



HTX PRIME CAPITAL

8382 Miller Rd.
Magnolia, TX 77354

Office/Warehouse Development

Property Overview

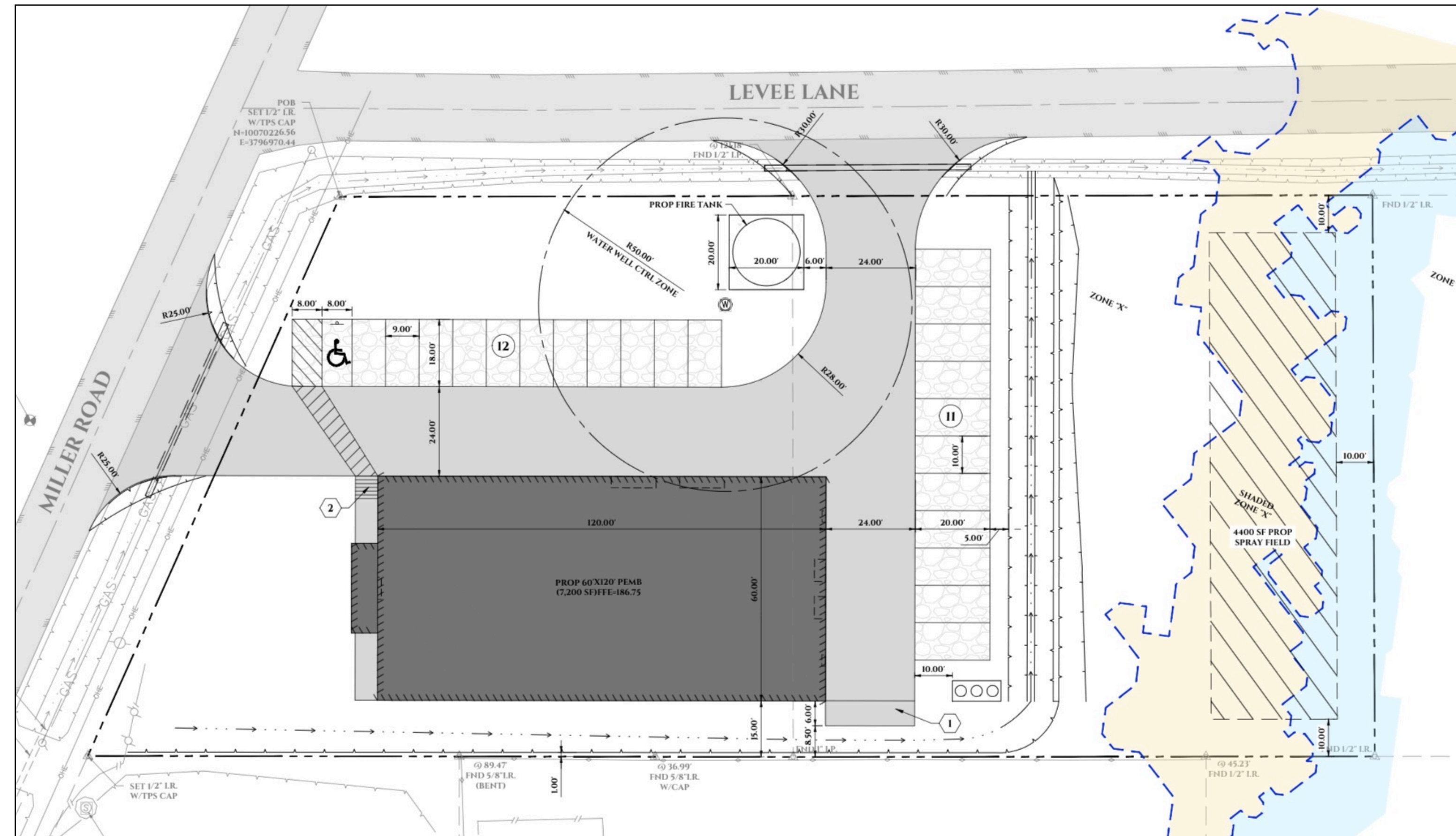
- Building Size: ~8,640 sqft on full acre property across from The Woodlands
 - ~2,880 sqft two-story office space
 - ~5,760 sqft warehouse space
- Price: \$1,950,000
- Utilities: Well & Septic
- Restrictions: NONE, developing as office/warehouse with Montgomery Co. for fire safety requirements, any change in use would need to follow code
- On-site Detention: Not required
- Warehouse Doors: (2) 14' x 14' & (1) 16' x 16' commercial roll up doors
- Height: 20' leg height with 25' 9" clearance at center
- Power: 3-phase service (120v/208v/400A)
- Construction: Red iron frame with metal siding & roof
- Parking Lot & Culverts: Two concrete culverts & driveways w/ fire lane & crushed limestone parking



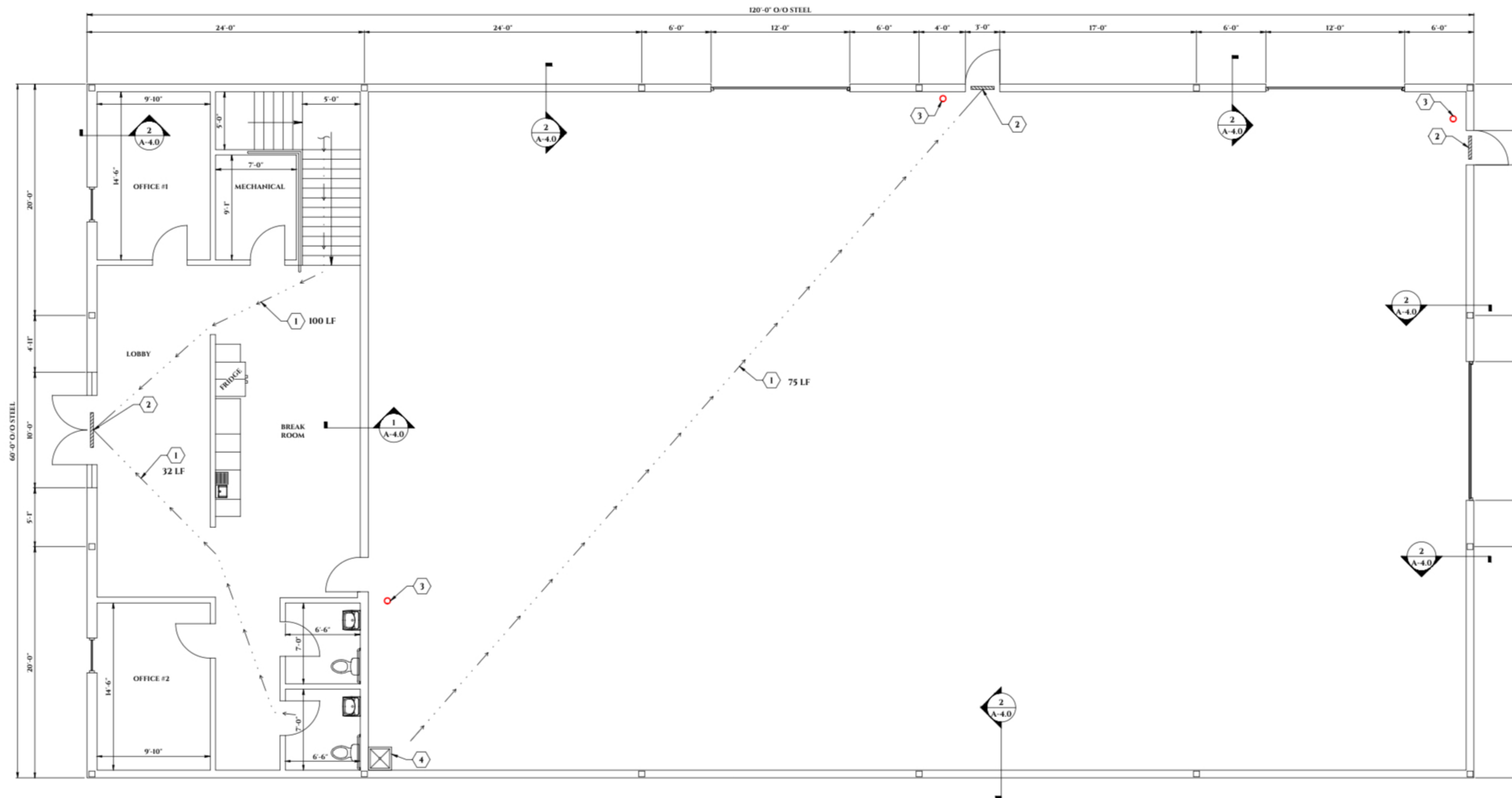
Note: Images have been AI enhanced.

Site Plan

- Exceptionally located across from The Woodlands w/ additional access to Magnolia/Conroe/Tomball markets
- Large corner lot ~46,600 sqft (1.07 acre)
- 26' wide two lane concrete driveways with 2 separate street entrance/exits
- Parking: (11) 9' x 18' parking spots + 1 ADA spot with loading zone. Ample room for expansion



Warehouse/Office Floor Plan



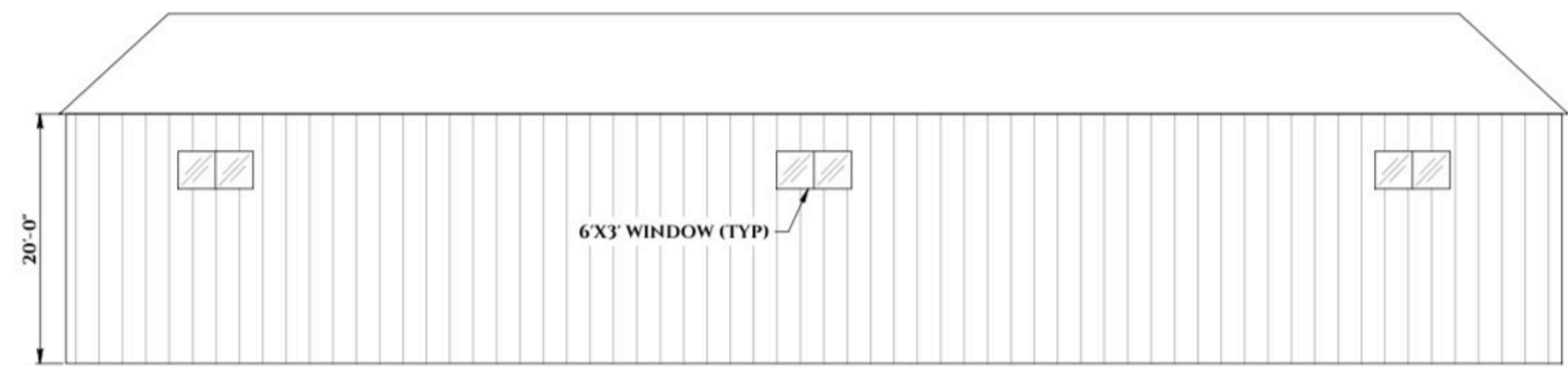
- Office floor plan is flexible allowing for customization to various industry needs
- Total built out space features: 3 offices/ 3 bathrooms and kitchenette
- Second floor features include: office, open work space / lounge area & full bathroom

Note: Floor plans subject to change & final product may vary from plans shown.

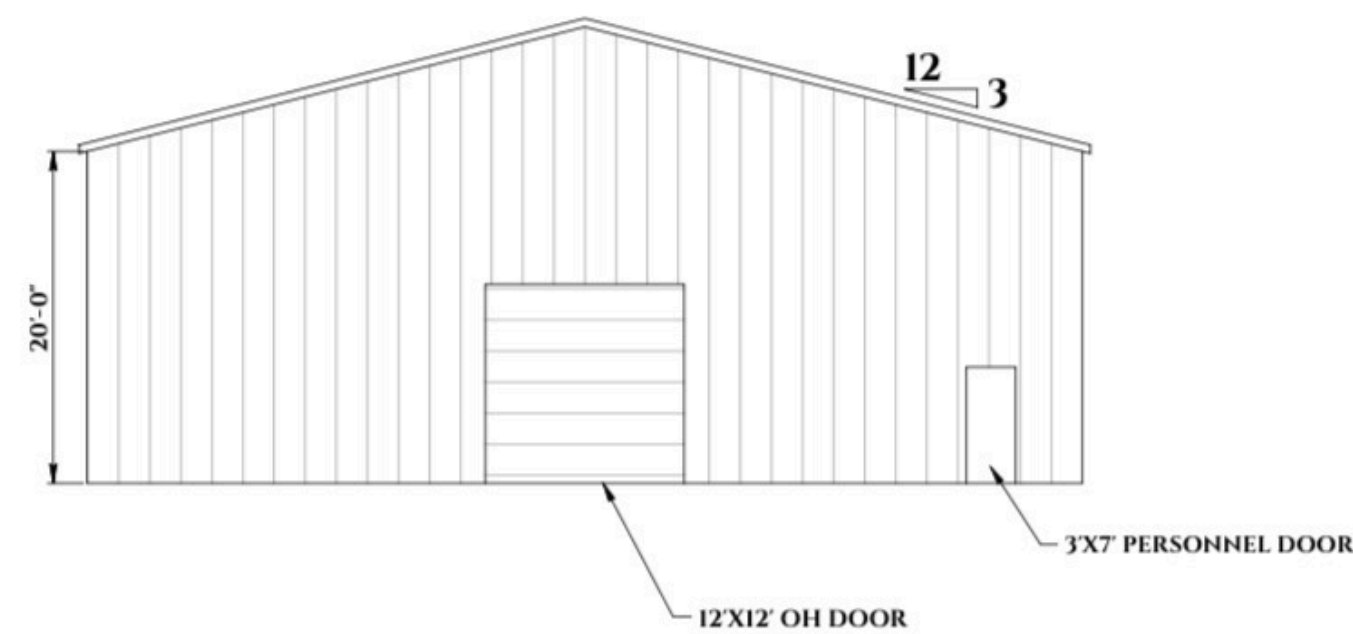


Market Overview

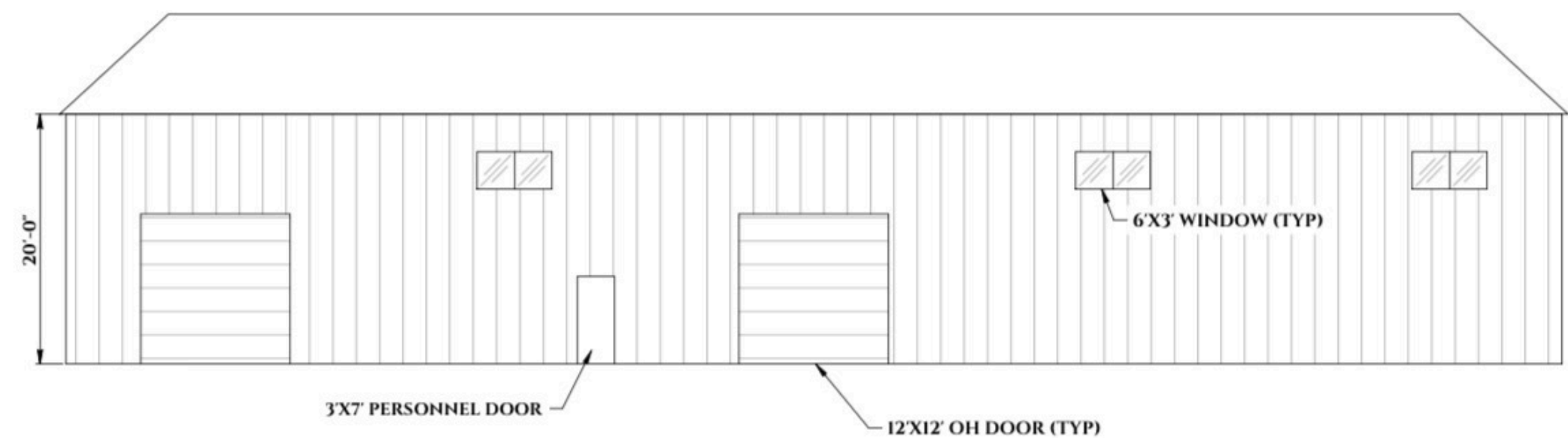
Elevations



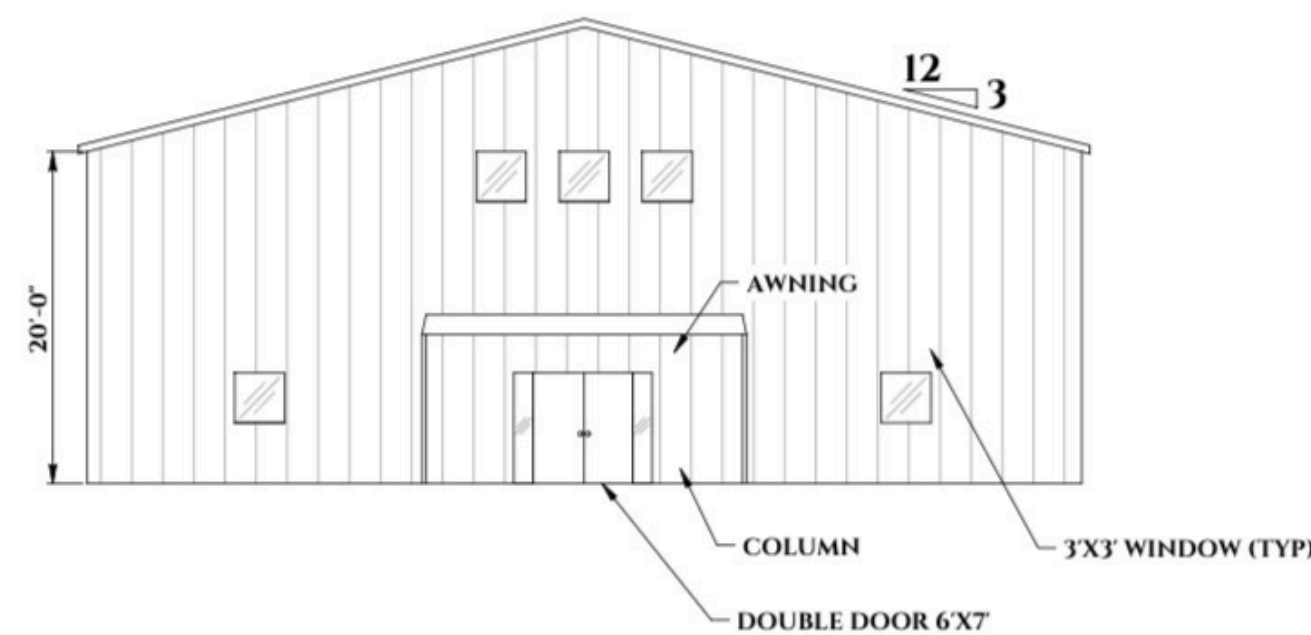
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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