

Valley Ranch

LOGISTICS CENTER

RICK WALKER

Assets Director

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713-992-7003

Industrial Space For Lease

148,600 SF
Class A Property



20960 BALDWIN LN PORTER, TX 77365

lumicre

Project Overview

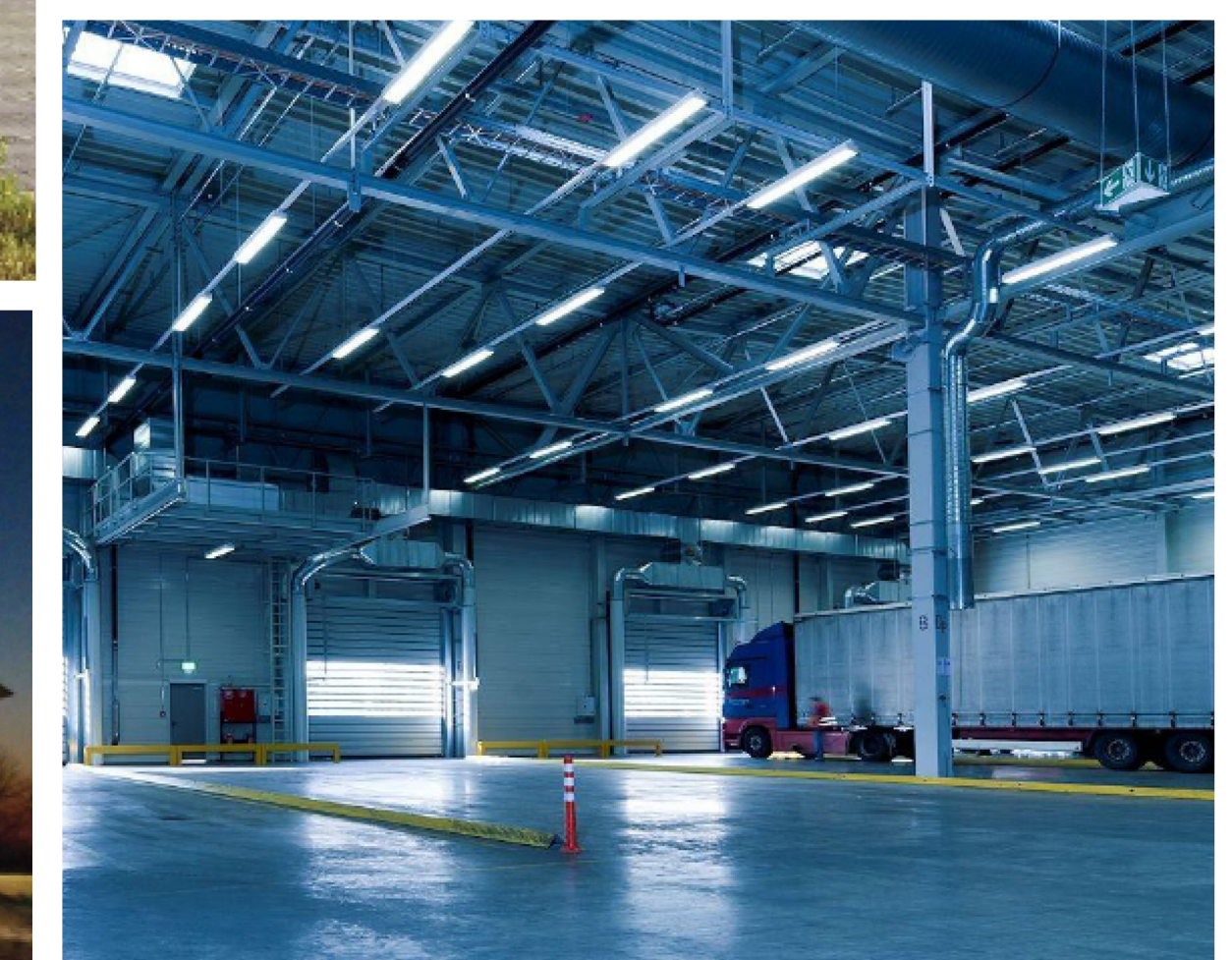
Valley Ranch Logistics Center is a modern industrial development set within a fast-growing community in North Houston.

Ideally located just off I-69 and Grand Parkway, VRLC offers direct access to I-69 and Grand Parkway North—major trade routes connecting Mexico, the U.S., and the Port of Houston.

Set on ±9 acres, VRLC features 24/7 operations, improved concrete access roads, and proximity to Walmart and Lowe’s distribution centers, a large labor pool, and thriving residential communities.

It neighbors Signorelli’s 1,400-acre Valley Ranch master-planned development, which includes 2,800 homes, a medical district, and over 1 million square feet of retail, dining, and entertainment—supporting long-term population growth and workforce availability.

With favorable tax incentives, a nearby FTZ, and Montgomery County’s population projected to double by 2035, VRLC is primed for industrial expansion and long-term growth.



Class A Design

Modern amenities, large secured truck courts, ample parking, and trailer storage



24/7 Operations

No residential interference



Access

Direct access to I-69 (major route between Mexico and the U.S.) & the Grand Parkway North



Incentives

Favorable property tax rates, city incentives, and FTZ available



Proximity

Close to thriving residential and retail communities



Labor Pool

Abundant labor in the area

INDUSTRIAL SPACE FOR LEASE

Property Dashboard

9 Acres

Site Area

148,600 SF

Class A building



DOCK DOORS

30 + 2 drive in doors



CLEAR HEIGHT

32'



COLUMN SPACING

52' x 60'



TRUCK COURTS

185'



CAR PARKING

125 Spaces



TRAILER PARKING

29 Spaces



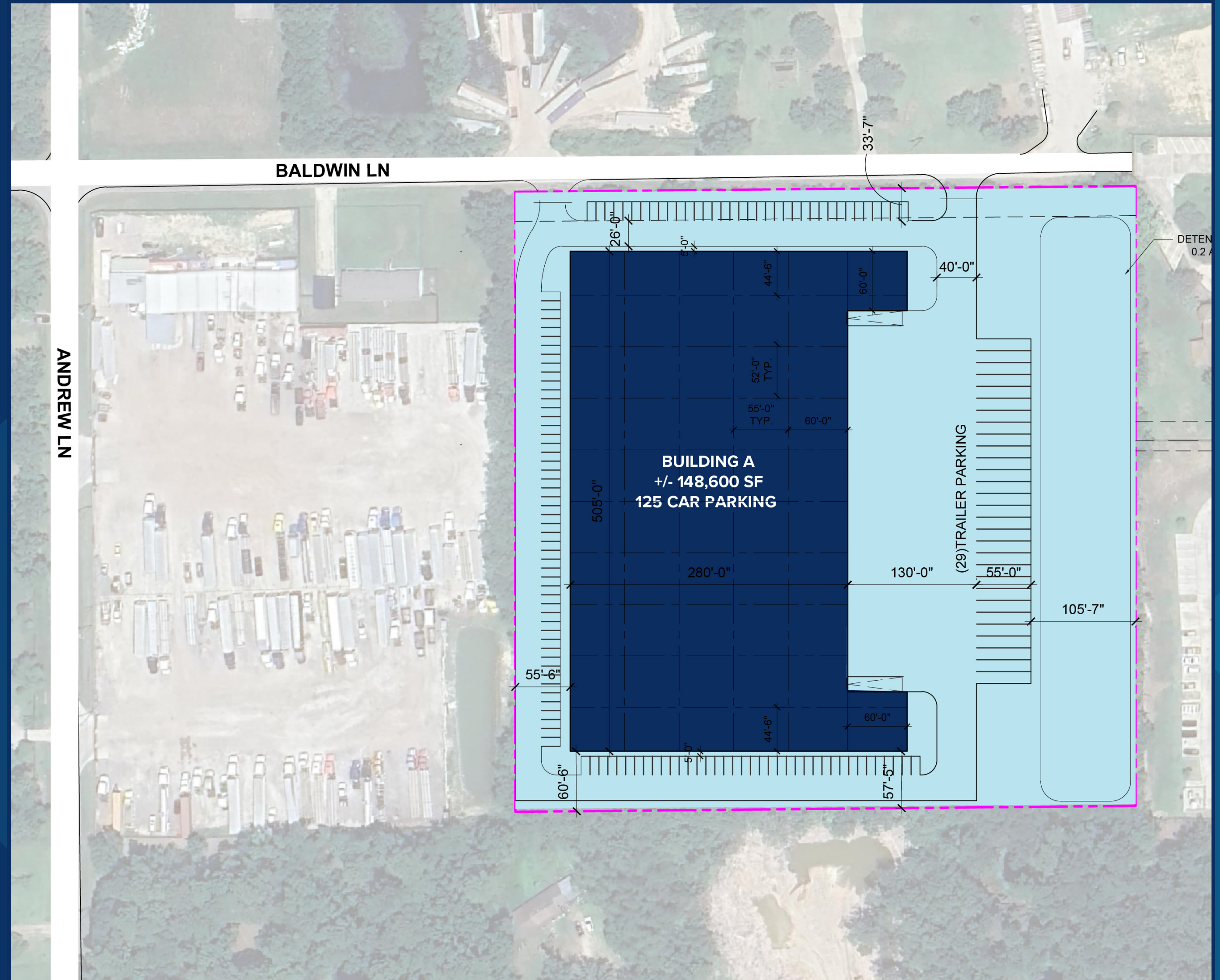
PLANNED SPEC OFFICE

YES



SUBDIVIDABLE

YES



For more information, contact:

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INDUSTRIAL SPACE FOR LEASE

Strategic Location

Strategically located in North Houston, Valley Ranch Logistics Center offers direct access to major freight routes, airports, and rail—just minutes from Valley Ranch Town Center and several national distribution hubs.

Nearby Transportation Hubs

	Distance	Commute Time
George Bush Intercontinental (IAH)	14 miles	19 min.
William P. Hobby Airport	37 miles	39 min.
Port of Houston	33 miles	33 min.
Union Pacific BulkTainer Service	15 miles	25 min.

Nearby Major Businesses

	Distance	Commute Time
Walmart Distribution Center	7.7 miles	15 min.
Lowe's Distribution Center	8.9 miles	15 min.
Amazon Distribution Center	3.1 miles	6 min.
Valley Ranch Town Center	3.4 miles	6 min.



INDUSTRIAL SPACE FOR LEASE

Drive Times

With seamless connectivity to Texas' major metros, Valley Ranch Logistics Center enables efficient distribution throughout Houston, Dallas, San Antonio, and Austin via multiple interstate routes.

Nearby Major Roads

	Distance	Commute Time
To I-69	2.2 miles	4 min.
To TX-99	2.7 miles	5 min.
To I-45	13 miles	15 min.

Nearby Cities

	Distance	Commute Time
To Houston (via I-69)	28.6 miles	32 min.
To Dallas/Fort Worth (via I-45)	221.4 miles	3 hrs. 20 min.
To Austin (via 290)	167.7 miles	2 hrs. 55 min.
To San Antonio (via I-10)	222.8 miles	3 hrs. 22 min.



IABS Form



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.

2-10-2025



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.

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. **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.

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.

Lumicre, LLC	9013770	rw+broker@lumicre.com	281-957-3893
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Walker	710420	rw+broker@lumicre.com	281-957-3893
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

Valley Ranch

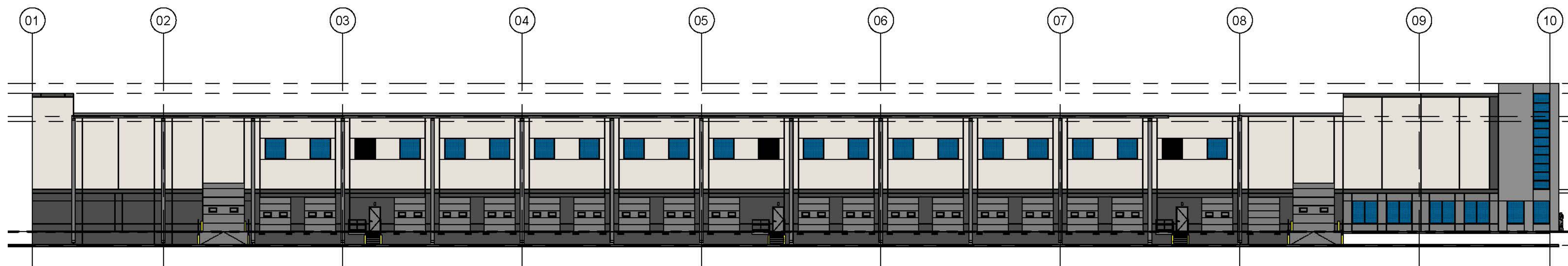
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