



FOR LEASE

Barras Business Park

**1305 W PARKWOOD AVE
FRIENDSWOOD, TX 77546**

Barras Business Park is located in the heart of one of Friendswood's most sought-after neighborhoods. Ranging from 1,200-14,000 sq.ft. of office space in a high-trafficked area with excellent growth potential. Exclusive parking, visible retail spaces and flexible designer interiors deliver an unparalleled tenant experience. Building amenities include custom layouts and modern interiors, renovated common areas and multiple ingress and egress points for added convenience.



Building SqFt	23,520 SqFt
Year Built	2007, , 2013, 2016
Lot Size (SF)	104,741.00 SqFt
Parcel ID	2666-0001-0001-000, , 2666-0001-0001-002, 2666-0001-0001-006
Zoning Type	VACANT LAND, Office, Commercial
County	Galveston
Frontage	209.00 Ft
Coordinates	29.497592,-95.203322

- Fully built-out specialty spaces with private restrooms catering to destination tenants as well as traditional retailers.
- Multiple spaces available with different ranges of square footage.

UTR Texas Realtors

820 S Friendswood Dr Suite 102
Friendswood, TX 77546

Office: 2819478037
TheRowseyGroup.com



JACOB ROWSEY

Commercial Realtor

Mobile: 8326300871

Jacob.rowsey@gmail.com

License #: 610638

SHARON ROWSEY

Commercial Realtor

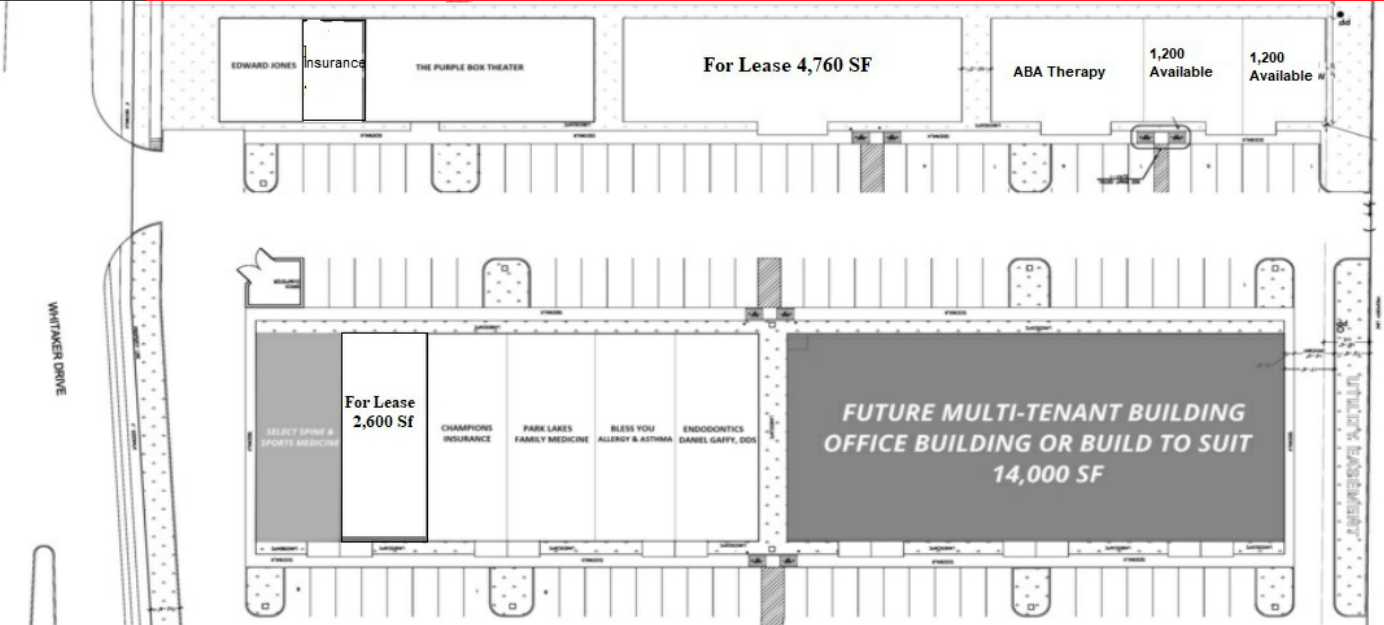
Direct: 713-922-7701

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1305	Office/Retail	Negotiable	NNN	2,516 SF	Negotiable
#1307	Office/Retail	Negotiable	NNN	14,000 SF	Negotiable
#1311	Office/Medical	Negotiable	NNN	4,760 SF	Negotiable
#1313 / 105	Office/Medical	Negotiable	NNN	1,200 - 2,400 SF	Negotiable
#1313/103	Office/Medical	Negotiable	NNN	1,200 - 2,400 SF	Negotiable

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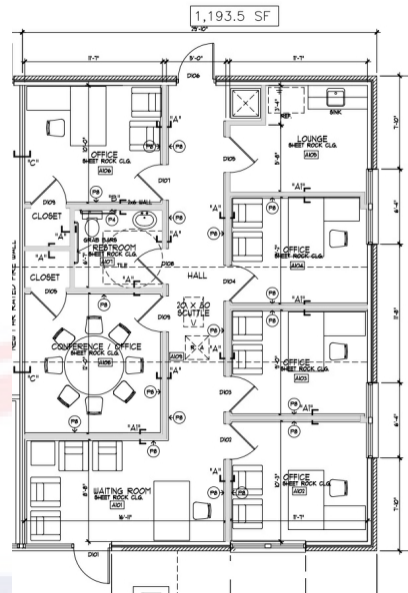
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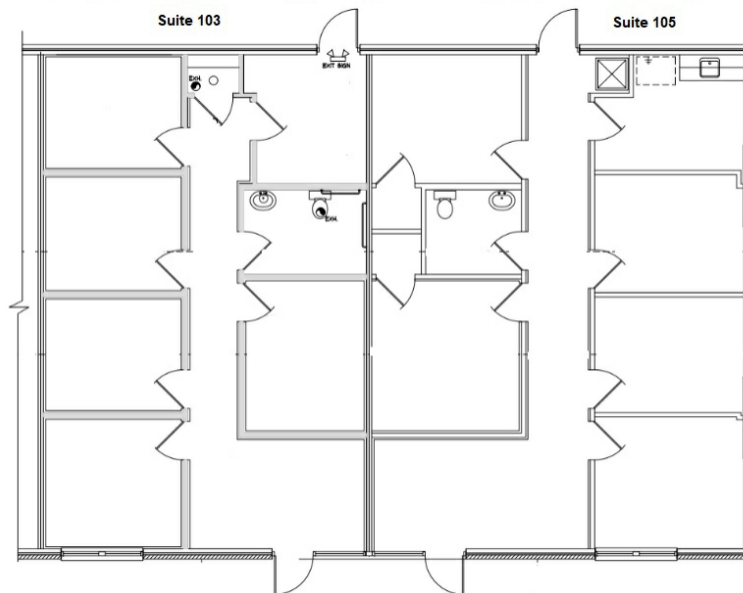
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1313 / 105



1313/103



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,198	48,392	119,129
2010 Population	6,007	60,106	155,783
2023 Population	6,264	66,415	180,933
2028 Population	6,394	66,634	183,599
2023-2028 Growth Rate	0.41 %	0.07 %	0.29 %
2023 Daytime Population	6,507	51,343	160,247

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	119	950	3,204
\$15000-24999	94	930	3,102
\$25000-34999	181	1,173	3,348
\$35000-49999	303	2,036	5,587
\$50000-74999	382	3,592	9,693
\$75000-99999	278	3,120	8,786
\$100000-149999	532	4,667	13,155
\$150000-199999	262	2,995	7,609
\$200000 or greater	346	4,351	9,462
Median HH Income	\$ 88,705	\$ 100,733	\$ 93,862
Average HH Income	\$ 125,058	\$ 139,498	\$ 127,462

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,337	16,939	42,520
2010 Total Households	2,402	21,173	55,253
2023 Total Households	2,496	23,814	63,946
2028 Total Households	2,580	24,164	65,516
2023 Average Household Size	2.49	2.78	2.82
2023 Owner Occupied Housing	1,828	18,184	46,126
2028 Owner Occupied Housing	1,814	18,343	47,329
2023 Renter Occupied Housing	668	5,630	17,820
2028 Renter Occupied Housing	766	5,821	18,187
2023 Vacant Housing	174	1,081	3,381
2023 Total Housing	2,670	24,895	67,327



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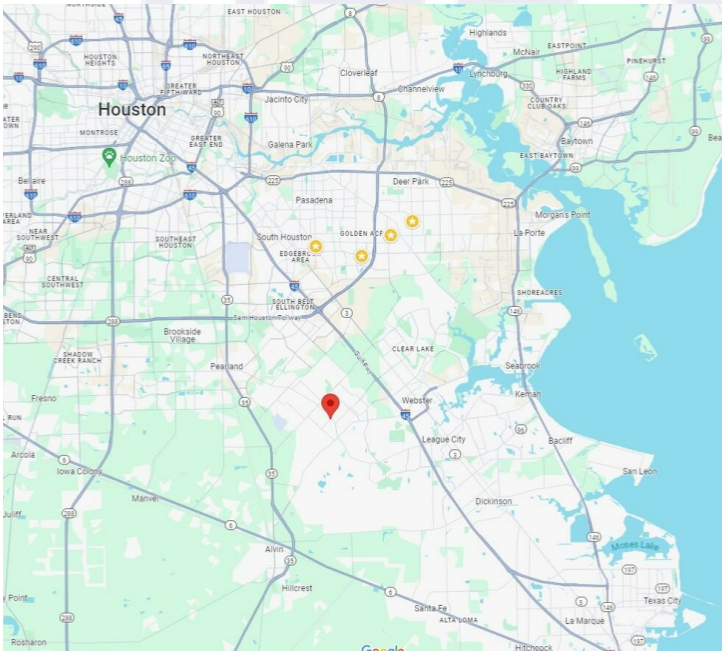
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ABOUT FRIENDSWOOD

Friendswood is a city in the U.S. state of Texas. It is part of the Houston–The Woodlands–Sugar Land metropolitan area. The city lies in Galveston and Harris counties.



CITY OF FRIENDSWOOD

COUNTY GALVESTON,

AREA

CITY 20.9 SQ MI

LAND 20.8 SQ MI

WATER 0.1 SQ MI

ELEVATION 30 FT

POPULATION

POPULATION 35,805

ESTIMATE (2019) 40,290

DENSITY 1,941.03 SQ MI

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