



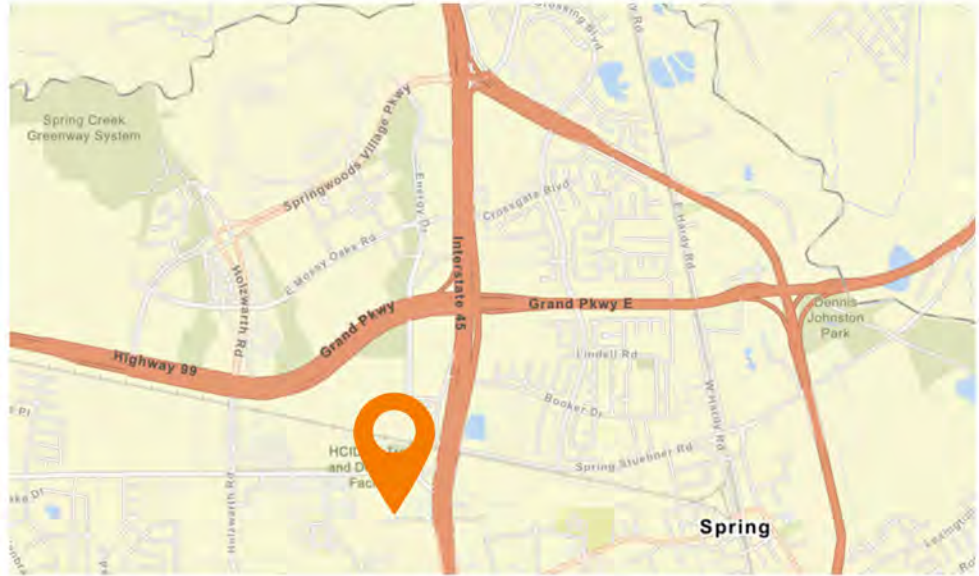
INDUSTRIAL FOR LEASE  
**I-45 INDUSTRIAL/WAREHOUSE**  
21755 I-45 | BLDG 2 | SPRING, TX 77388

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | [JBEARDCOMPANY.COM](http://JBEARDCOMPANY.COM)

# PROPERTY OVERVIEW



- 9600 SF industrial building
- 2,000 SF retail showroom
- 30' pylon sign provides I-45 visibility
- 2 x grade level doors (10' w x 14' H)
- I-45 frontage
- 3 phase 200a power service
- 16 parking spots
- 20 eave height
- Easy Access: Conveniently located off I-45 & Highway 99.
- Nestled between The Woodlands and FM 2920, this building offers convenient access to major highways, making it ideal for businesses that require easy logistics and accessibility.

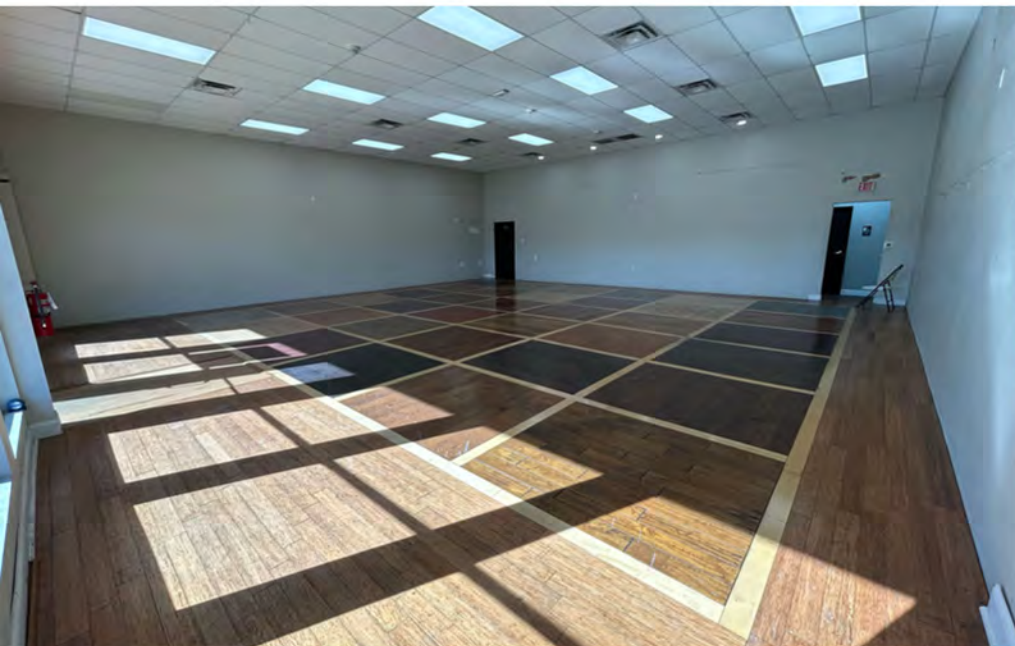


|              |             |
|--------------|-------------|
| LEASE RATE   | \$15.00 PSF |
| AVAILABLE SF | 9,600 SF    |
| LOT SIZE     | 0.82 ACRES  |

| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| TOTAL POPULATION         | 5,837     | 67,854    | 260,708   |
| TOTAL DAYTIME POPULATION | 8,604     | 74,150    | 240,013   |
| AVG HOUSEHOLD INCOME     | \$106,846 | \$119,649 | \$118,665 |

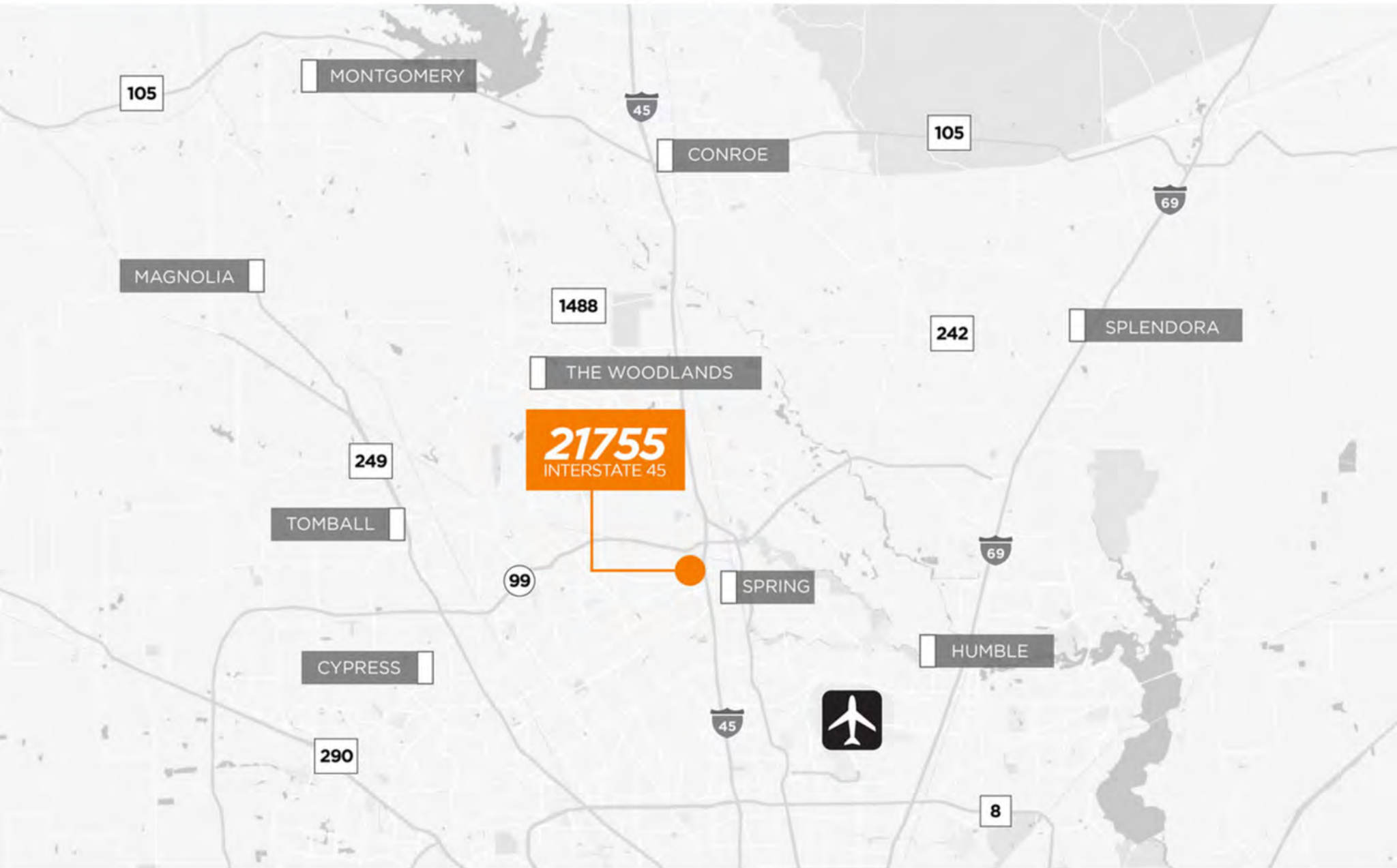
\*Source: STDB 2026

# PROPERTY PHOTOS





# PROPERTY LOCATION



# MARKET OVERVIEW

## THE WOODLANDS MARKET OVERVIEW



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, entertainment,

#1

Best Place to  
Buy a House in The US

#2

Best Cities to  
Live in the US

#2

Best Cities to  
Raise a family in the US

56,952

Workforce  
(Pop. 16+)

\$183,382

Average Household Income

\*Source: Niche.com

83%

of workforce  
is white collar

63%

of population holds a  
Bachelor's degree or Higher

35%+

of population above  
\$150k HHI

22%+

of population above  
\$200k HHI

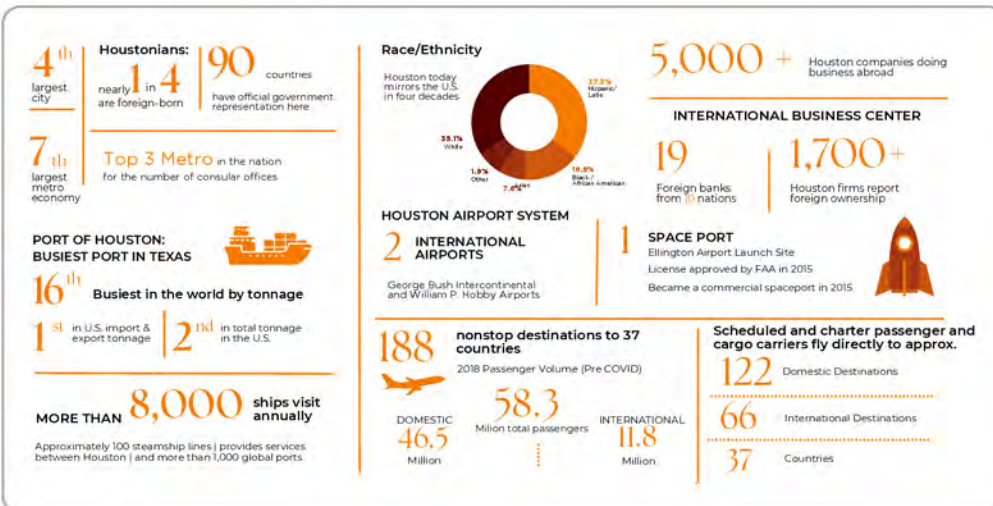
## HOUSTON - MARKET OVERVIEW

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.



# FOR MORE INFORMATION:

## BRIGHAM HEDGES

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Associate Advisor  
281-367-2220 EXT 143  
[brigham.hedges@svn.com](mailto:brigham.hedges@svn.com)



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9320 LAKESIDE BLVD | STE. 250  
THE WOODLANDS, TX 77381

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                      |             |                    |              |
|----------------------------------------------------------------------|-------------|--------------------|--------------|
| SVN   J. Beard Real Estate - Greater Houston                         | 0519836     | jeff.beard@svn.com | 281-367-2220 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email              | Phone        |
| Steven Jeffery Beard                                                 | 0400693     | jeff.beard@svn.com | 281-367-2220 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email              | Phone        |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email              | Phone        |
| Name of Sales Agent/Associate                                        | License No. | Email              | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date