



**SHELL
BUILDINGS
FOR SALE**

AVAILABLE FOR SALE 8,250 - 11,000 SF

PERSIMMON BUSINESS PARK | 114,400 SF | 12 BUILDINGS
1523 S Persimmon St, Tomball, TX 77375



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SENDERO
REAL ESTATE



PROPERTY DETAILS

Located on S Persimmon St, just East of TX-249 and less than 3miles north of Grand Pkwy/99, Persimmon Business Park is a 12 building, 114,400 SF deed restricted industrial development. The park provides a industrial spaces for various industries. The park is includes 18-wheeler accessibility with optional truck wells for each building, 3-phase power, 14x16' grade level doors, 30' clear ad 26' eave height, and all buildings are 5-ton crane ready. Designed with a clean, modern aesthetic. The project has an estimated completion date of Q3 2026.

LOCATION INFORMATION

LOCATION	S Persimmon St, North of 99/ Grand Pkwy, East of TX-249
SUBMARKET	Tomball
BUILDINGS	12 buildings; 114,400 SF
BLDG SIZES	8,250, 9350, & 11,000 SF
YEAR BUILT	2026; under construction
SALE PRICE	Call for pricing
UTILITIES	City of Tomball
FLOOD PLAIN	Not in flood plain

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED IN TOMBALL'S INDUSTRIAL CORRIDOR ON S PESIMMON ST ONLY 1.25MI FROM FM 2920, LESS THAN 3MI FROM BOTH TX-349 & GRAND PKWY/99
- ⊕ OPTION TO LEASE OR PURCHASE BUILDINGS
- ⊕ NO FLOOD PLAIN
- ⊕ HEAVY POWER 400AMP 3-PHASE AVAILABLE
- ⊕ 14x16' GRADE LEVEL DOORS
- ⊕ MODERN STONE & STUCCO ELEVATIONS WITH AMPLE NATURAL LIGHT FROM TRANSLUCENT PANELS FOR WAREHOUSE LIGHTING
- ⊕ 18 WHEELER ACCESSIBILITY & OPTIONAL TRUCK WELLS

DEMOGRAPHIC SUMMARY

1523 S Persimmon St

Drive time of 15 minutes

KEY FACTS

188,263

Population



66,889

Households

36.7

Median Age

\$92,469

Median Disposable Income

EDUCATION

5.9%

No High School Diploma



19.8%

High School Graduate



26.1%

Some College/ Associate's Degree



48.2%

Bachelor's/ Grad/ Prof Degree

INCOME



\$110,379

Median Household Income



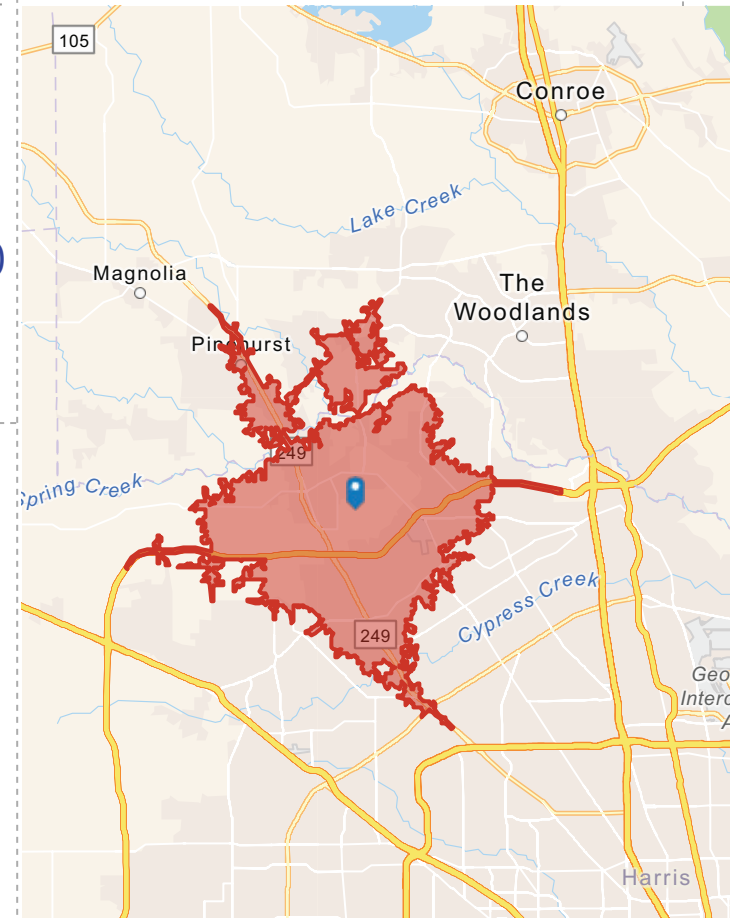
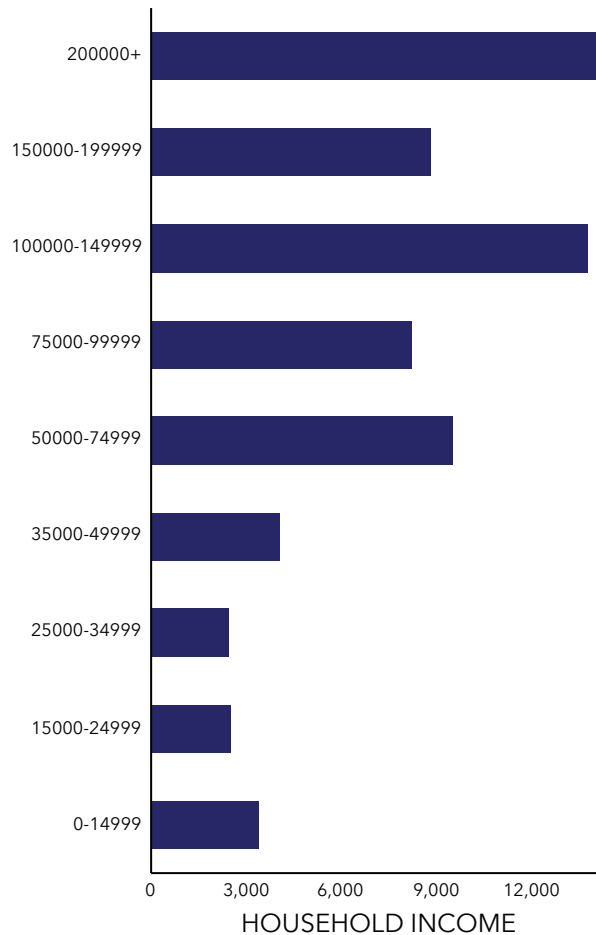
\$51,318

Per Capita Income



\$366,620

Median Net Worth



EMPLOYMENT



74.4%

White Collar



14.5%

Blue Collar



12.6%

Services

3.4%

Unemployment Rate



**IDEAL LOCATION
IN THE TOMBALL
SUBMARKET**



**OPTIONAL
TRUCK WELLS**



**5 TON
CRANE READY**



**TRANSLUCENT
PANELS PROVIDE
AMPLE LIGHT**



**30' CLEAR HEIGHT
26' EAVE HEIGHT**

14'



14'

**14X14' GRADE
LEVEL DOORS**



**HEAVY POWER
400AMP
3-PHASE AVAILABLE**



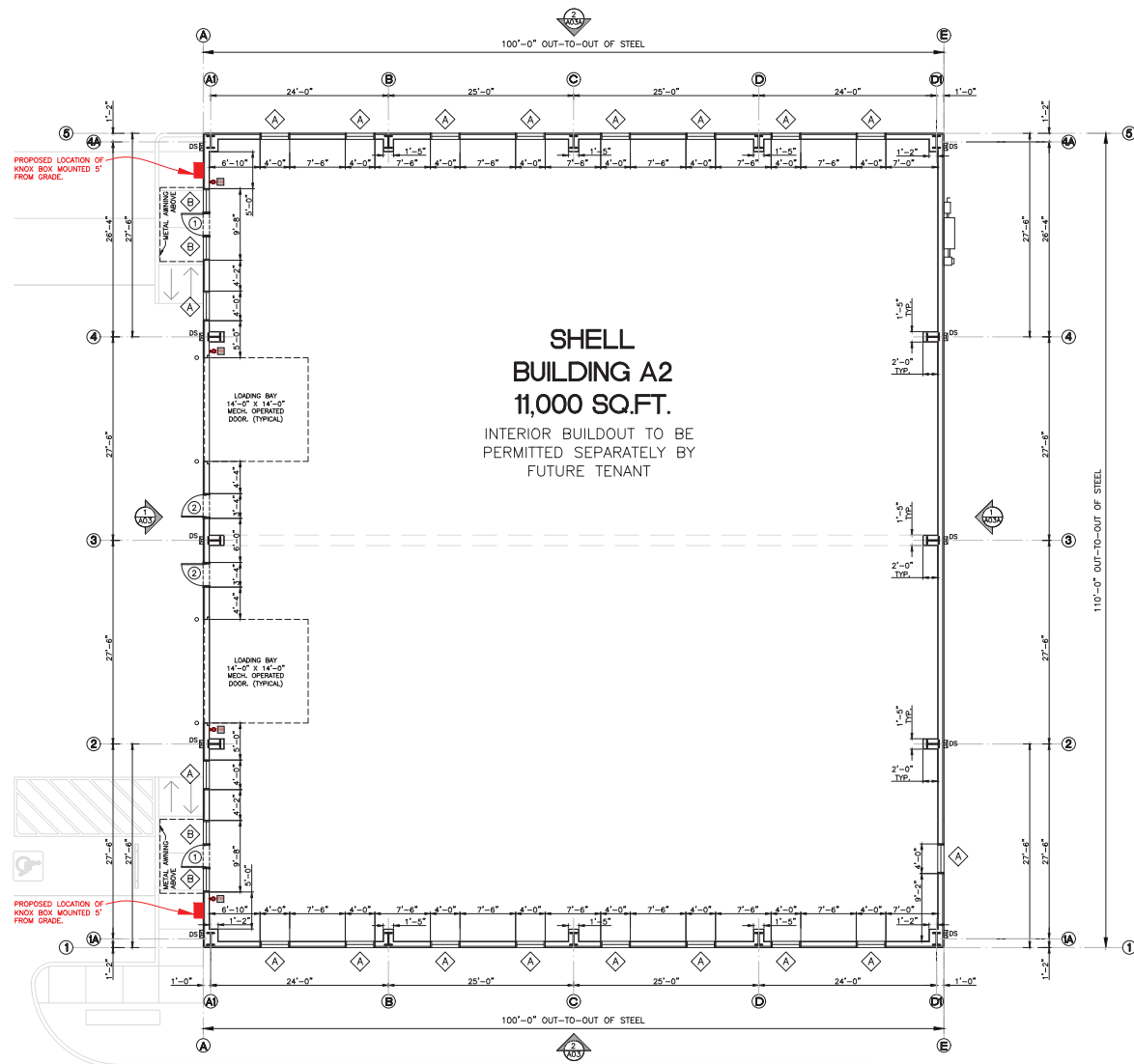
**MODERN
DESIGN**





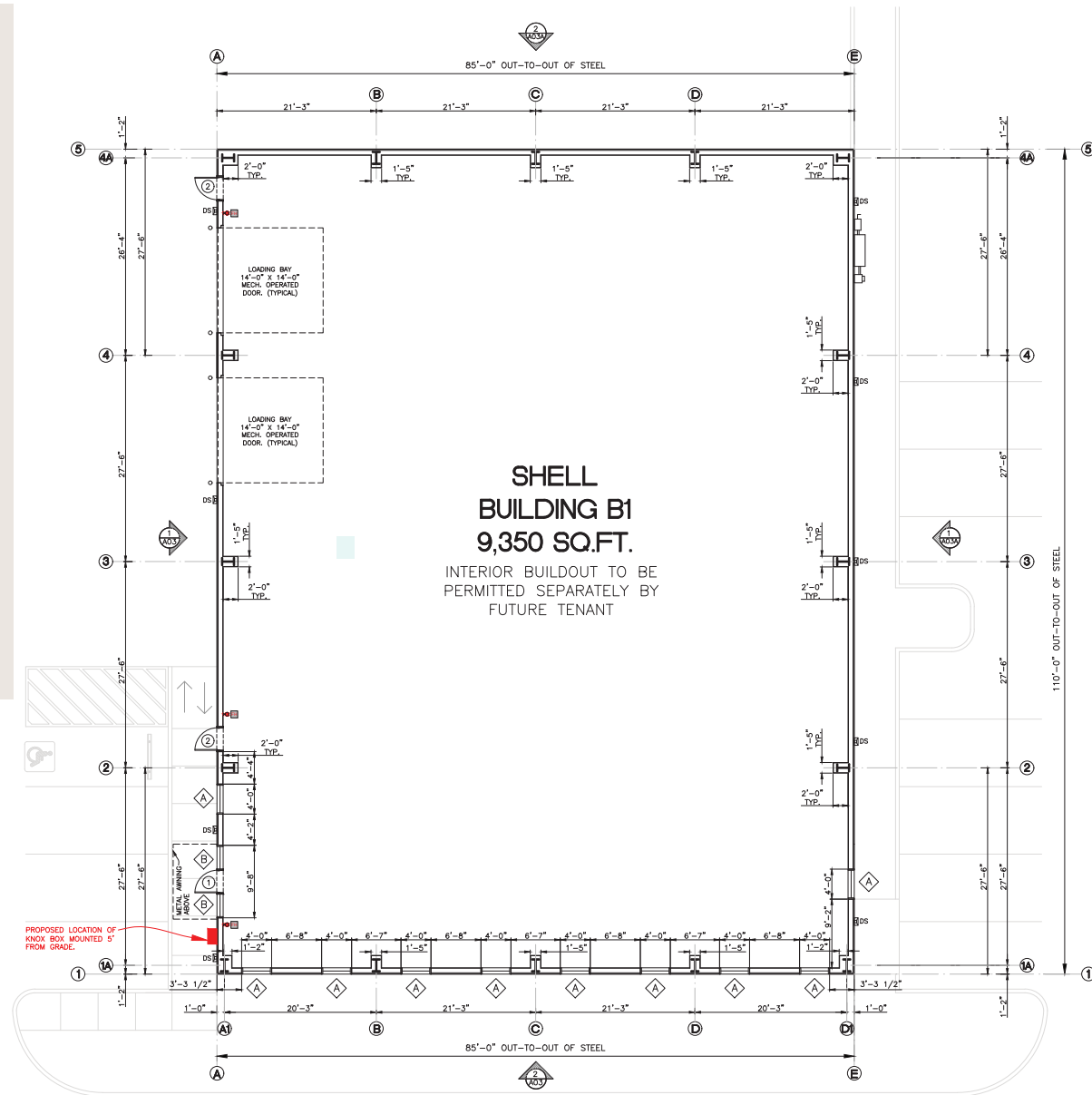
BUILDING A2 & A4 DETAILS

- ⊕ 11,000 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING



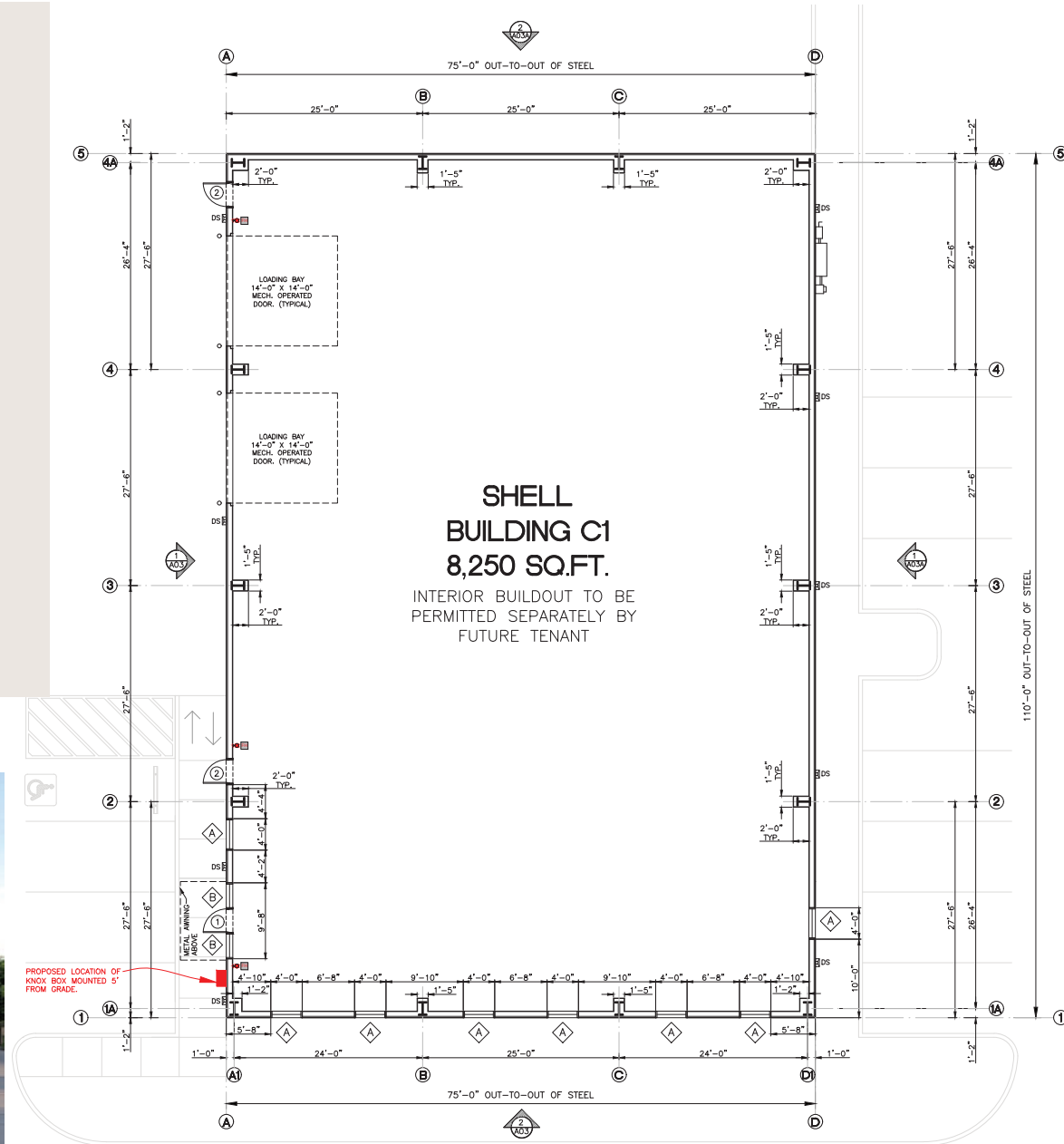
BUILDING B2 & B4 DETAILS

- ⊕ 9,350 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING



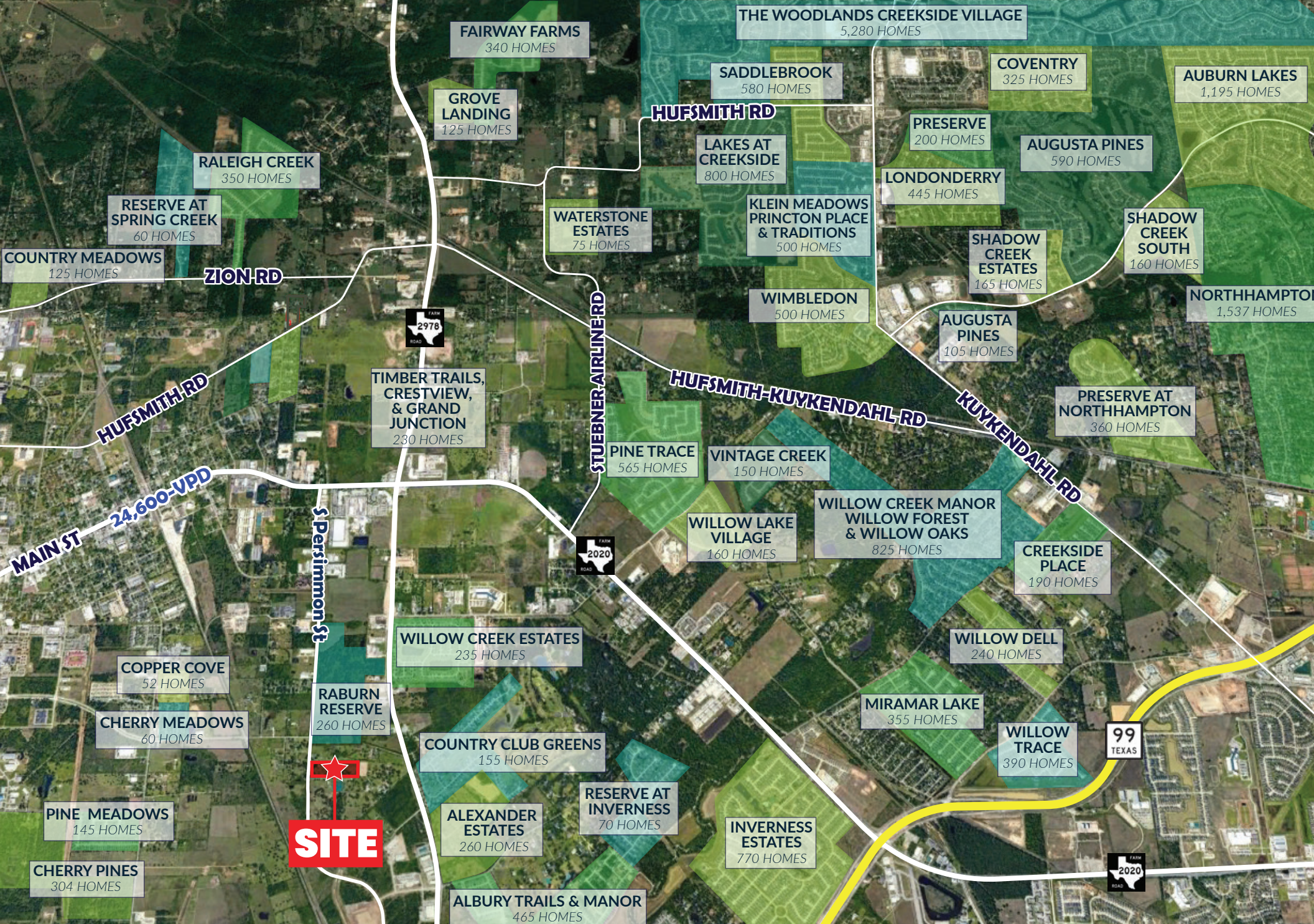
BUILDINGS C1, C2, C3, & C4

- ⊕ 8,250 SF SINGLE TENANT BUILDINGS
- ⊕ ESTIMATED COMPLETION Q3 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING





SITE





TOMBALL

Located only 1 mile from downtown Tomball, this charming city in Harris County, captivates with its small-town charm and modern amenities. Nestled just northwest of Houston, Tomball offers a perfect blend of suburban tranquility and accessibility to the bustling city. With tree-lined streets, friendly communities, and a thriving downtown, residents enjoy a relaxed lifestyle. Tomball embraces its rich history and celebrates it through numerous festivals and cultural events, creating a warm, welcoming atmosphere. Boasting excellent schools, parks, and a diverse range of dining and shopping options, Tomball entices both families and individuals seeking a close-knit community with big-city convenience.



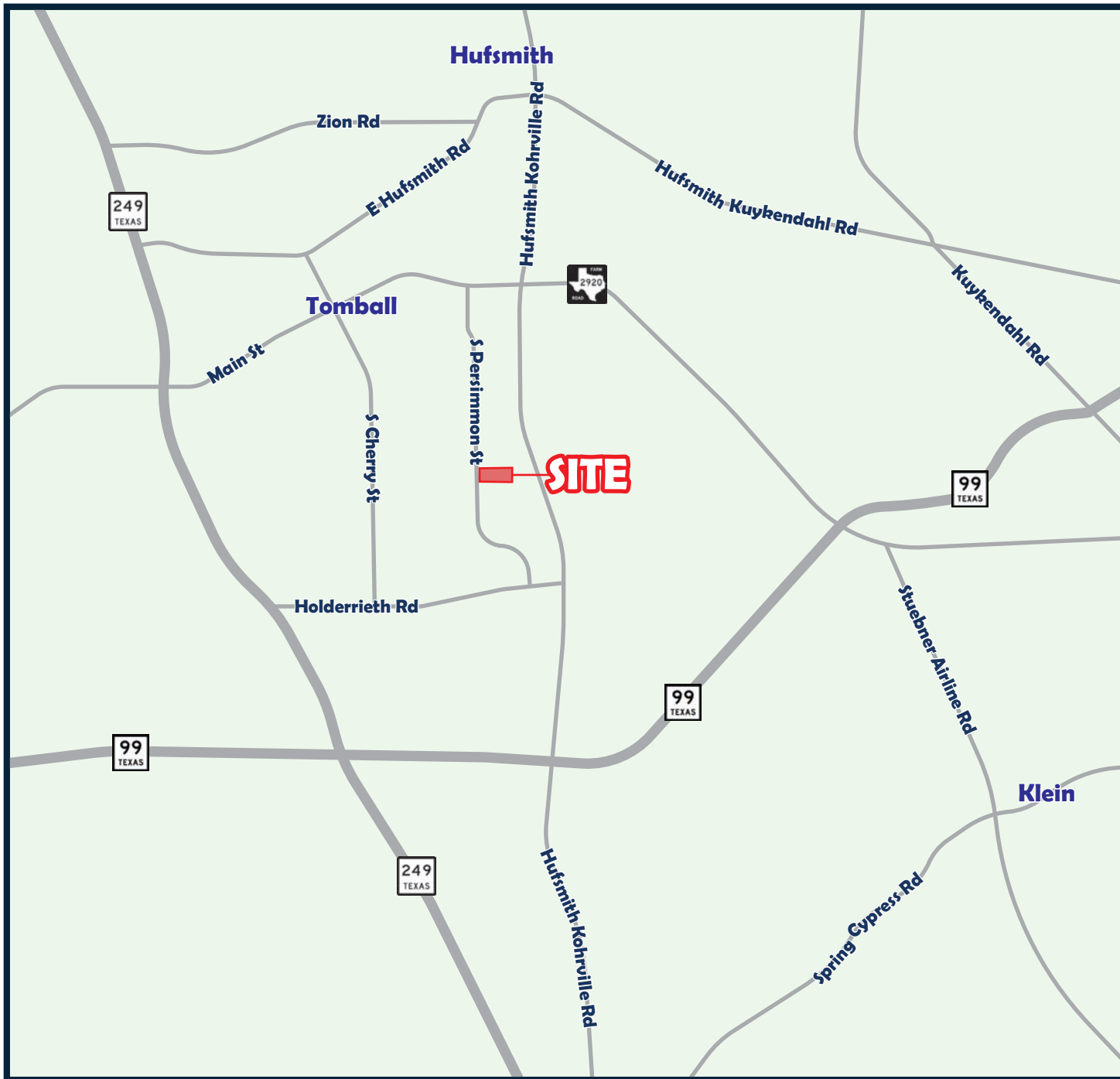
THE WOODLANDS

Located only 4 miles from The Woodlands, a vibrant and picturesque community nestled in the heart of Montgomery County. Spanning over 28,000 acres, this master-planned city offers a perfect blend of nature and modernity. Residents enjoy an array of amenities, including pristine parks, hiking trails, and serene lakes for outdoor enthusiasts. The Woodlands boasts a thriving downtown with shopping, dining, and entertainment options. Its top-notch schools, healthcare facilities, and access to major highways add to its allure. With a strong sense of community and a variety of recreational activities, The Woodlands provides an idyllic setting for families and individuals alike.

HOUSTON

Located less than 30 minutes from Downtown, Houston is the 4th largest city in the US. Known as the "Space City", Houston is home to NASA's Johnson Space Center. It boasts a diverse population and a thriving economy driven by industries such as energy, healthcare, and technology. The city offers a range of cultural and recreational opportunities, including museums, theaters, parks, and sports teams. Houston is also known for its excellent cuisine, with a variety of restaurants in its culinary scene.





Easy Connectivity Located only:

FM 2920
3 MIN
1.5mi.

HWY 249
5 MIN
2.3mi.

GRAND PKWY/99
6 MIN
2.8mi.

I-45
20 MIN
12mi.

BLTWY 8
20 MIN
14mi.

