FOR SALE OR LEASE

19233 FM 1485

New Caney, TX 77357

Property Details

19233 FM 1485, New Caney, TX 77357

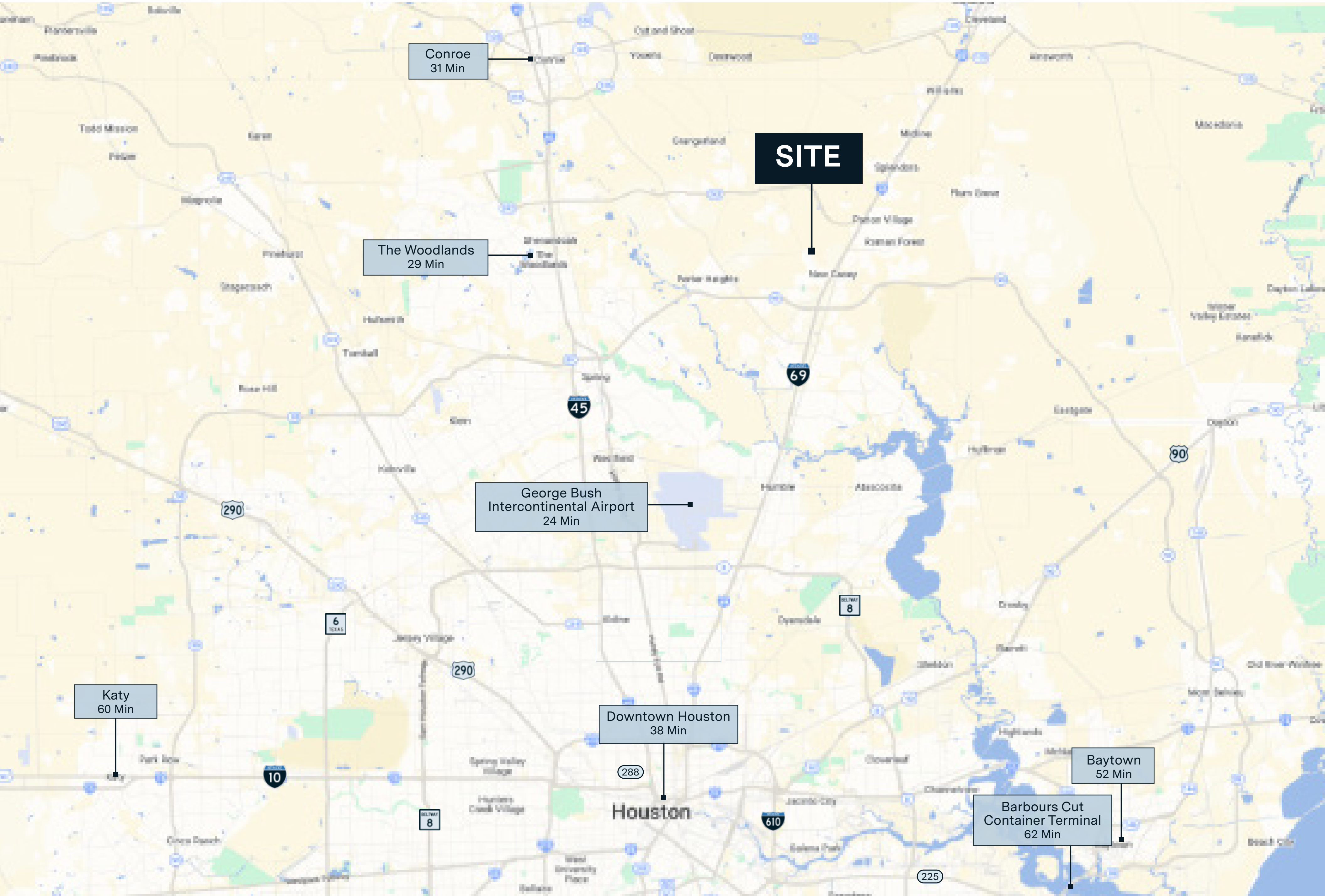
NRSF	18,985
Warehouse SF	15,500
Covered Storage SF	12,250
Office SF	3,485
Total Land Size	±32.13
Stabilized Yard	5 AC Concrete Stabilization 8 AC of Stabilization
Year Built	1985/2018
Buildings	3
Eave Height	16’
Power	3 Phase, 800 AMP - Heavy Power
Submarket	The Woodlands/Conroe
Submarket Vacancy Rate	3.50%

Property Highlights

- $1.5 Million of Improvements Done by the Tenant
- Property is Available on 1/1/2027
- ±32.13 Acres Total Land Area
- ±13 acres fully stabilized (traditional & concrete) for industrial outdoor storage
- ±18,985 SF of warehouse and office space
- ±12,250 SF of high-clearance covered storage
- Fully fenced and secure
- Heavy-duty surface ideal for truck, trailer, and equipment storage
- Ample turning radius and wide drive aisles for 18-wheelers
- Supports a variety of industrial uses including logistics, fleet operations, and laydown yard
- Located in New Caney, TX, a fast-growing submarket in Montgomery County
- Excellent access to FM 1485, with connectivity to I-69 (US-59) and the Grand Parkway (SH-99)
- Ideal for Industrial outdoor storage investors, or operators seeking scale in a supply-constrained market
- Special features include Weigh Station, 3 Phase Heavy Power, Robotics Clean Room and located in an Opportunity Zone

Property Aerial

Drive Times


SITE
Conroe
31 Min
The Woodlands
29 Min
George Bush
Intercontinental Airport
24 Min
Katy
60 Min
Downtown Houston
38 Min
Baytown
52 Min
Barbours Cut
Container Terminal
62 Min
Houston
45
69
10
610
290
288
225
90
6
8

Property Photos

partners

Submarket Overview

12 Mo Deliveries (SF)	12 Mo Net Absorption (SF)	Vacancy Rate	Market Asking Rent Growth
477K	510K	3.6%	3.5%

SUMMARY

The Woodlands/Conroe industrial market remains one of the tightest in Houston, supported by limited new supply and major commitments such as BroadRange Logistics' 1.2-million-SF lease at NorthPort Logistics Center. Even with new projects underway, most space under construction is already spoken for, reflecting strong underlying demand. The submarket's strategic location—serving north Houston and positioned near rapidly growing communities with direct access to I-45, I-69, and the Grand Parkway—continues to make it a prime hub for distributors. Long-term rent performance is another bright spot, with rents up more than 12% over the past three years and nearly 40% over the past decade, ensuring landlords benefit from solid in-place rent growth as leases renew.

Source: CoStar

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Submarket Overview

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	24,424,538	3.2%	$10.67	10.2%	58,844	82,728	313,332
Specialized Industrial	7,289,450	1.5%	$12.58	5.7%	2,487	0	593,330
Flex	4,192,316	9.0%	$16.48	12.3%	(4,611)	23,360	186,752
Submarket	35,906,304	3.6%	$11.76	9.5%	56,720	106,088	1,093,414

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.1% (YOY)	4.8%	5.0%	8.6%	2002 Q3	0.7%	1999 Q2
Net Absorption SF	510K	816,740	811,016	3,747,632	2021 Q4	(536,324)	2001 Q2
Deliveries SF	477K	875,161	1,060,424	3,262,002	2021 Q4	275,294	2010 Q3
Market Asking Rent Growth	3.5%	2.7%	2.5%	10.3%	2000 Q2	-1.3%	2001 Q4
Sales Volume	$21.5M	$21.9M	N/A	$139.7M	2022 Q3	$0	2005 Q1

Source: Costar

New Caney, TX

Strategic Regional Positioning

Located just north of Houston along the high-growth Interstate 69/US-59 corridor, New Caney offers immediate access to major transportation routes, supporting efficient distribution throughout Greater Houston and the broader Gulf Coast region.

Explosive Area Growth

The property sits in one of Montgomery County's fastest-expanding areas, supported by strong residential and commercial development, including the nearby Valley Ranch Town Center and significant master-planned communities.

Population Expansion

The New Caney–Porter area has experienced significant growth in recent years. From 2018 to 2023, the combined population increased by nearly 30%, rising from approximately 60,140 to about 77,795 people.

Business-Friendly Environment

New Caney benefits from Montgomery County's pro-growth economic climate, competitive tax rates, and ongoing infrastructure investment, attracting a diverse mix of industrial and commercial users.

Proximity to Key Distribution Hubs

The location provides excellent connectivity to Houston's major ports, rail hubs, and airports, making it ideal for manufacturing, logistics, and distribution users.

Population	3 MILES	5 MILES	10 MILES
2020 Population	14,996	46,721	245,779
2024 Population	16,858	57,800	279,125
2029 Population Projection	20,699	71,758	333,109
Annual Growth 2020-2024	3.1%	5.9%	3.4%
Annual Growth 2024-2029	4.6%	4.8%	3.9%
Households			
2020 Households	4,597	14,802	81,911
2024 Households	5,183	18,383	92,846
2029 Household Projection	6,376	22,862	110,816
Annual Growth 2020-2024	2.6%	5.8%	3.7%
Annual Growth 2024-2029	4.6%	4.9%	3.9%
Household Income			
Avg Household Income	$82,710	$103,330	$115,997
Median Household Income	$62,424	$78,645	$90,037

Houston At A Glance

4th Largest City

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy.

The Houston MSA has grown at a 1.7 compound annual growth rate since 2017.

2.4 Million
City Of Houston Residents

7.8 Million
Residents In The Houston MSA

Employment

The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics. There are 3.4 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 4 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 70,450 engineers and architects, and approximately 238,000 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

3.5 Million
Jobs in the Houston MSA

26
Fortune 500 Companies

World's Largest Medical Complex

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently $3 Billion in construction projects underway. The Texas Medical Center employs 120,000+ workers and has 10 million annual patient visits.

50 Million
Developed Square Feet

$3 Billion
In Construction Projects Underway

Population Growth

The Houston Metro population growth surged in 2022, ranking second among the nation's major metros in population growth. Nearly 125,000 residents were added in 2022, up from the 75,000 added in 2021. The surge in population contributed to last year's robust job growth and strong demand for housing. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over the period covered by the Census data, i.e., the 12 months ending July 1, 2022. Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents.

Source: Greater Houston Partnership

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