

Professional Space. Strategic Location.



Property Overview

Exceptional opportunity to own a well-maintained $\pm 2,400$ SF professional office suite in the established Cypress Station business corridor. This move-in-ready office features an attractive stone-and-brick exterior with a prominent covered entrance, creating a professional first impression for clients and visitors. The interior offers a functional and efficient layout with a welcoming reception area, private conference room, multiple private offices, spacious open work areas with cubicle stations, breakroom/kitchen, ADA-compliant restroom, and abundant natural light throughout. The flexible floor plan is ideal for a variety of professional, medical, administrative, insurance, call center, technology, or service-oriented businesses. Situated within a professionally managed office complex with convenient parking and easy access to major thoroughfares including I-45, Beltway 8, FM 1960, and George Bush Intercontinental Airport. The property provides excellent accessibility for employees

Property Highlights

- $\pm 2,400$ SF Office Space
- Reception Area & Client Waiting Area
- Private Conference Room
- Multiple Private Offices
- Large Open Work Area
- Breakroom/Kitchen
- ADA Restroom
- Abundant Natural Light
- Professional Stone & Brick Exterior
- Ample Parking
- Excellent Access to I-45, Beltway 8 & FM 1960
- Move-In Ready Condition



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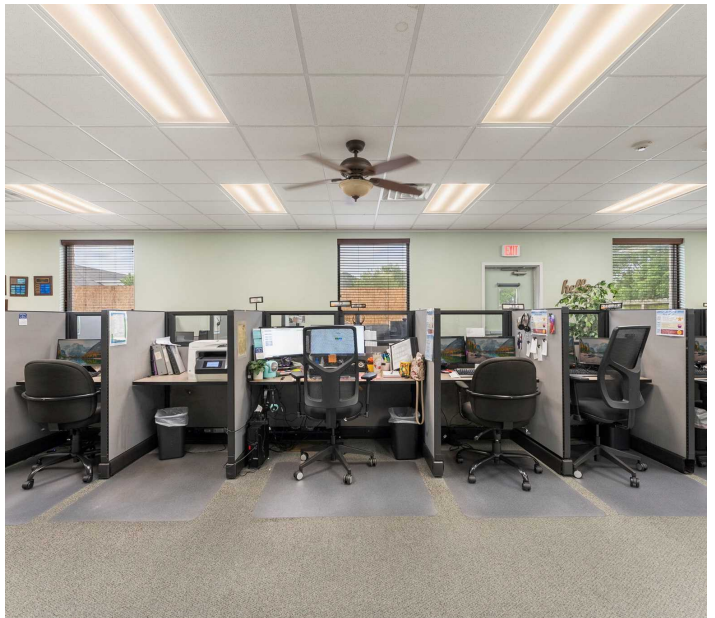
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10055 Grogans Mill
The Woodlands, TX 77380

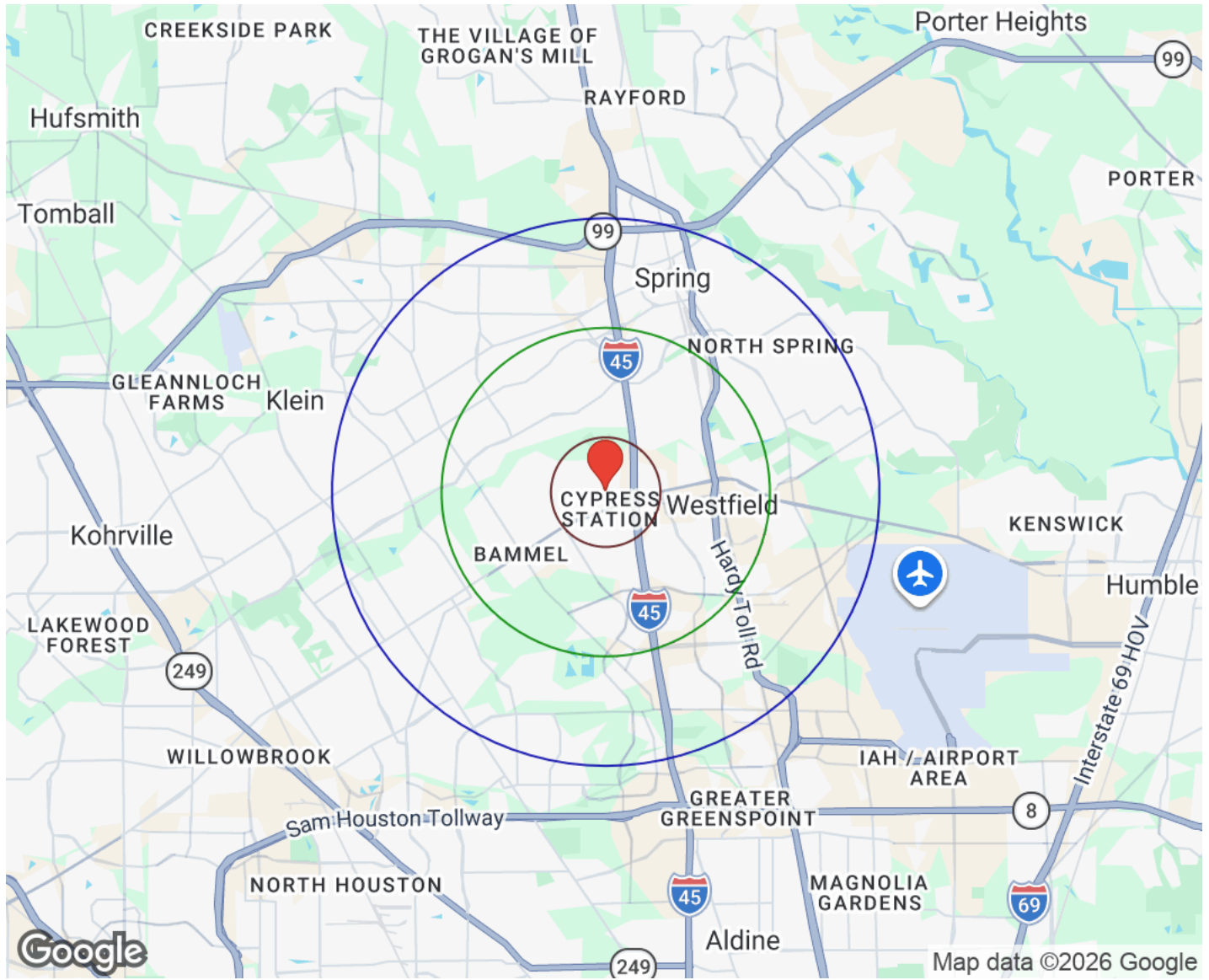
Each Office is Independently
Owned and Operated



Property Photos



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,102	56,017	152,079
Female	10,944	59,773	162,056
Total Population	21,046	115,790	314,135

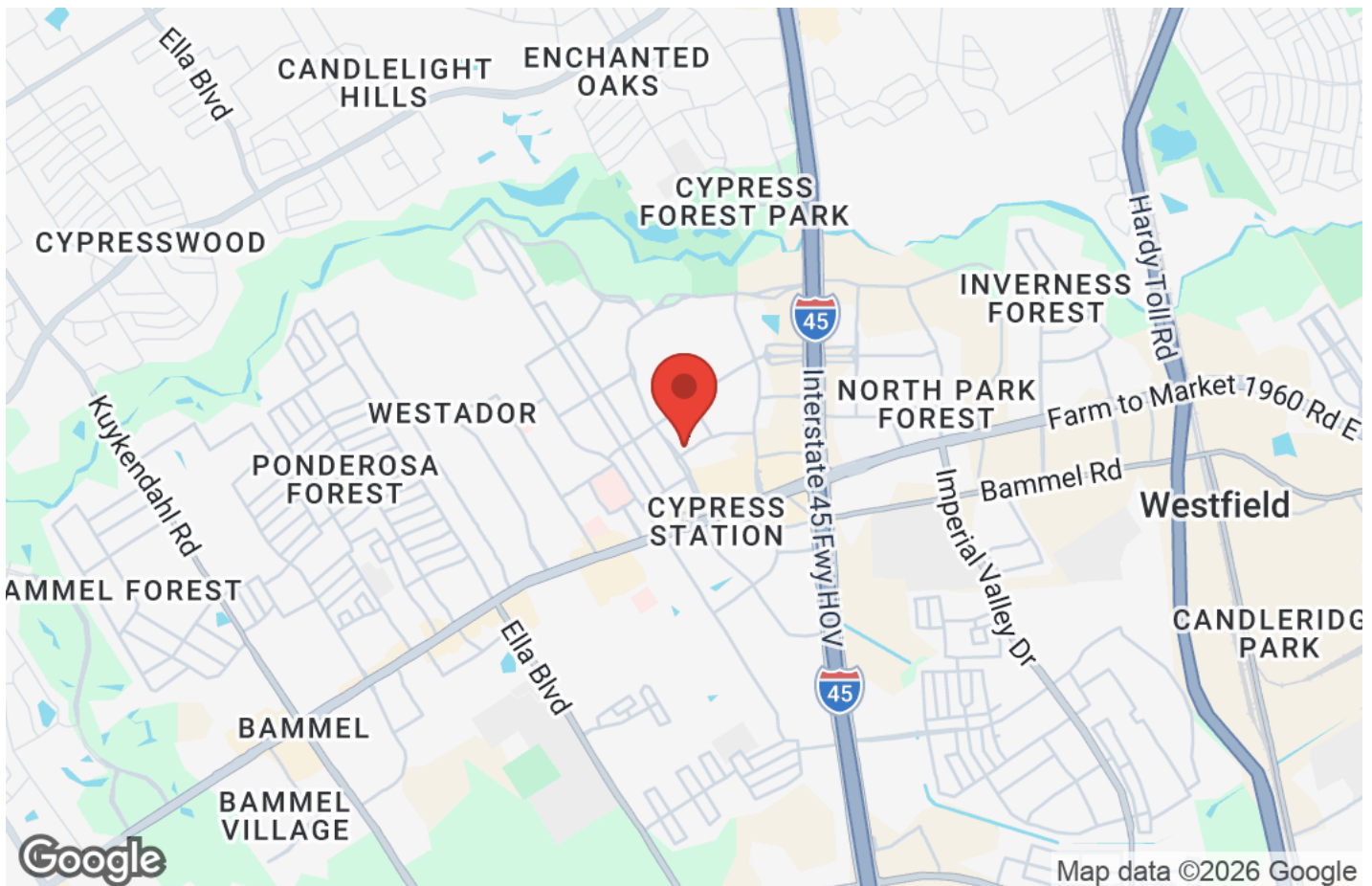
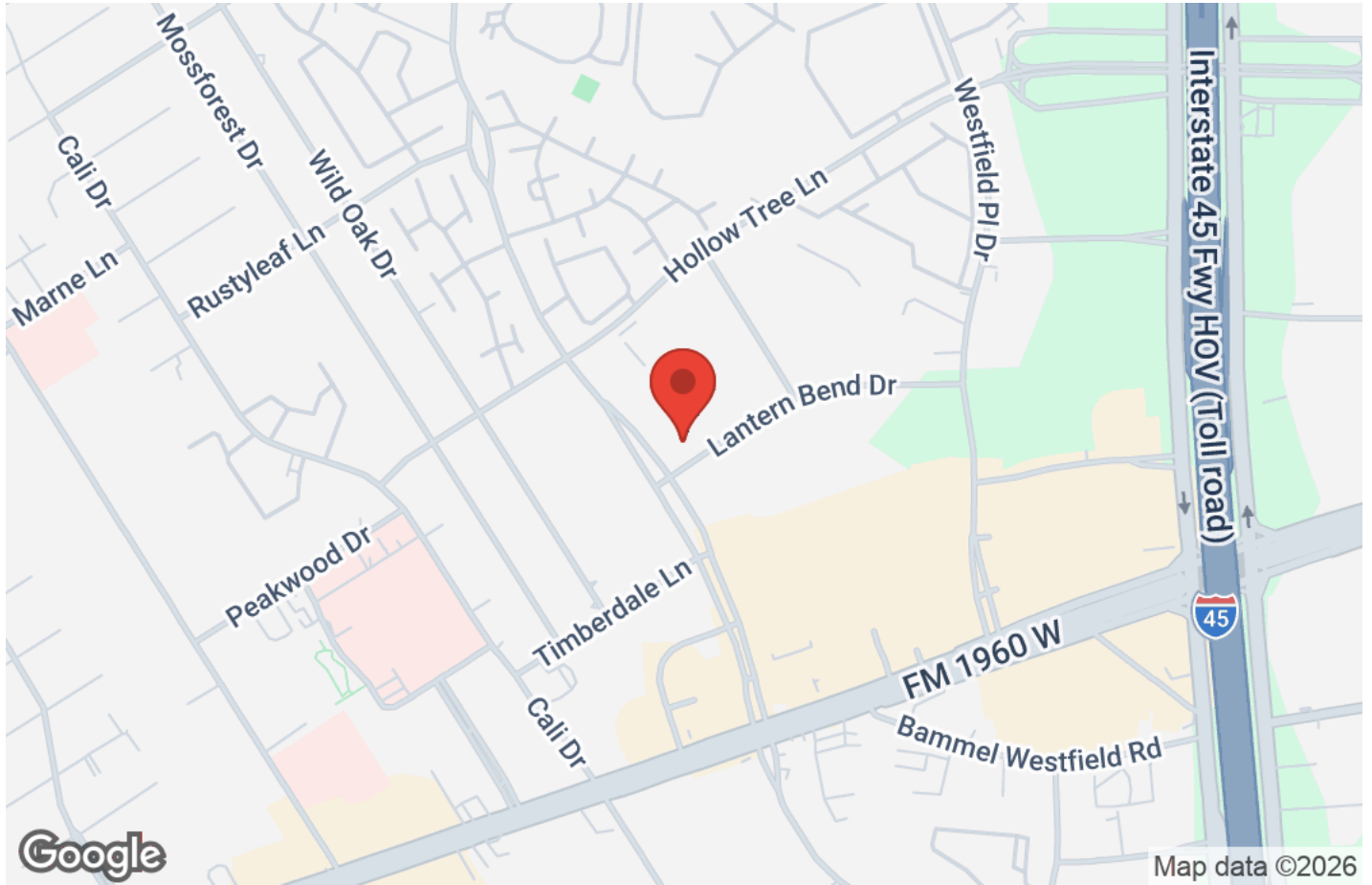
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,050	23,309	68,136
Black	10,218	39,508	95,026
Am In/AK Nat	25	127	346
Hawaiian	11	104	283
Hispanic	6,705	44,660	123,644
Asian	726	6,345	21,518
Multiracial	290	1,586	4,586
Other	21	151	597

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,668	47,225	122,122
Occupied	8,576	42,659	110,967
Owner Occupied	1,009	17,756	56,592
Renter Occupied	7,567	24,903	54,375
Vacant	1,092	4,566	11,154

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,994	25,922	69,891
Ages 15 - 24	3,410	17,319	46,524
Ages 25 - 54	9,310	49,317	132,236
Ages 55 - 64	1,680	10,911	31,115
Ages 65+	1,654	12,321	34,368

Income	1 Mile	3 Miles	5 Miles
Median	\$44,030	\$67,328	\$75,120
Under \$15k	1,417	4,074	10,009
\$15k - \$25k	1,096	3,230	7,508
\$25k - \$35k	902	3,061	7,036
\$35k - \$50k	1,484	4,996	11,558
\$50k - \$75k	1,670	7,868	19,298
\$75k - \$100k	793	5,099	15,223
\$100k - \$150k	724	6,271	18,712
\$150k - \$200k	329	3,726	9,775
Over \$200k	160	4,336	11,848

Location Maps



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Exclusively Listed by

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