

FOR LEASE

OFFICE/WAREHOUSE ON 2.7+ AC STABILIZED LAND



LOCATION

2009 Hatfield Rd, Pearland, TX 77581

Located on Hatfield Road between Broadway and the new McHard Road expansion

BUILDING SIZE

Two buildings totaling 9,200 SF:

1,200 SF office building

8,000 SF light industrial facility with a 18-foot eave-height

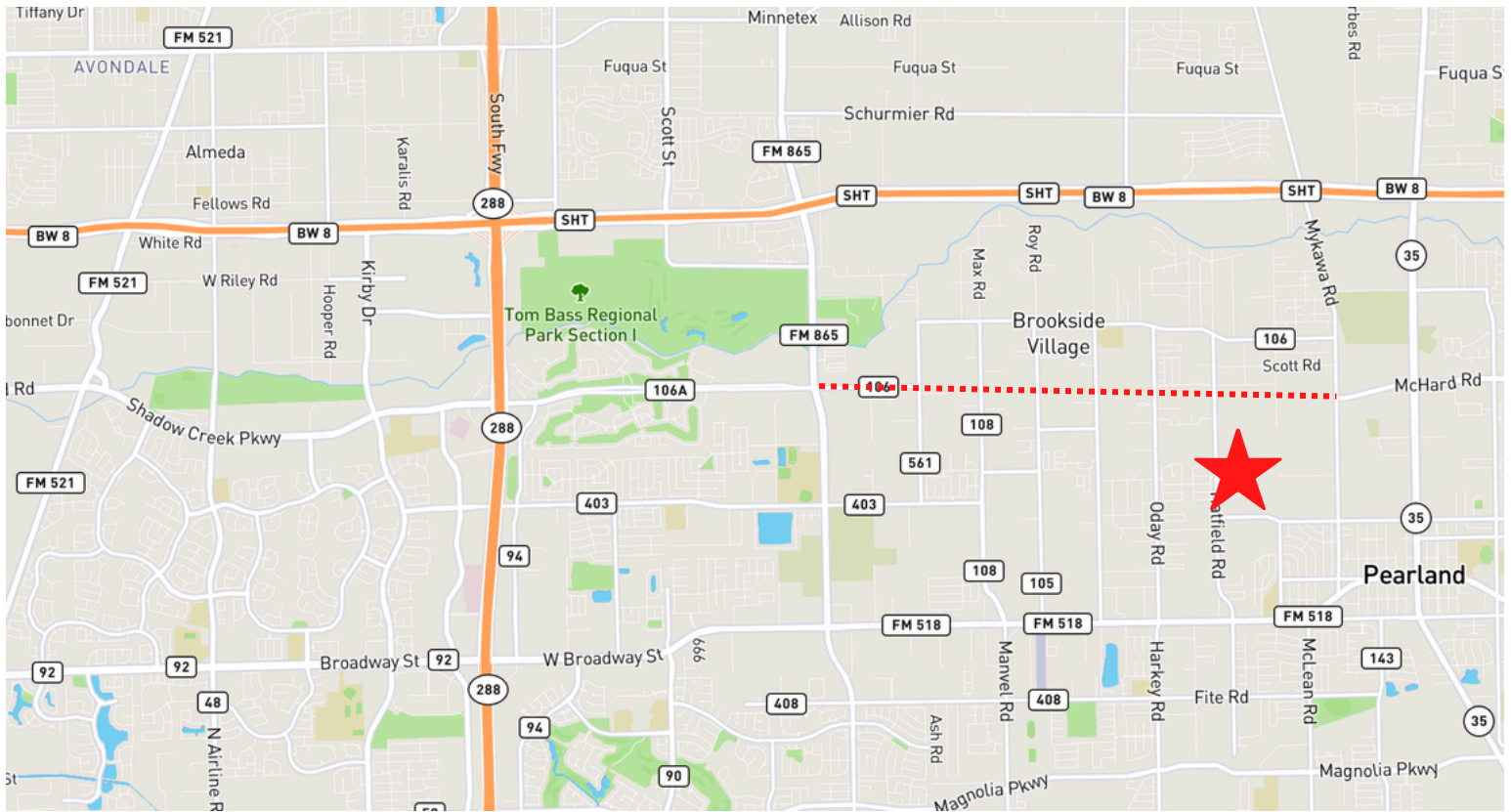
LAND SIZE

2.7454 acres, stabilized

PRICE

Please call.

2009 HATFIELD, PEARLAND, TX



PROPERTY HIGHLIGHTS

- Prime warehouse or flex space. Building offers a wide variety of uses and provides for excellent access to and from the Sam Houston Tollway and Highway 288
- Less than half a mile from the new McHard Rd expansion. The McHard expansion, expected to be completed in the fall of 2022, is the creation of a four-lane, divided roadway with concrete curbs between Mykawa Road and Cullen Boulevard. The expansion project will connect Texas Hwy 35 and the 288 South Freeway creating another major artery in Pearland.
- Sits on over 2.7 acres providing space for outside storage
- Interior office building updated in 2019
- HVAC: Front office building has central air & heat. Warehouse office has a window unit. Warehouse is non-climate controlled.
- Overhead Doors:
 - (2) 10' overhead doors
 - 12' overhead door
 - 14' overhead door
- Loading Dock: One dock well and One Grade Level
- Electricity: 220V
- City of Pearland utilities. Electricity is provided by Cyro Energy. Natural gas is provided by CenterPoint. Previous telephone service was with AT&T.

DEMOGRAPHIC SUMMARY

2009 Hatfield Rd, Pearland, Texas, 77581



INCOME

\$83,946
Median Household Income

\$33,846
Per Capita Income

\$227,632
Median Net Worth

Traffic Data

Street name	Traffic volume	Direction	Distance
Hatfield Rd	1,930	NW	0.2
W Orange St	2,990	SE	0.4
Oday Rd	2,710	NW	0.5
Woody Rd	80	NE	0.6
Shank Rd	220	SE	0.7
Scott Rd	630	NE	0.7
Hatfield Rd	6,389	SW	0.7
Butler Rd	1,194	SW	0.8
Lynn Dr	110	SE	0.8

Closest 9 locations

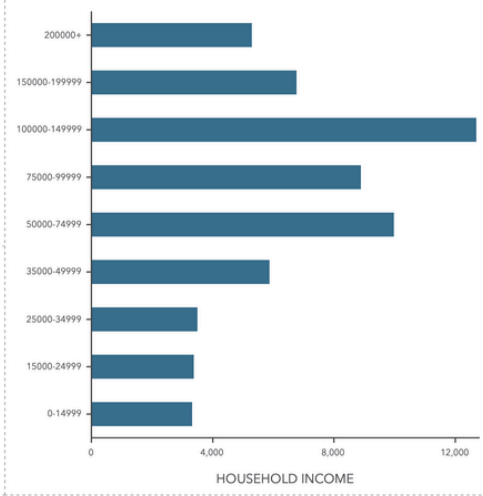
KEY FACTS

182,818
Population

59,632
Households

34.6
Median Age

\$67,033
Median Disposable Income



EMPLOYMENT

69%
White Collar

23%
Blue Collar

9%
Services

6.2%
Unemployment Rate

EDUCATION

11%
No High School Diploma

23%
High School Graduate

32%
Some College

34%
Bachelor's/Grad/Prof Degree





Office entryway



Kitchen



Interior Office Warehouse



Loading Docks



Exterior Breezeway