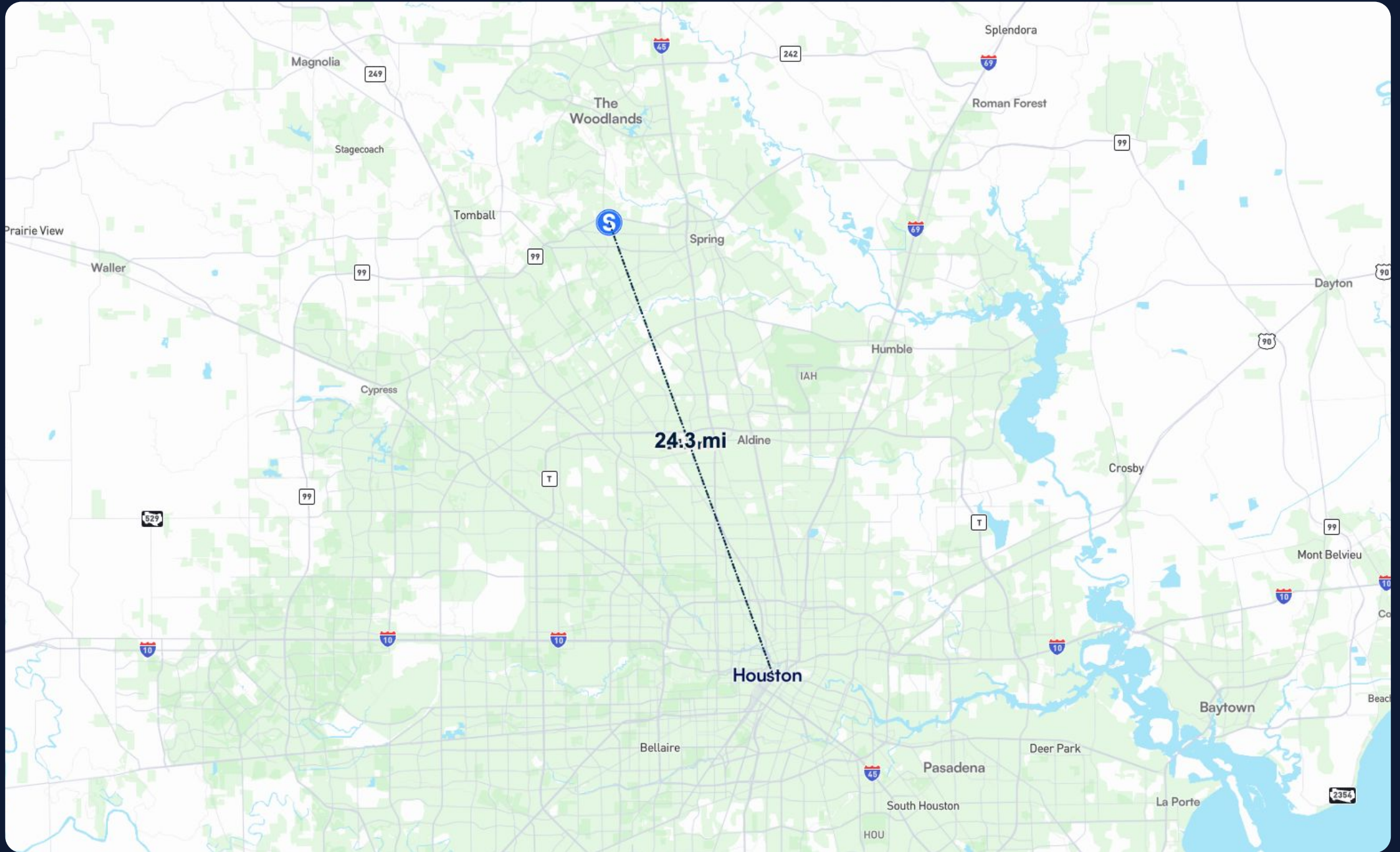
The Grayson  
±330 Units

# PROPERTY PHOTOS



# MARKET OVERVIEW

5610 Logston Ln  
Spring, TX 77389



# SPRING, TX

## Market Demographics



**62,559**  
Total Population

**\$88,997**  
Median HH Income

**43,900**  
Employed Population

**33.6**  
Median Age

### Local Market Overview

Spring, Texas benefits from its position along Houston's northern growth corridor, where established residential neighborhoods, acreage estates, master-planned communities, and expanding commercial nodes support long-term housing demand. The area combines suburban privacy with direct access to employment centers in The Woodlands, North Houston, and the broader Houston metropolitan economy. Strong household formation, above-average household incomes, and a high homeownership rate reinforce the area's appeal for buyers seeking space, schools, and accessibility without sacrificing proximity to regional job centers. The local market is shaped by a diverse base of healthcare, energy, logistics, education, and professional services employers. Nearby Grand Parkway, Gosling Road, Spring Stuebner Road, and I-45 provide regional connectivity, while The Woodlands Town Center, ExxonMobil's campus, major healthcare facilities, and Houston's airport network add depth to the economic base. For residential, estate, or land-oriented positioning, Spring offers a compelling blend of acreage scarcity, mature suburban demand, and access to one of the nation's largest and most diversified metropolitan economies.

| Population                    | 1-Mile    | 3-Mile    | 5-Mile    |
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# HOUSTON, TX - MSA

Houston, Texas is the fourth-largest city in the United States and a key industrial center in the Southeast. It serves as a primary base for the energy, manufacturing, and aerospace sectors. The city is home to numerous oil and gas corporations, engineering firms, and industrial service providers that support global operations in exploration, refining, and petrochemicals.

NASA's Johnson Space Center anchors Houston's aerospace industry, providing research and training facilities central to U.S. space operations. Beyond energy and aerospace, the city supports strong logistics and shipping industries, with the Port of Houston ranking among the nation's busiest in foreign tonnage and petrochemical exports.

Houston's infrastructure includes extensive rail, highway, and pipeline networks that connect industrial sites throughout the Gulf Coast. Its workforce is supported by major universities and technical institutions supplying engineering, science, and skilled trade professionals. With ongoing investment in energy technology and manufacturing capacity, Houston remains a strategic hub for U.S. industrial development.

## #1 Relocation Destination In US

- Houston Chronicle (2024)

## #2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

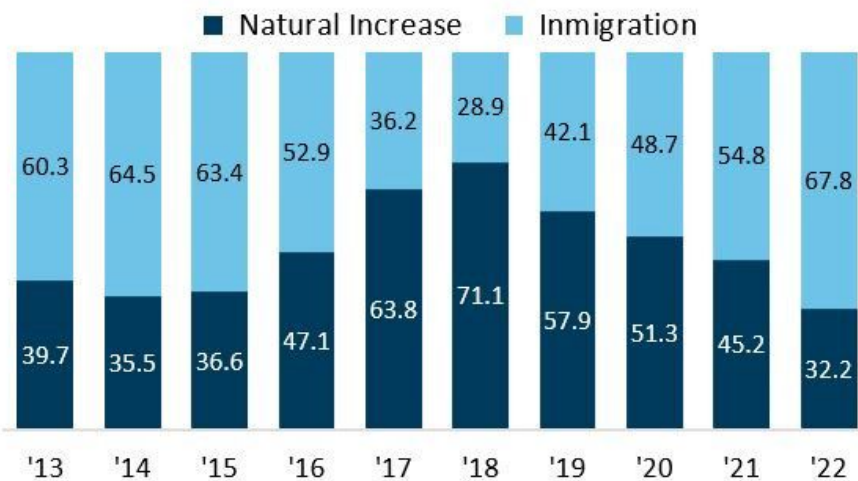
## 5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31m People

## 13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

### SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data



# ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer.

Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience.

Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center.

Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

**#8 In Best Places To Live In Texas**  
**-U.S. News And World Report 2024-2025**



| Major Employers                                   | Employees |
|---|-----------|
| Memorial Hermann Health System                    | 35,390    |
| Walmart   | 29,797    |
| Houston Methodist                                 | 29,657    |
| The University of Texas MD Anderson Cancer Center | 21,576    |
| HCA Houston Healthcare                            | 15,000    |
| Kroger  | 14,868    |
| ExxonMobil  | 13,000    |
| United Airlines                                   | 11,900    |
| Schlumberger Limited                              | 11,700    |

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License No. 839997 (TX)

**Patrick Graham | Broker of Record | Broker Lic. No.: 528005 (TX) | Firm Lic. No.: 9005919 (TX)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5610 Logston Ln, Spring, TX, 77389 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



# 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.

11-2-2015



### 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.

**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.

**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.

**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 duties 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.

|  |             |                           |              |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc.                     | 9005919     | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                     | Phone        |
| Patrick Graham   | 528005      | licensing@matthews.com    | 866-889-0050 |
| Designated Broker of Firm  | License No. | Email                     | Phone        |
| Patrick Graham   | 528005      | licensing@matthews.com    | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                     | Phone        |
| Sales Agent/Associate's Name                                       | License No. | Email                     | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date