



INDUSTRIAL FOR SALE
RICHARD ROADS BUSINESS PARK
25533 RICAHRDS RD | SPRING, TX 77386

PROPERTY HIGHLIGHTS

- 48 Office Warehouse situated on 24 acres of land
- Additional 11 acres available for up to 11,900 SF Build-to-Suit or Design Builds for 4th quarter 2026
- Build to suit, Metal, Grade Level Loading
- Fence and Gated
- Utilities provided by a MUD
- Heavy Power, 20' Eave, 22' Clear Height
- Off-Site Detention
- Fiber Optics
- Ample Parking
- Close Proximity to The Woodlands, I-45, Hardy Toll Road and Sam Houston Tollway.
- Natural gas to the site



ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	25533 Ricahrds Rd Spring, TX 77386
SALE PRICE	\$155 Shell
LOT SIZE	25 Acres
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse
YEAR BUILT	2023
BUILDING CLASS	B

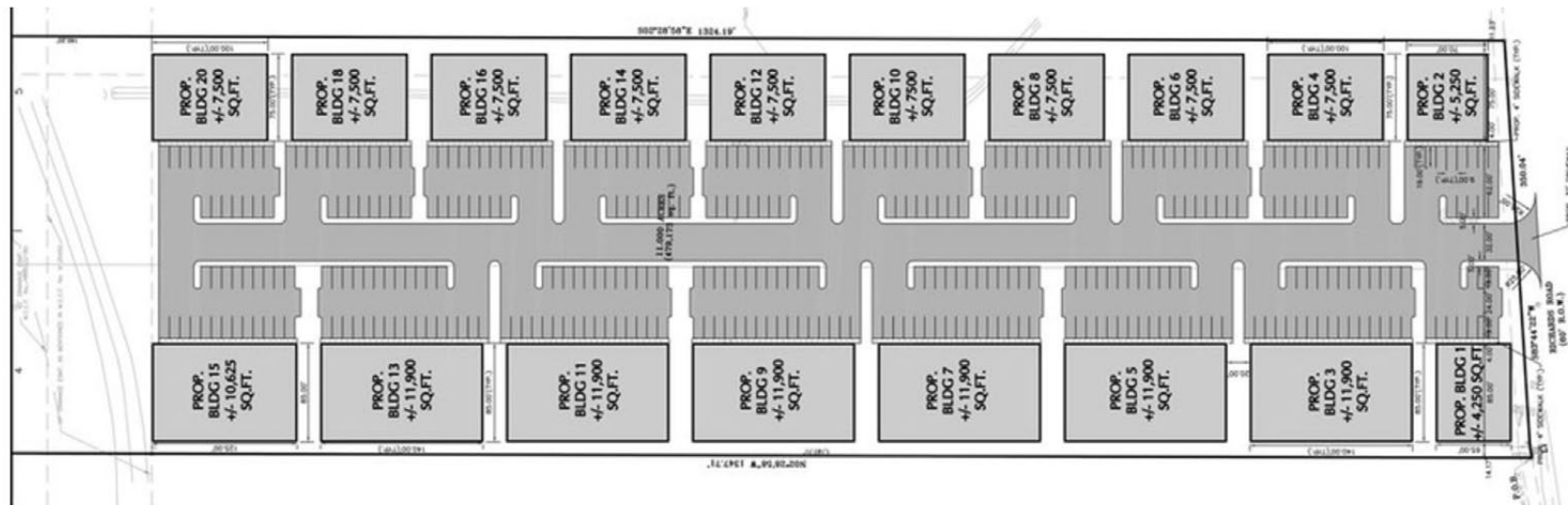
SITE PLAN - PHASE I



AVAILABLE OFFICE/WAREHOUSE SPACES:

SUITE	SPACE TYPE	SPACE SIZE	DESCRIPTION
Bldg. 4	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 6	Industrial - Warehouse	6,300 SF	With 800 SF Office Space - Available for Sale
Bldg. 14	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 16	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 21	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 22	Industrial - Warehouse	6,300 SF	With 800 SF Office Space - Available for Sale
Bldg. 23	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 25	Industrial - Warehouse	6,300 SF	Shell Space - Available for Sale
Bldg. 29	Industrial - Warehouse	6,300 SF	With 800 SF Office Space - Available for Sale
Bldg. 33	Industrial - Warehouse	6,300 SF	With 800 SF Office Space - Available for Sale

SITE PLAN - PHASE II

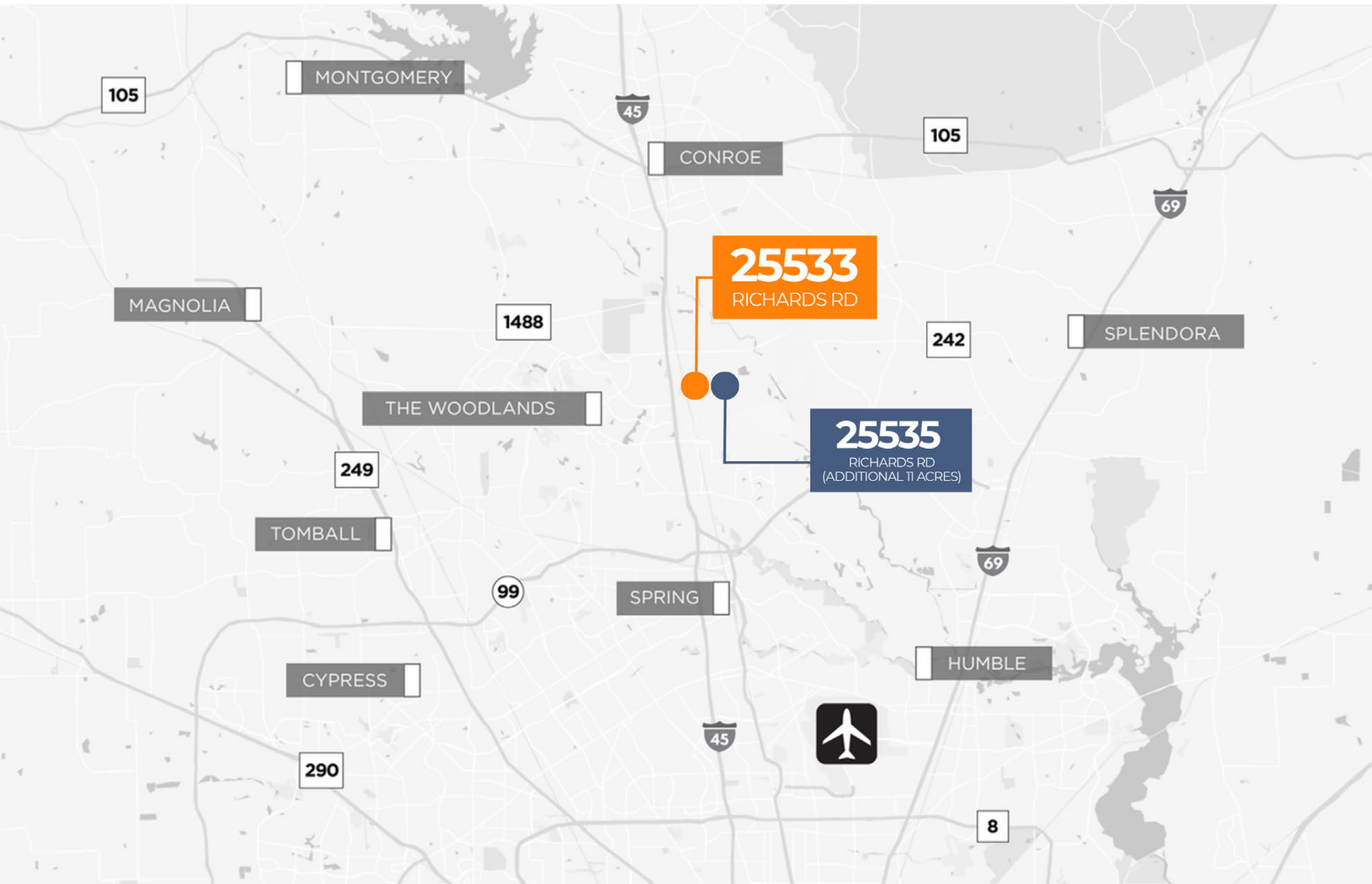




SURROUNDING AMENITIES



LOCATION MAP



INTERIOR PICTURES



WOODLANDS-CONROE INDUSTRIAL SUBMARKET OVERVIEW

INVENTORY SF		UNDER CONSTRUCTION		12 MO NET ABSORPTION SF		VACANCY RATE		MARKET ASKING RENT/SF		MARKET SALE PRICE/SF		MARKET CAP RATE	
31.9M	+1.2%	907K	+137.2%	215K	-84.7%	3.5%	+0.4%	\$11.23	+3.5%	\$112	+4.9%	7.9%	+0%
Prior Period 31.6M		Prior Period 382K		Prior Period 1.4M		Prior Period 3.1%		Prior Period \$10.86		Prior Period \$107		Prior Period 7.9%	

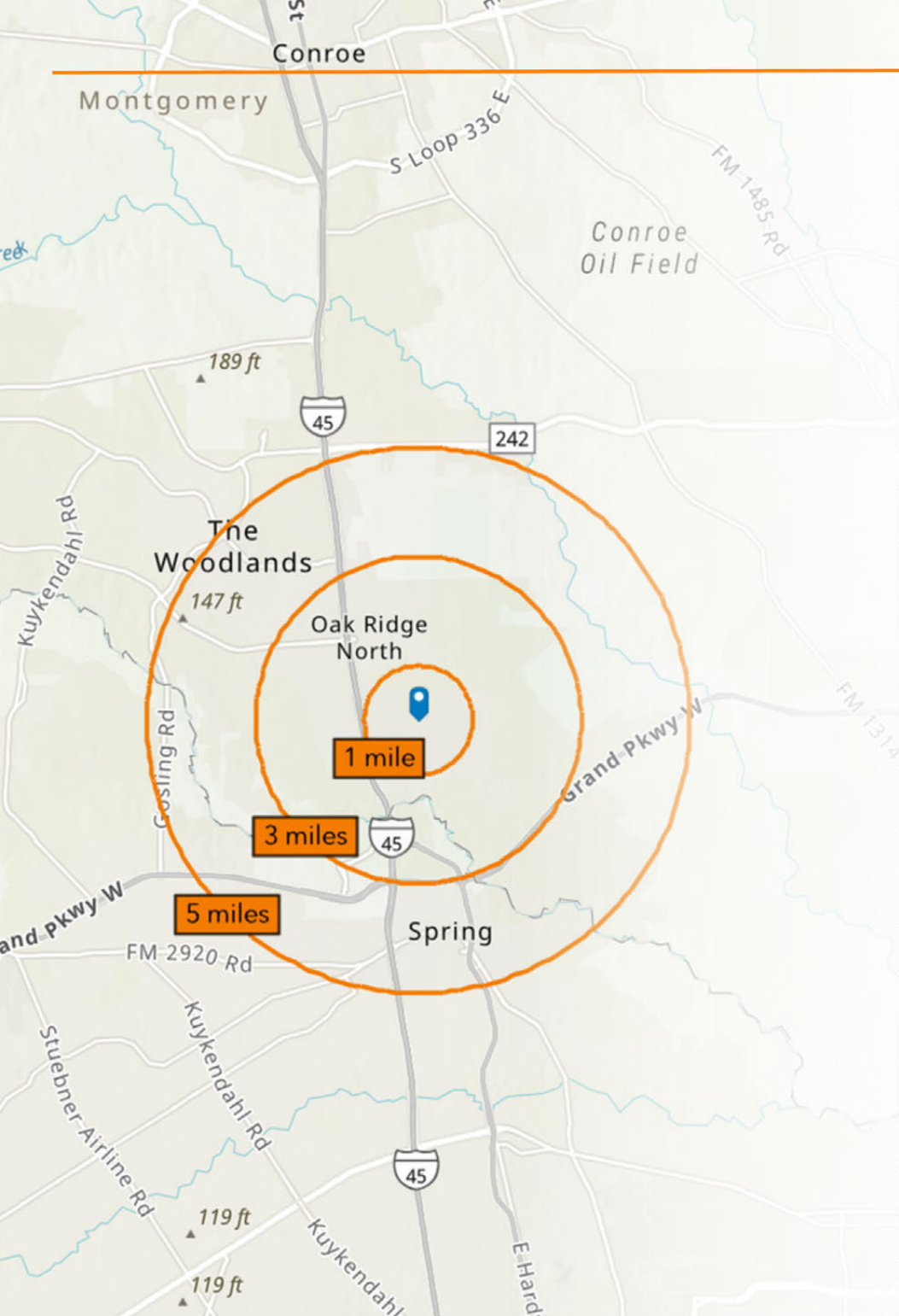
AVAILABILITY		
Vacant SF	1.1M	↑
Sublet SF	510K	↑
Availability Rate	9.1%	↑
Available SF Total	3M	↑
Available Asking Rent/SF	\$12.76	↓
Occupancy Rate	96.5%	↓
Percent Leased Rate	96.5%	↓

INVENTORY		
Existing Buildings	1,450	↑
Under Construction Avg SF	29.3K	↑
12 Mo Demolished SF	0	↕
12 Mo Occupancy % at Delivery	43.6%	↓
12 Mo Construction Starts SF	888K	↓
12 Mo Delivered SF	366K	↑
12 Mo Avg Delivered SF	9.8K	↑

SALES PAST YEAR		
Asking Price Per SF	\$145	↑
Sale to Asking Price Differential	-6.6%	↓
Sales Volume	\$16.2M	↓
Transactions	98	↓
Months to Sale	10.1	↑
For Sale Listing	75	↓
Total For Sale SF	876K	↓

DEMAND		
12 Mo Net Absorp % of Inventory	0.7%	↓
12 Mo Leased SF	649K	
Months on Market	6.9	
Months to Lease	7.3	
Months Vacant	7.4	
24 Mo Lease Renewal Rate	63.6%	
Population Growth 5 Yrs	21.0%	

DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	9,273	81,620	166,941
2025 Total Daytime Population	8,329	111,305	203,490
Workers	3,811	70,523	120,851
Residents	4,518	40,782	82,639
Household Summary			
2025 Average Household Size	2.78	2.63	2.63
2030 Average Household Size	2.74	2.58	2.58
2025 - 2030 Annual Rate	1.57%	1.94%	2.05%
Housing Unit Summary			
2025 Housing Units	3,446	33,260	67,920
Owner Occupied Housing Units	57.8%	59.9%	63.6%
Renter Occupied Housing Units	42.2%	40.1%	36.4%
Income			
2025 Household Income Base	3,328	31,028	63,280
Average Household Income	\$97,984	\$123,425	\$138,252
Median Household Income			
2025	\$85,867	\$95,868	\$104,887
2030	\$94,818	\$103,311	\$114,455
Per Capita Income			
2025	\$35,177	\$46,259	\$52,240
2030	\$38,806	\$50,963	\$57,986



MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,



FOR LEASING INFORMATION:

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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.



11-03-2025



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:
 - 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.

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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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