

FOR LEASE



5,250-7,000 SF INDUSTRIAL/FLEX SINGLE TENANT BUILDINGS

MEADOW EDGE COMMERCE PARK - BUILDING 9, 10, 11
1800 Meadow Edge Ln, Spring, TX 77388



JUAN C. SANCHEZ
Managing Principal



M 832.607.8678
O 281.407.0601



Juan@SenderoGroup.net



SENDERO
REAL ESTATE



PROPERTY DETAILS

Meadow Edge Commerce Park offers a rare opportunity to lease three (3) newly constructed, single-tenant (5,300 to 7,060 sf) industrial/flex buildings in one of North Houston's most desirable business corridors. Designed to accommodate a wide range of manufacturing, distribution, service, and contractor operations, these modern facilities feature functional layouts, high-quality construction, and immediate access to Interstate 45, the Grand Parkway (SH 99), and the Hardy Toll Road. With already complete office build outs ready for immediate move in, and a strategic Spring location, Meadow Edge Commerce Park provides businesses with an ideal environment to support long-term growth and operational efficiency.

LOCATION INFORMATION

LOCATION	Meadow Edge Ln, North of Cypresswood Dr, South of Louetta Rd, West of I-45
SUBMARKET	Spring
SIZE	7,060 SF (Bldg 9) 5,300 (Bldg 10) 6,710 (Bldg 11)
YEAR BUILT	2026
LEASE PRICE	See pages 6-8
LEASE TYPE	NNN
LEASE TERM	3-7 year
UTILITIES	MUD

BUILDING FEATURES

- ±18' eave height
- 12 X 14' motorized grade-level doors
 - Two for Bldgs 9 (7,060 sf)
 - One for Bldgs 10 & 11 (5,300 & 6,710 sf)
- ±670 SF spec office
- Pre-engineered metal building
- 6" reinforced concrete slab
- Standing seam roof
- 400 Amps power
- LED High Bay Lighting
- No Flood Plain

DEMOGRAPHIC SUMMARY

1800 Meadow Edge Ln, Spring, Texas, 77388
Drive time of 20 minutes

KEY FACTS

618,452

Population



219,285

Households

34.7

Median Age

\$65,244

Median Disposable Income

EDUCATION

12.6%

No High School Diploma



24.6%

High School Graduate



28.9%

Some College/Associates Degree



33.8%

Bachelor's/Grad/Prof Degree

INCOME



\$78,864

Median Household Income



\$38,322

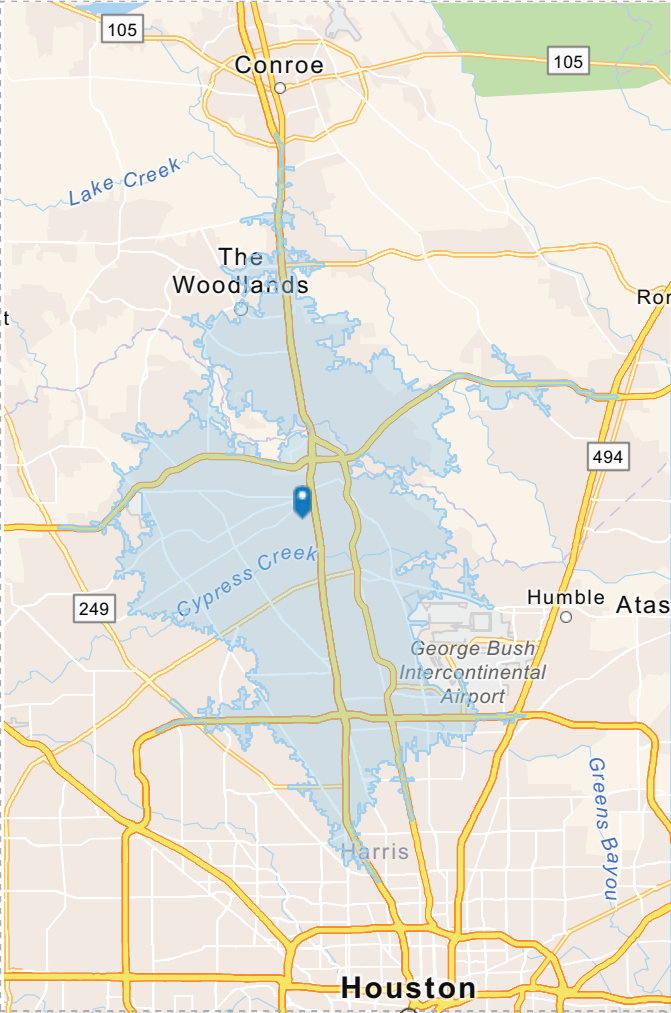
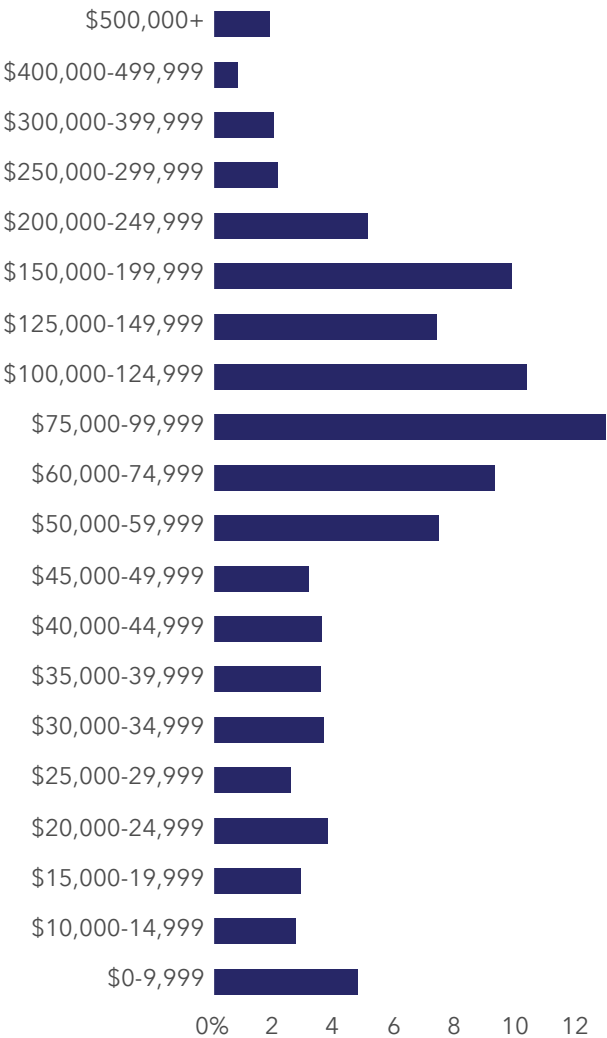
Per Capita Income



\$160,648

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

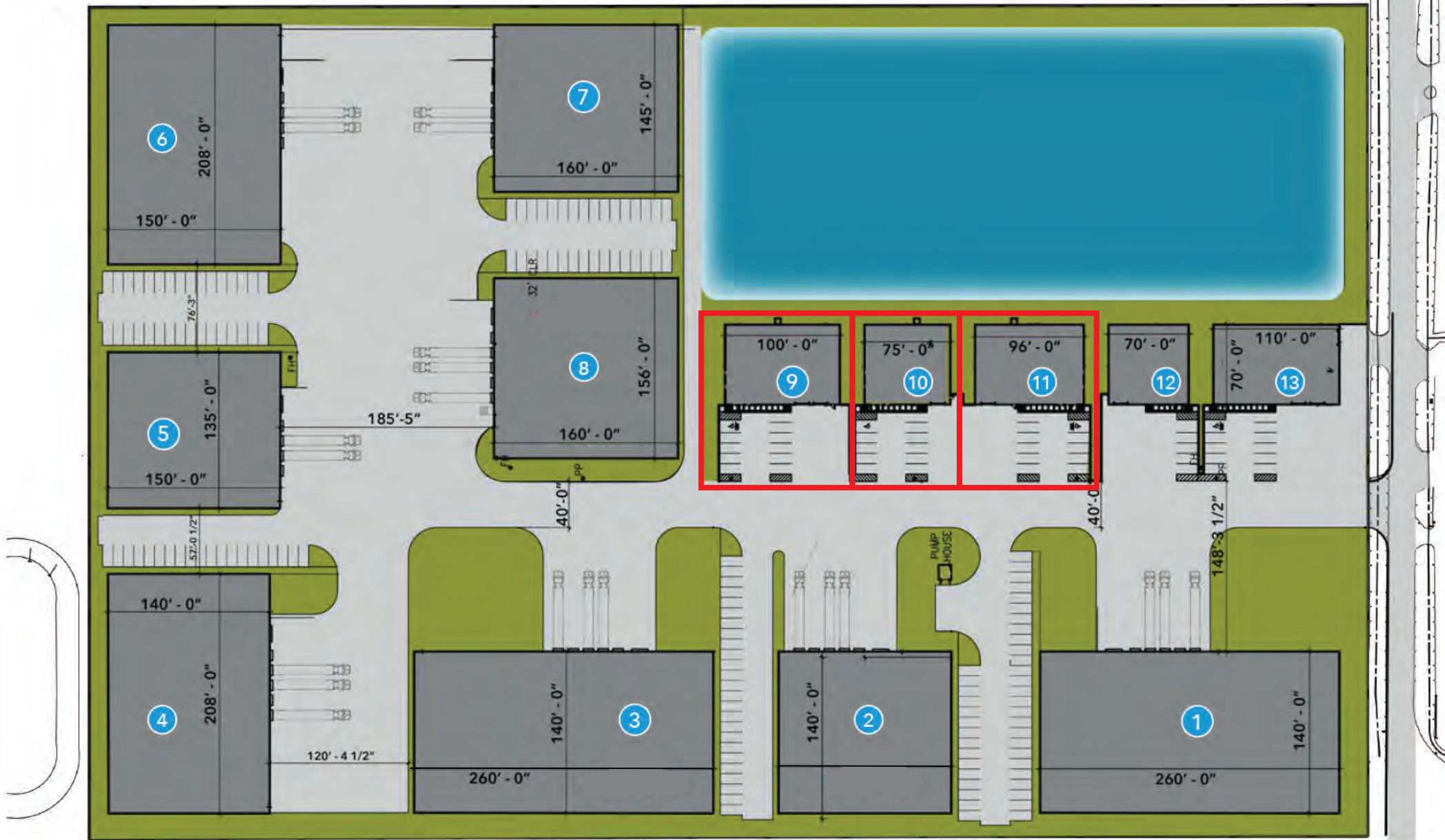
62.0%

24.6%

16.4%

3.7%

Unemployment Rate



14' 12' 12X14' GRADE LEVEL DOORS

670 SF OFFICE SPACE

IDEAL LOCATION IN SPRING SUBMARKET

HEAVY POWER 3-PHASE 400 AMP





BUILDING 9

- 7,060 SF single tenant building
 - $\pm 18'$ eave height
- Two (2) 12 X 14' motorized grade-level doors
 - ± 670 SF spec office
- Pre-engineered metal building
 - 11 parking spaces
- **\$1.15/sf/mo + NNN**





BUILDING 10

- 5,300 SF single tenant building
 - $\pm 18'$ eave height
- One (1) 12 X 14' motorized grade-level door
 - ± 670 SF spec office
- Pre-engineered metal building
 - 11 parking spaces
- **\$1.18/sf/mo + NNN**





BUILDING 11

- 6,710 SF single tenant building
 - ±18' eave height
- One (1) 12 X 14' motorized grade-level door
 - ±670 SF spec office
- Pre-engineered metal building
 - 11 parking spaces
- **\$1.18/sf/mo + NNN**

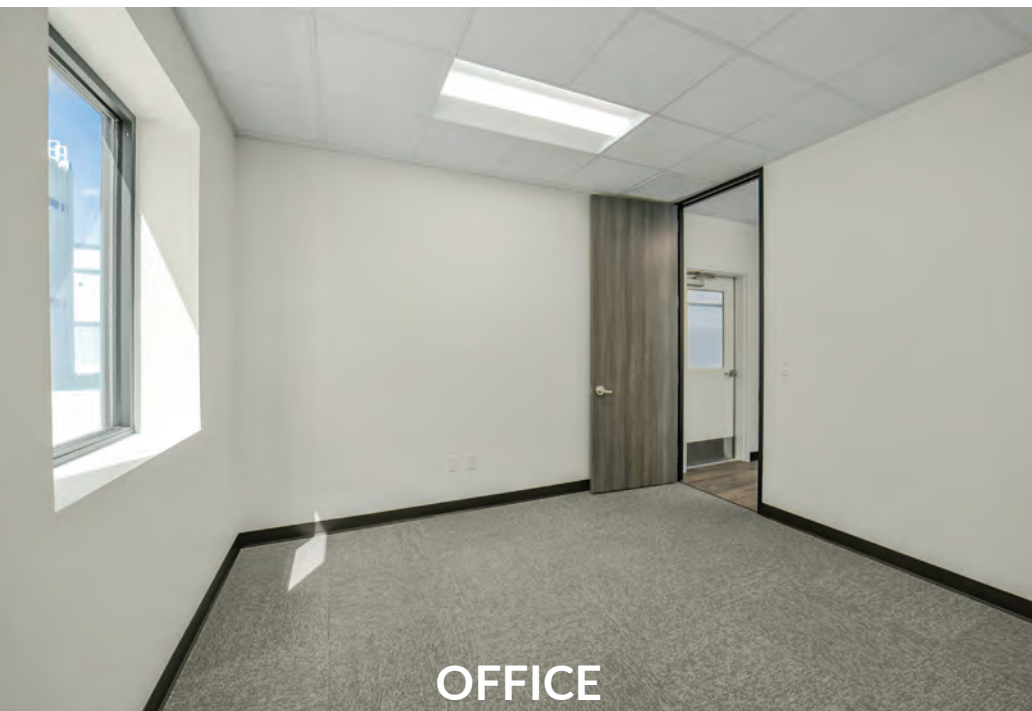




RECEPTION



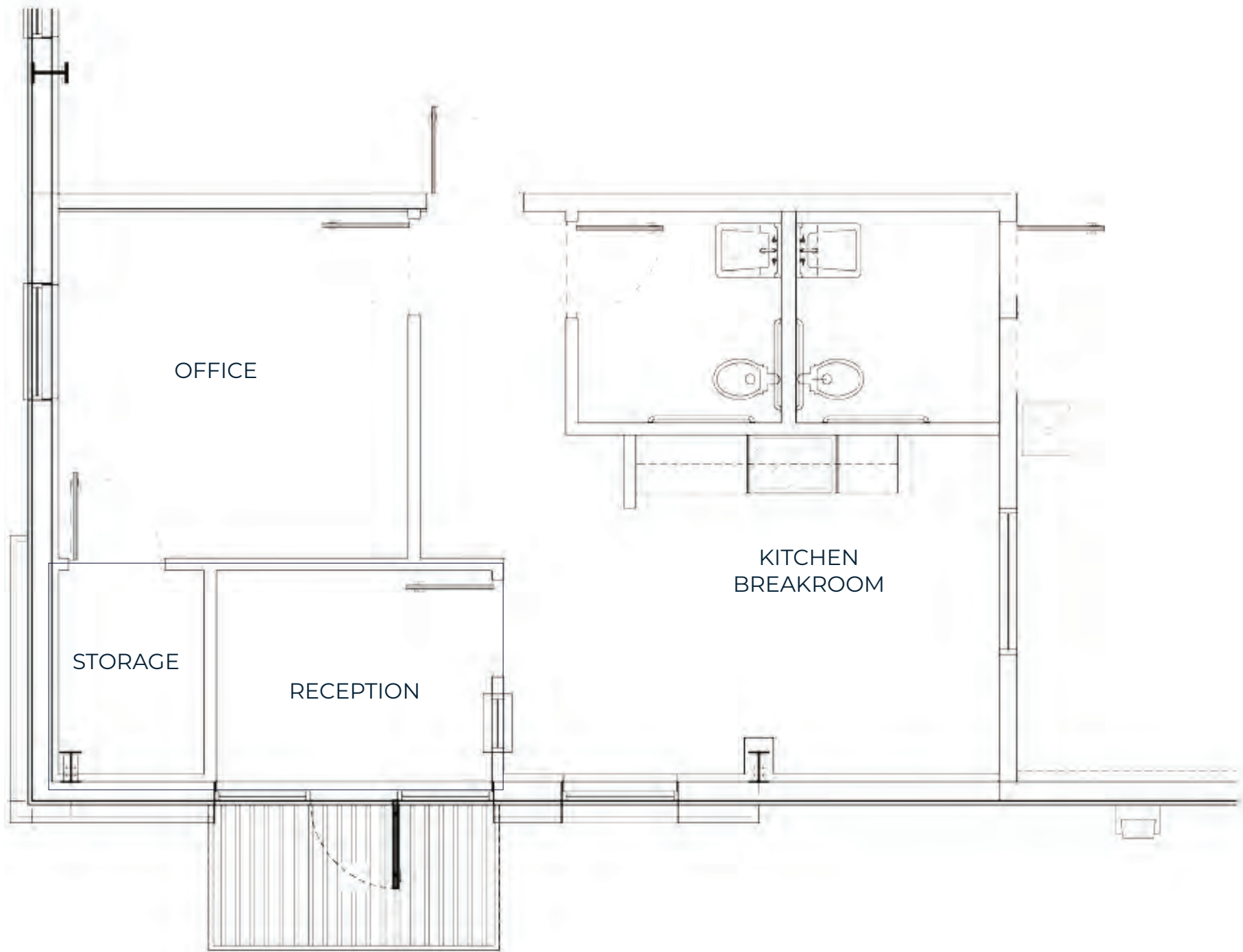
KITCHENETTE/BREAKROOM



OFFICE



RESTROOM





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:
 - 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.

Sendero Real Estate	9010551-BB	info@senderogroup.net	(281)407-0601
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Juan Sanchez	520895-B	juan@senderogroup.net	(832)607-8678
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Sendero Real Estate, 26410 Oak Ridge Dr., Ste 100, The Woodlands, TX 77380

Phone: 8326078678

Fax: 8326042454

IABS 1-2

Juan Sanchez

Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwof.com