



CONFIDENTIAL OFFERING MEMORANDUM

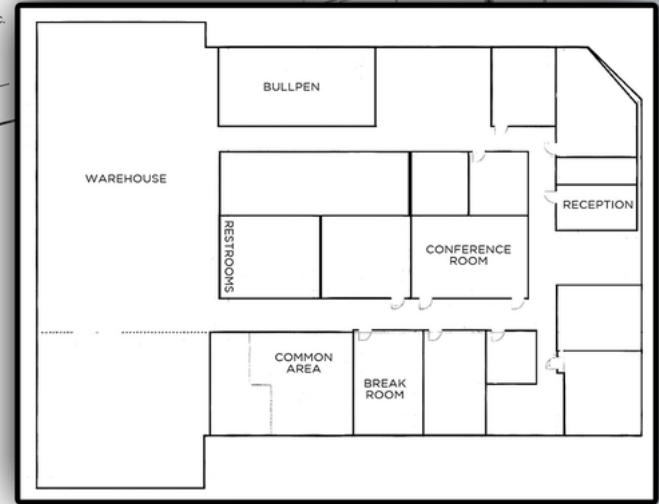
21755 INTERSTATE 45 | SPRING, TX 77388

PROPERTY HIGHLIGHTS:

- **Building Footprint:** Approximately 8,570 SF multi-functional flex building layout including newly remodeled private office suites, breakroom, restrooms, patio, kitchen, conference room, bull pen, and reception including approximately 2,700 SF of warehouse and an additional 288 SF mezzanine.
- **Acreage & Yard:** 1.34 AC total parcel featuring a secure, fenced yard located directly behind the building with covered storage and additional parking.
- **Expansion Land:** Includes additional land within the fenced boundary perfectly suited for an industrial outside storage opportunity.
- **Frontage & Signage:** Direct placement on the I-45 feeder road with highly visible physical signage.
- **Loading Infrastructure:** 3 loading ramps with overhead doors, one 18'w x16'h and two 12'x12'
- **Eave Height:** 20'
- **Office Component:** Approx. 5,870 SF of premium, built-out office space newly remodeled in 2023.
- **Income-Producing Component:** Fully leased short-term executive office suites, providing immediate supplemental income flow.
- **Warehouse Component:** 2,700 SF of dedicated warehouse space with an additional 288 SF mezzanine heated/cooled overlooking warehouse.
- **Power Utility:** Single-phase power utility.
- **Parking Logistics:** Exceptional parking capacity with ample paved spaces distributed across both the front and rear of the building.

ASSET OVERVIEW	
	
OFFERING SUMMARY	
ADDRESS	21755 I-45 Building 1, Spring, TX 77388
BUILDING SIZE	8,570 SF per HCAD
PROPERTY TYPE	Flex Building (Office and Warehouse)
LOT SIZE	1.34 AC
YEAR BUILT	2000 / Renov. 2023
ZONING	Commercial / Industrial
COUNTY	Harris
SUBMARKET	North Fwy / Tomball Pky CBSA
MARKET	Houston-Spring-The Woodlands, TX

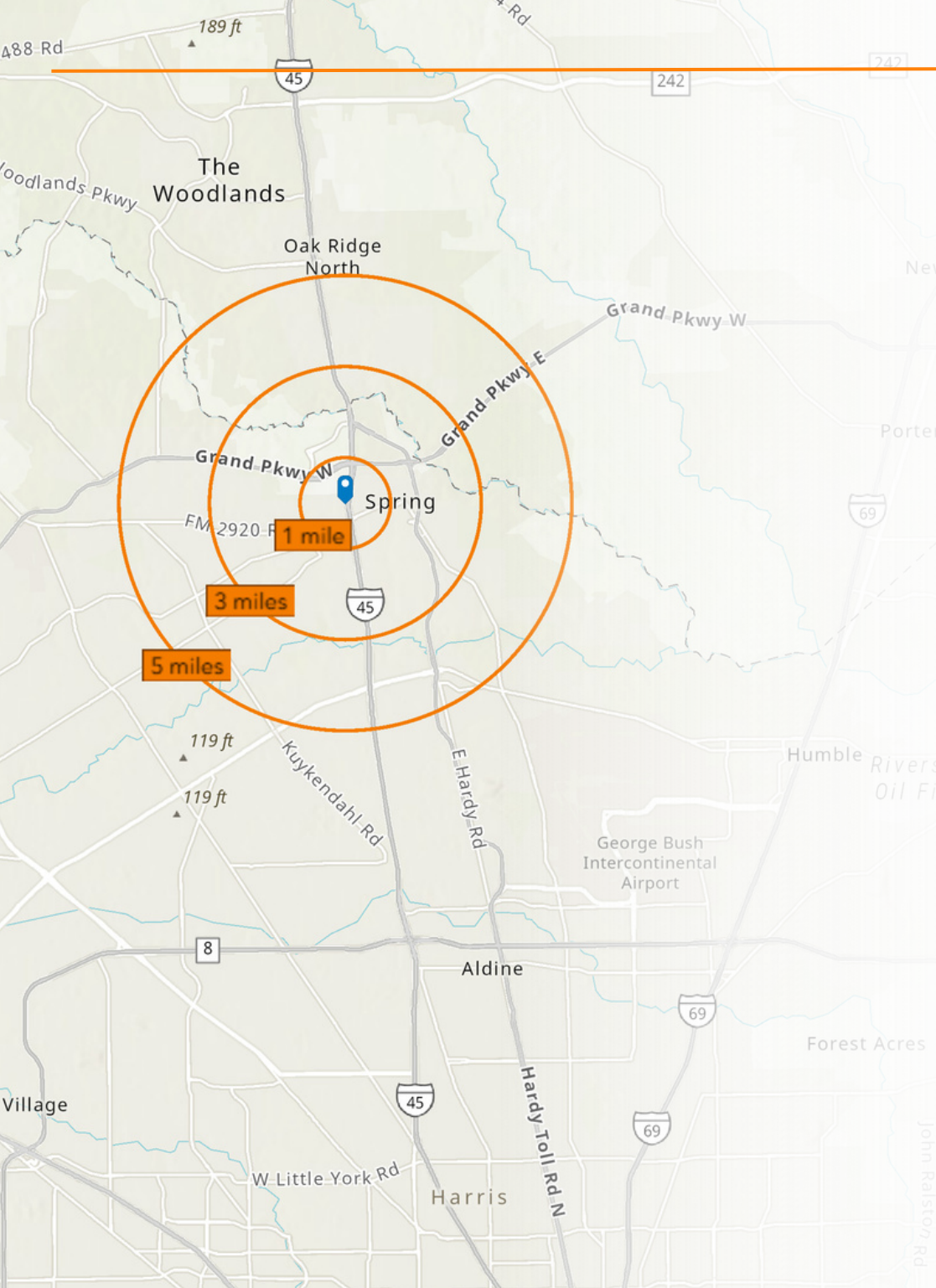
PROPERTY SURVEY



SURROUNDING AMENITIES



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2026 Total Population	5,548	71,170	263,000
2026 Total Daytime Population	7,871	75,879	243,406
Workers	5,611	43,003	116,248
Residents	2,260	32,876	127,158
Household Summary			
2026 Average Household Size	2.22	2.69	2.73
2031 Average Household Size	2.13	2.63	2.68
2026 - 2031 Annual Rate	2.83%	2.19%	1.45%
Housing Unit Summary			
2026 Housing Units	2,771	28,691	103,848
Owner Occupied Housing Units	46.1%	62.1%	58.7%
Renter Occupied Housing Units	53.9%	37.9%	41.3%
Income			
2026 Household Income Base	1,035	10,041	17,994
Average Household Income	\$170,782	\$1,37,724	\$139,176
Median Household Income			
2026	\$101,682	\$103,680	\$95,215
2031	\$108,684	\$116,396	\$107,594
Per Capita Income			
2026	\$47,975	\$46,978	\$45,939
2031	\$55,568	\$54,324	\$53,065

MARKET OVERVIEW



THE WOODLANDS, TEXAS

The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, and entertainment.

#1
Best Place to
Buy a House in The US

83%
of workforce
is white collar

#2
Best Cities to
Live in the US

63%
of population holds a
Bachelor's degree or Higher

#2
Best Cities to
Raise a family in the US

35%+
of population above
\$150k HHI

22%+
of population above
\$200k HHI

56,952

Workforce
(Pop. 16+)

\$183,382

Average Household Income

*Source: Niche.com

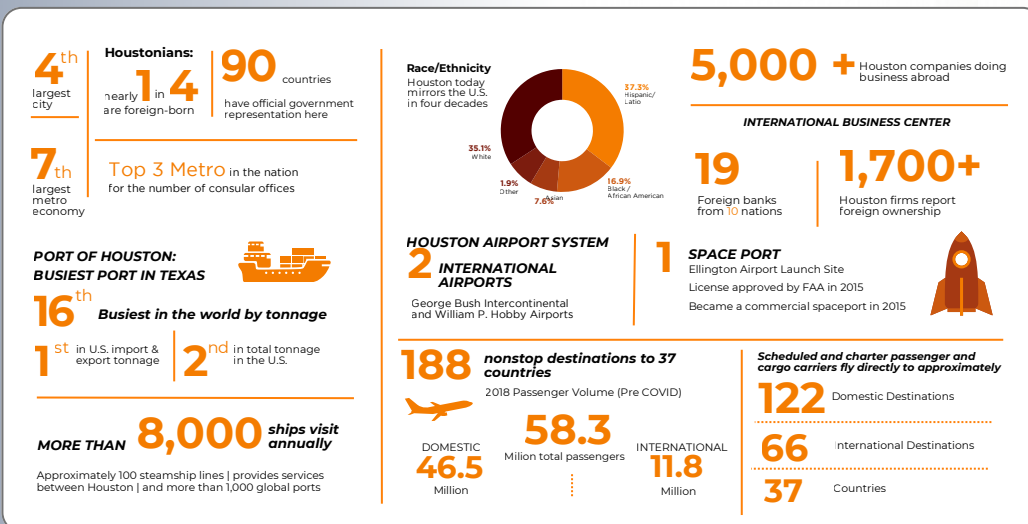
HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



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