



**SHELL
BUILDINGS
FOR SALE**

AVAILABLE FOR SALE 8,250 - 11,000 SF

PERSIMMON BUSINESS PARK | 114,400 SF | 12 BUILDINGS
1523 S Persimmon St, Tomball, TX 77375



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SENDERO
REAL ESTATE



PROPERTY DETAILS

Located on S Persimmon St, just East of TX-249 and less than 3miles north of Grand Pkwy/99, Persimmon Business Park is a 12 building, 114,400 SF deed restricted industrial development. The park provides a industrial spaces for various industries. The park is includes 18-wheeler accessibility with optional truck wells for each building, 3-phase power, 14x16' grade level doors, 30' clear and 26' eave height, and all buildings are 5-ton crane ready. Designed with a clean, modern aesthetic. The project has an estimated completion date of Q3 2026.

LOCATION INFORMATION

LOCATION	S Persimmon St, North of 99/ Grand Pkwy, East of TX-249
SUBMARKET	Tomball
BUILDINGS	12 buildings; 114,400 SF
BLDG SIZES	8,250, 9350, & 11,000 SF
YEAR BUILT	2026; under construction
SALE PRICE	\$170/sf
UTILITIES	City of Tomball
FLOOD PLAIN	Not in flood plain

PROPERTY HIGHLIGHTS

CONVENIENTLY LOCATED
IN TOMBALL'S INDUSTRIAL
CORRIDOR ON S PESIMMON
ST ONLY 1.25MI FROM FM
2920, LESS THAN 3MI FROM
BOTH TX-249 & GRAND
PKWY/99

OPTION TO LEASE OR
PURCHASE BUILDINGS

NO FLOOD PLAIN

HEAVY POWER 200 UP TO
600 AMP; 3-PHASE AVAILABLE

14x16' GRADE LEVEL DOORS

MODERN STONE & STUCCO
ELEVATIONS WITH AMPLE
NATURAL LIGHT FROM
TRANSLUCENT PANELS FOR
WAREHOUSE LIGHTING

18 WHEELER ACCESSIBILITY
& OPTIONAL TRUCK WELLS

DEMOGRAPHIC SUMMARY

1523 S Persimmon St

Drive time of 15 minutes

KEY FACTS

188,263

Population



66,889

Households

36.7

Median Age

\$92,469

Median Disposable
Income

EDUCATION

5.9%

No High
School
Diploma



19.8%

High
School
Graduate



26.1%

Some
College/
Associate
Degree



48.2%

Bachelor's/
Grad/
Prof Degree

INCOME



\$110,379

Median
Household
Income



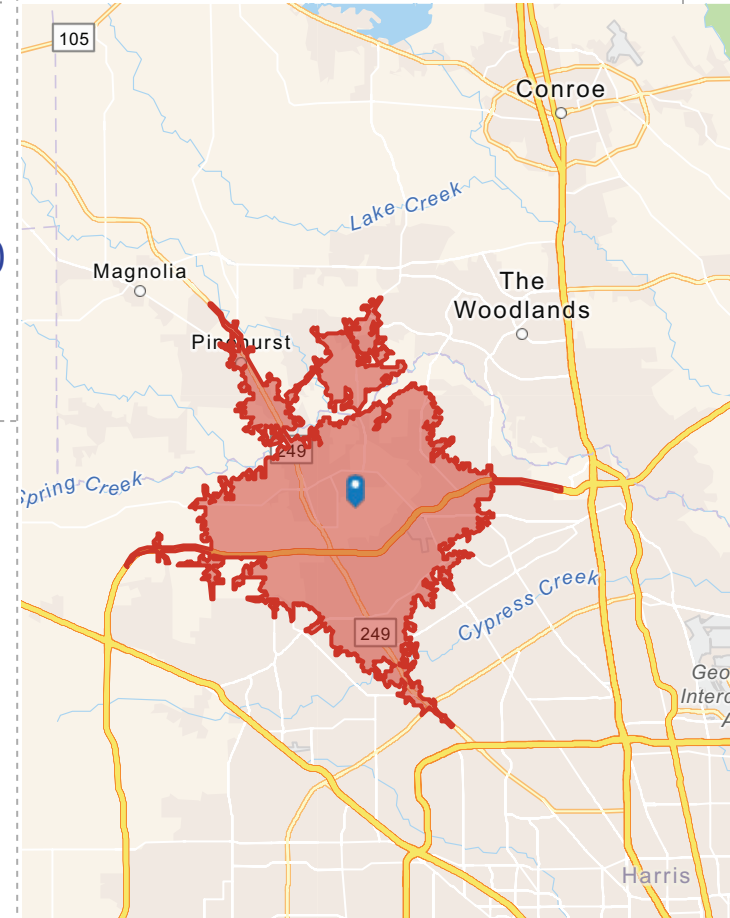
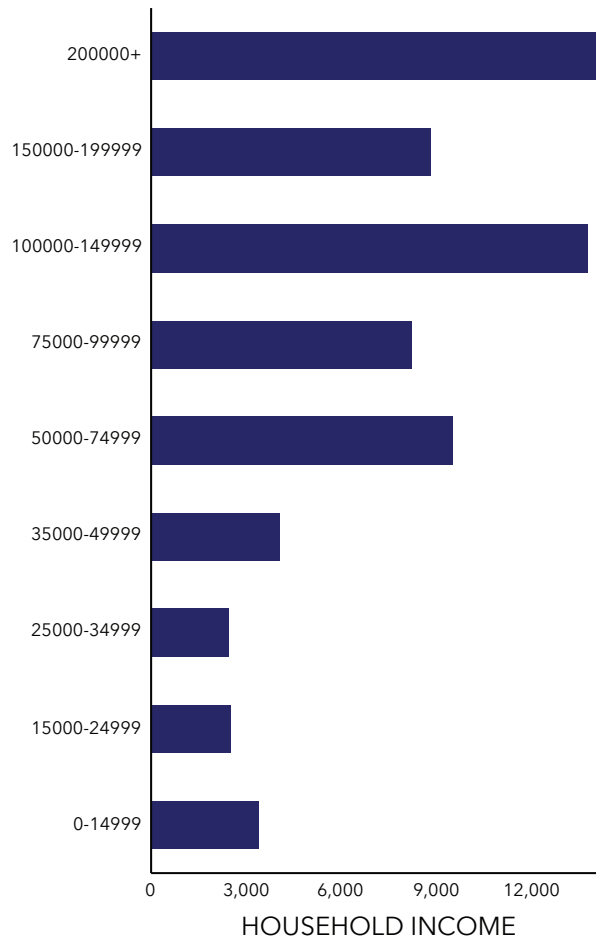
\$51,318

Per Capita
Income



\$366,620

Median
Net Worth



EMPLOYMENT



74.4%

White Collar



14.5%

Blue Collar



12.6%

Services

3.4%

Unemploy
ment Rate



**IDEAL LOCATION
IN THE TOMBALL
SUBMARKET**



**OPTIONAL
TRUCK WELLS**



**5 TON
CRANE READY**



**TRANSLUCENT
PANELS PROVIDE
AMPLE LIGHT**



**30' CLEAR HEIGHT
26' EAVE HEIGHT**

14'



14'

**14X14' GRADE
LEVEL DOORS**



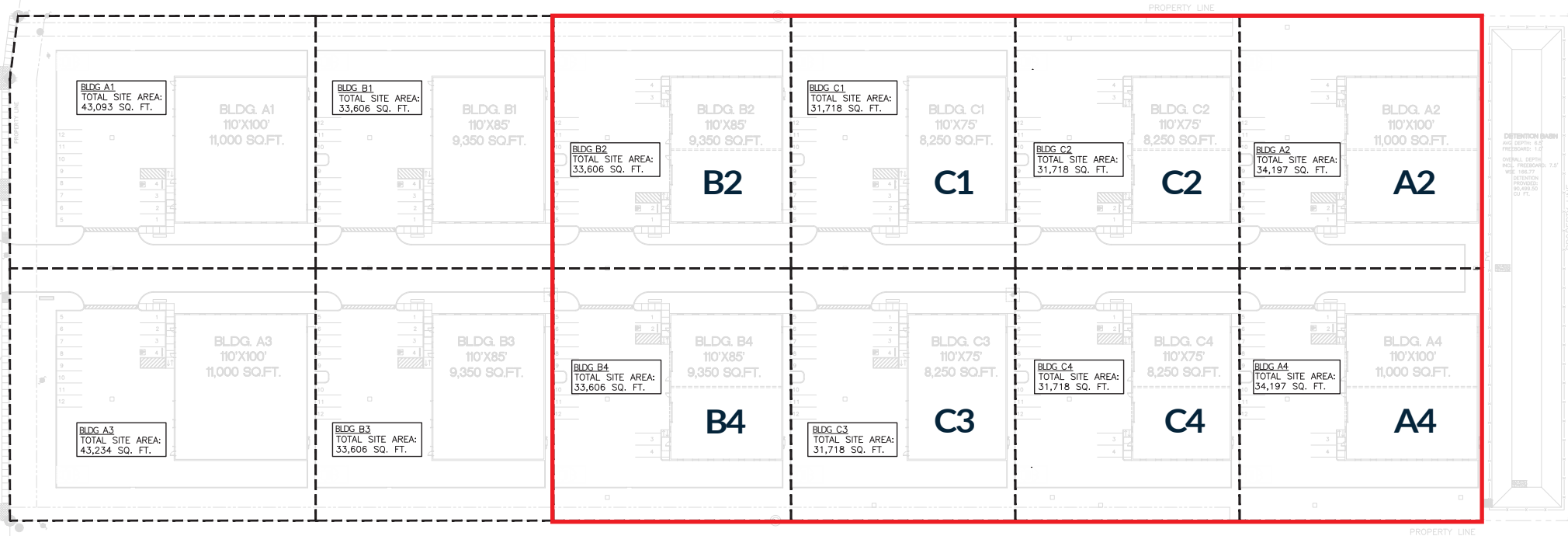
**HEAVY POWER
200 UP TO 600 AMP
3-PHASE AVAILABLE**



**MODERN
DESIGN**



Buildings for Sale - \$170/sf shell



BUILDING B2

9,350 SF BLDG
33,606 SF SITE

BUILDING B4

9,350 SF BLDG
33,606 SF SITE

BUILDING C1

8,250 SF BLDG
31,718 SF SITE

BUILDING C3

8,250 SF BLDG
31,718 SF SITE

BUILDING C2

8,250 SF BLDG
31,718 SF SITE

BUILDING C4

8,250 SF BLDG
31,718 SF SITE

BUILDING A2

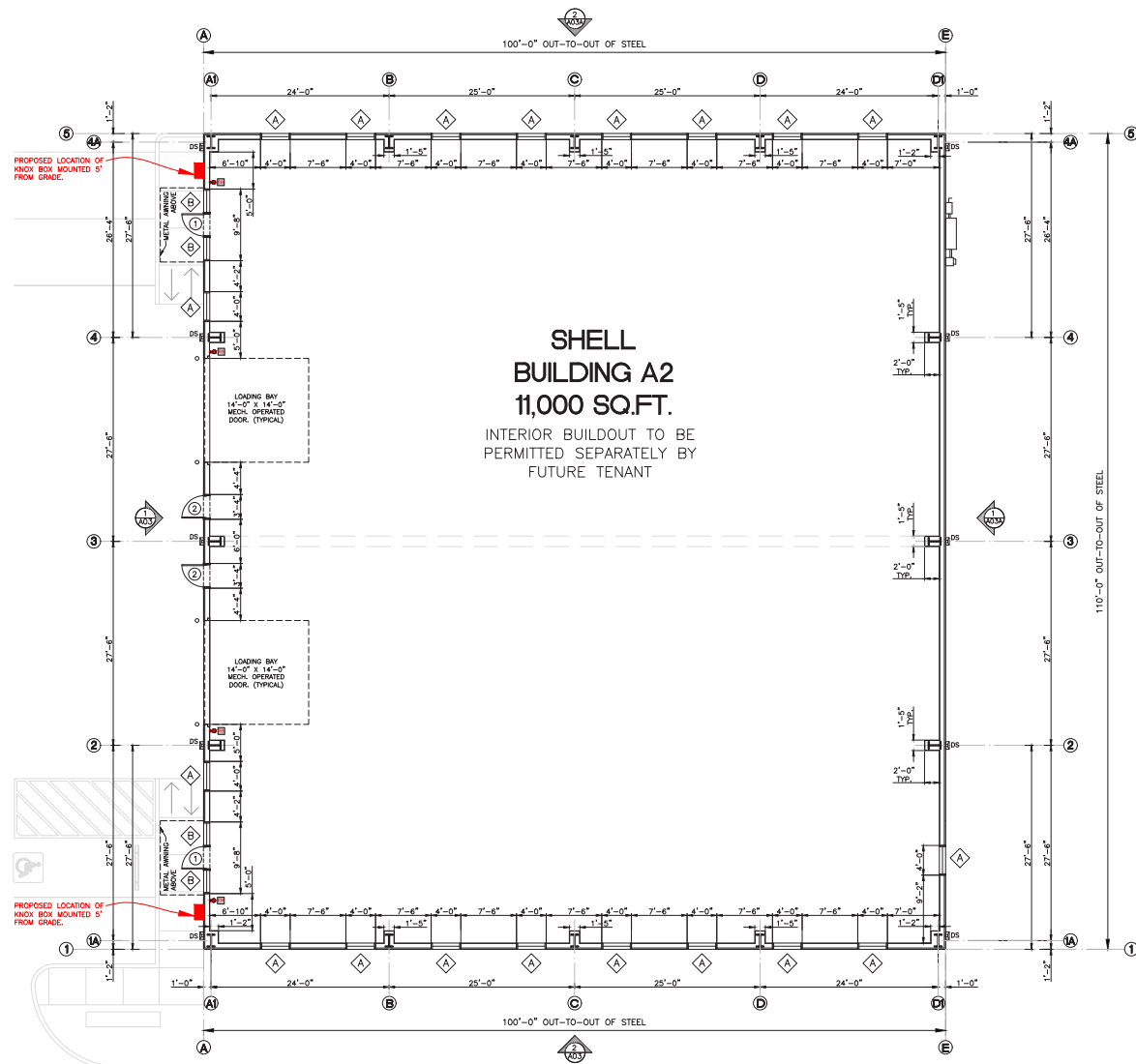
11,000 SF BLDG
34,197 SF SITE

BUILDING A4

11,000 SF BLDG
34,197 SF SITE

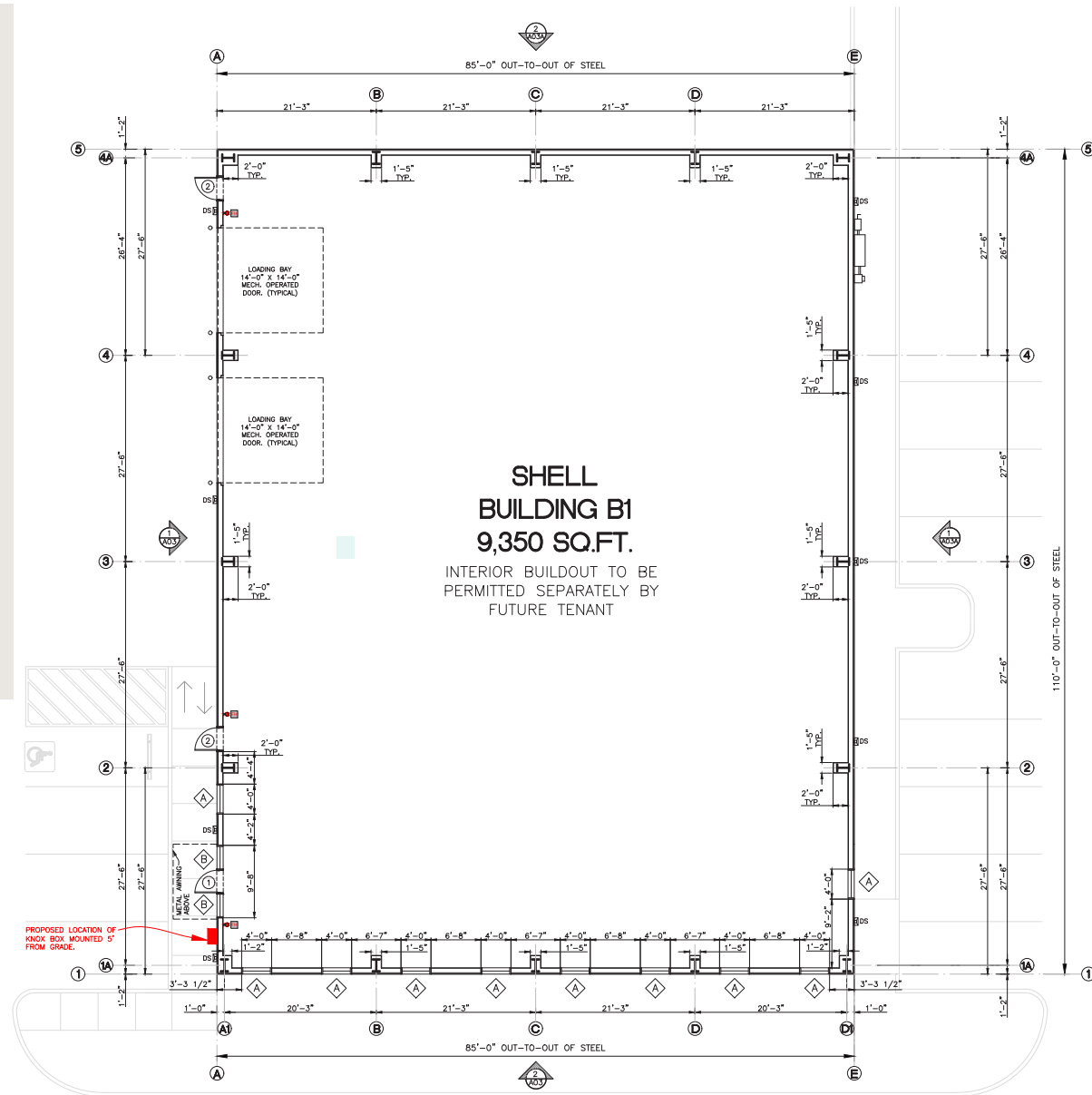
BUILDING A2 & A4 DETAILS

- ⊕ 11,000 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ TWO (2) FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ **\$170/SF SHELL BUILDING**



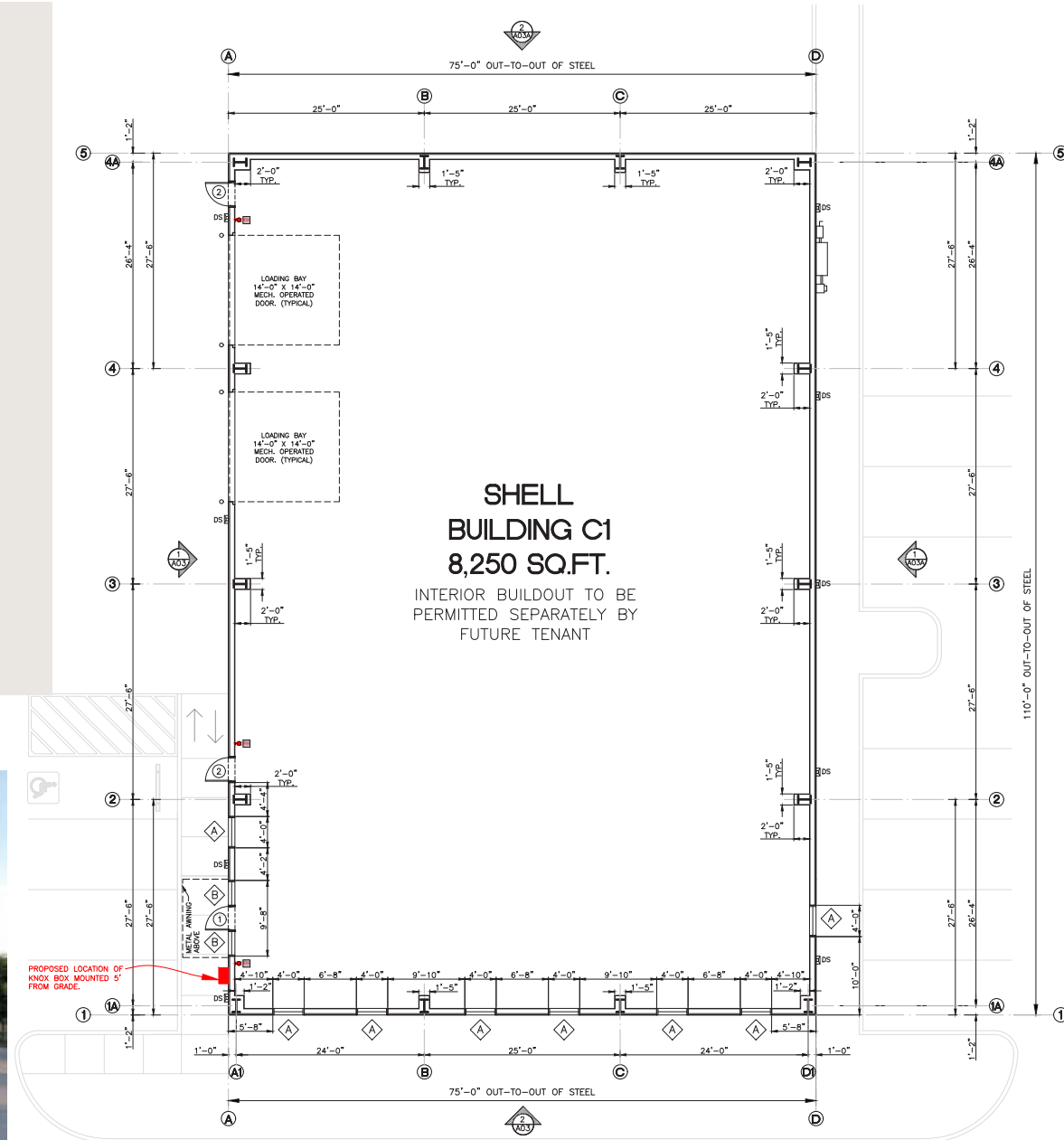
BUILDING B2 & B4 DETAILS

- ⊕ 9,350 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ TWO (2) FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ **\$170/SF SHELL BUILDING**



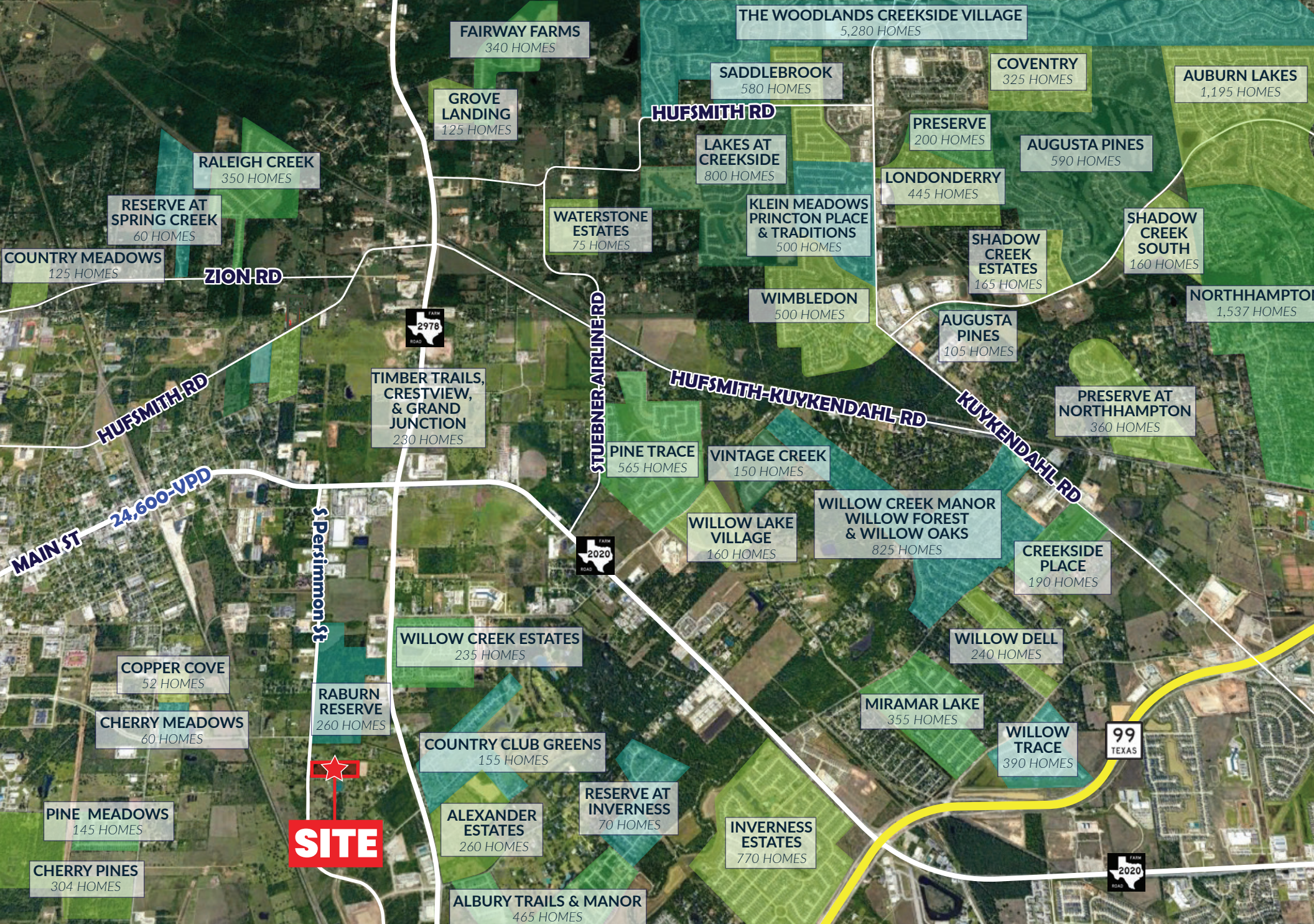
BUILDINGS C1, C2, C3, & C4

- ⊕ 8,250 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ TWO (2) FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ **\$170/SF SHELL BUILDING**





SITE





TOMBALL

Located only 1 mile from downtown Tomball, this charming city in Harris County, captivates with its small-town charm and modern amenities. Nestled just northwest of Houston, Tomball offers a perfect blend of suburban tranquility and accessibility to the bustling city. With tree-lined streets, friendly communities, and a thriving downtown, residents enjoy a relaxed lifestyle. Tomball embraces its rich history and celebrates it through numerous festivals and cultural events, creating a warm, welcoming atmosphere. Boasting excellent schools, parks, and a diverse range of dining and shopping options, Tomball entices both families and individuals seeking a close-knit community with big-city convenience.



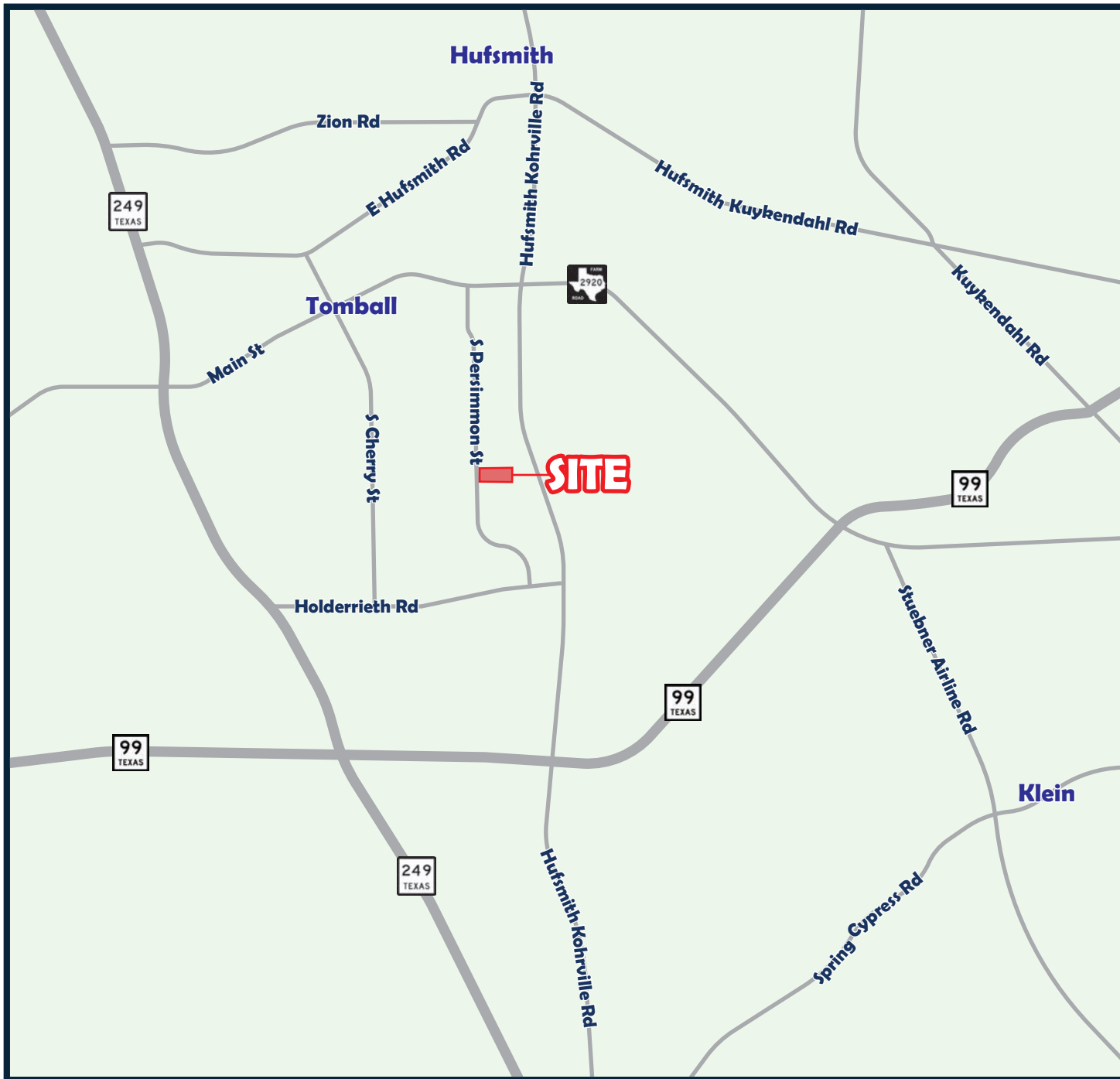
THE WOODLANDS

Located only 4 miles from The Woodlands, a vibrant and picturesque community nestled in the heart of Montgomery County. Spanning over 28,000 acres, this master-planned city offers a perfect blend of nature and modernity. Residents enjoy an array of amenities, including pristine parks, hiking trails, and serene lakes for outdoor enthusiasts. The Woodlands boasts a thriving downtown with shopping, dining, and entertainment options. Its top-notch schools, healthcare facilities, and access to major highways add to its allure. With a strong sense of community and a variety of recreational activities, The Woodlands provides an idyllic setting for families and individuals alike.

HOUSTON

Located less than 30 minutes from Downtown, Houston is the 4th largest city in the US. Known as the "Space City", Houston is home to NASA's Johnson Space Center. It boasts a diverse population and a thriving economy driven by industries such as energy, healthcare, and technology. The city offers a range of cultural and recreational opportunities, including museums, theaters, parks, and sports teams. Houston is also known for its excellent cuisine, with a variety of restaurants in its culinary scene.





Easy Connectivity Located only:

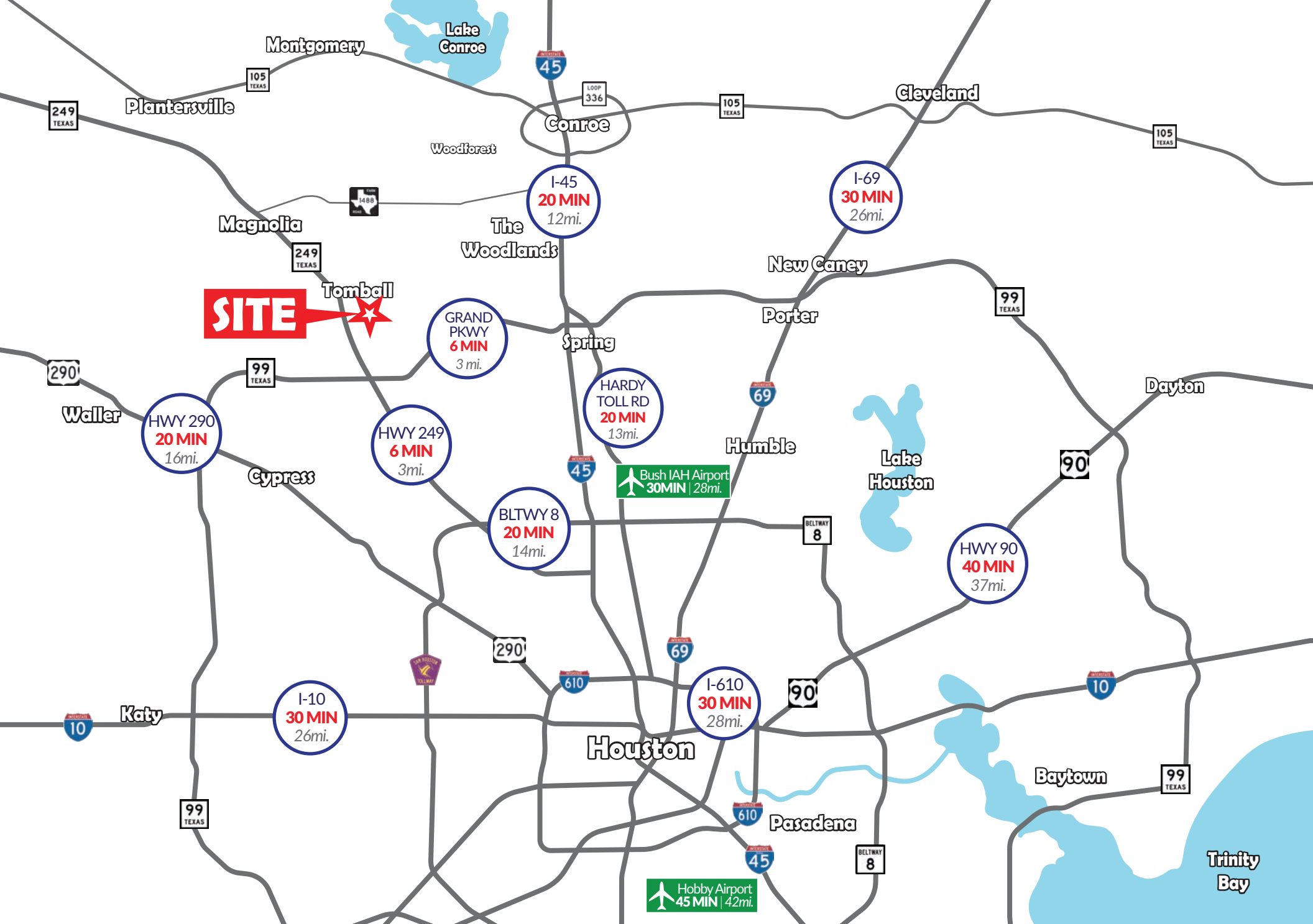
FM 2920
3 MIN
1.5mi.

HWY 249
5 MIN
2.3mi.

GRAND PKWY/99
6 MIN
2.8mi.

I-45
20 MIN
12mi.

BLTWY 8
20 MIN
14mi.





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.

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.

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Juan Sanchez	
Name of Designated Broker of Licensed Business Entity, if applicable	520895-B License No. juan@senderogroup.net Phone (832)607-8678
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	
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Regulated by the Texas Real Estate Commission

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

19111 Applicable