

FOR SALE

# 17,600 SF of Industrial Space | Spring Oaks Business Park

154-194 Magic Oaks Drive, Spring, TX 77388



**Jim Autenreith, SIOR**

+1 713 922 0829

[jim.autenreith@kbcadvisors.com](mailto:jim.autenreith@kbcadvisors.com)

**Sam Rayburn, SIOR**

+1 713 898 3682

[sam.rayburn@kbcadvisors.com](mailto:sam.rayburn@kbcadvisors.com)

**KBC Advisors | Houston**

1233 West Loop South, Suite 1270

Houston, TX 77027

**KBCADVISORS**

±**17,600 SF**  
BUILDING TOTAL

±**2.16 ACRE**  
LAND

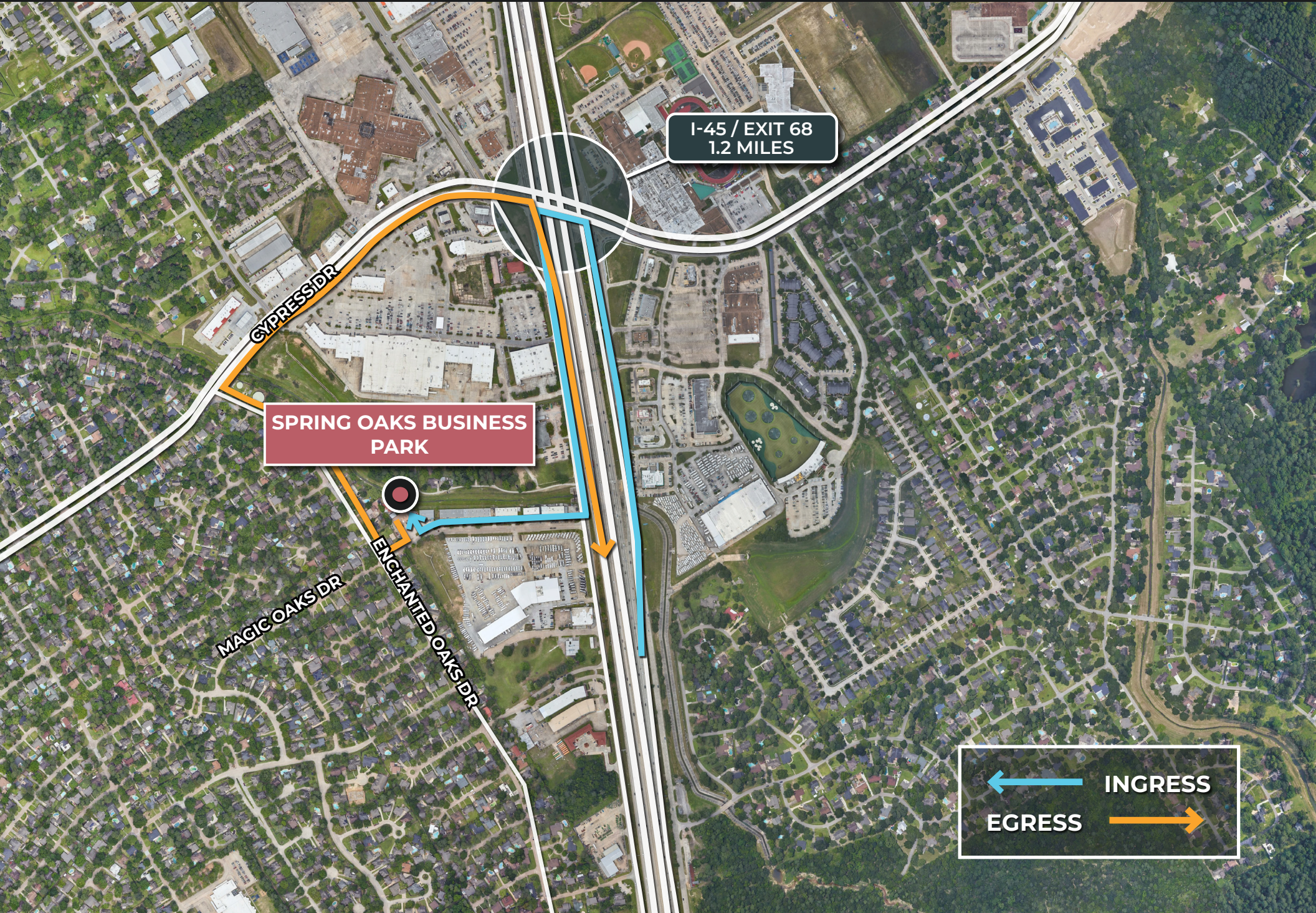
**CONTACT BROKER FOR  
PRICING**

**BUILDING 1**

± 13,100 SF Total	±7,400 SF Available
3 Drive-in Doors	1,500 SF Office
Outside Storage	5 Private Offices

**CURRENT ANNUAL INCOME:**  
**\$134,820**





I-45 / EXIT 68  
1.2 MILES

SPRING OAKS BUSINESS  
PARK

MAGIC OAKS DR

ENCHANTED OAKS DR

← INGRESS  
EGRESS →



# Premier Regional Connectivity



Jim Autenreith, SIOR  
+1 713 922 0829  
jim.autenreith@kbcadvisors.com

Sam Rayburn, SIOR  
+1 713 898 3682  
sam.rayburn@kbcadvisors.com

KBC Advisors | Houston  
1233 West Loop South, Suite 1270  
Houston, TX 77027

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

