



FOR SALE

**295 SAWDUST RD
SPRING, TX 77380**

49,716 SF RETAIL SPACE • 100% LEASED • LOCATED IN THE WOODLANDS SUBMARKET

Kevin Barr • Managing Partner, Mohr Partners • C: (713) 530-3908 • kevin.barr@mohrpartners.com

Property Information

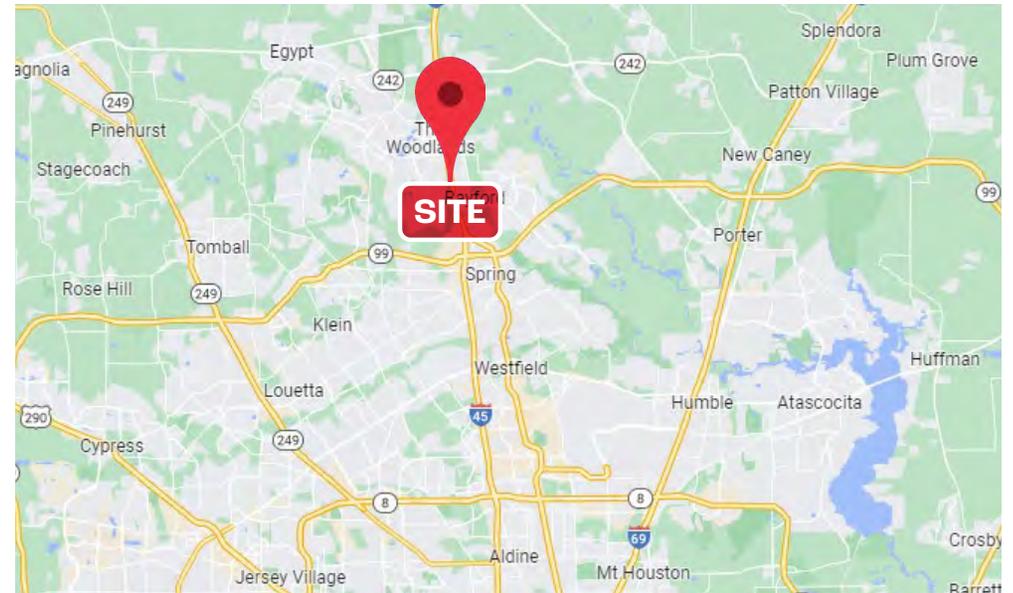
LISTING OVERVIEW

| | |
|----------------------|--|
| Price | Contact for Pricing |
| Net Operating Income | \$358,473 |
| Occupancy | 100% |
| Year Built | 1983 |
| Gross Leasable Area | 49,716 SF |
| Total Lot Size | 4.0 Acres |
| Building Type | Retail |
| Zoning | C-6 (Low Density, Regional Commercial) |
| Parking Ratio | 15.54/1,000 SF (726 Surface Spaces) |



PROPERTY HIGHLIGHTS

- Purchase Price: Contact broker for details
- Two-tenant retail space totaling 49,716 SF
- 100% occupied, with Era Pickleball and Good City Coffee as current tenants
- Nearly 200,000 residents within 5 miles, projected to reach nearly 225,000 by 2029
- Located in a high growth area, as the surrounding population has grown almost 10% since 2020, with another 22% growth expected by 2029
- Average household income within 5 miles is approximately \$125,000, over 1.5 times the national average
- Virtually adjacent to Interstate 45, with convenient access to the Grand Parkway (Texas State Highway 99)



Tenant Overview



ERA PICKLEBALL



Ownership Private

Number of Locations 1

Website erapickleball.com

Line of Business ERA Pickleball is an indoor pickleball facility located in The Woodlands, Texas. It offers indoor courts, programming, organized play, lessons, and events for players of various skill levels. The venue has a set of premium indoor courts with appropriate lighting and sound control, and it serves both casual and competitive players in the local community.



GOOD CITY COFFEE CO.



Ownership Private

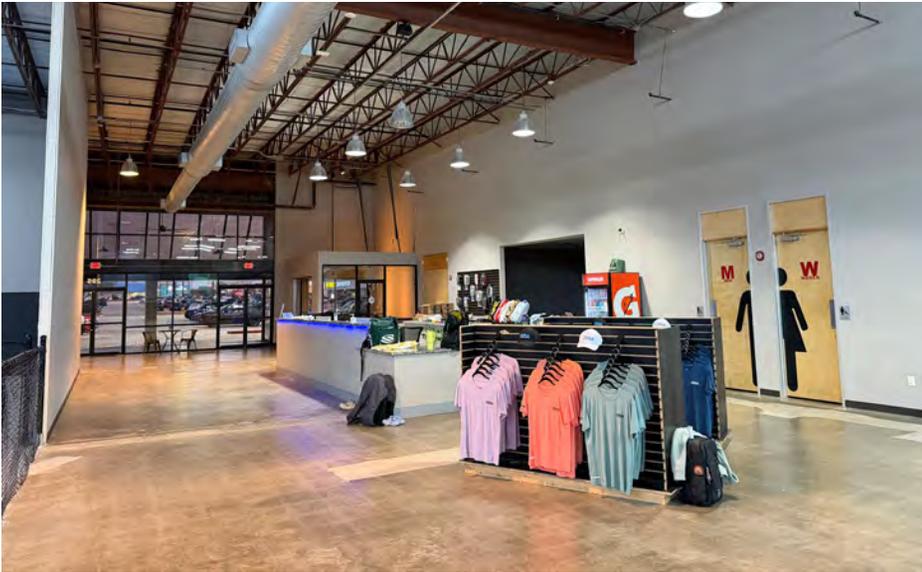
Number of Locations 1

Line of Business Good City Coffee is a coffee shop in The Woodlands. In addition to serving coffee, the business works with local nonprofit organizations and contributes a portion of its efforts or proceeds to community causes. The shop's focus is on coffee service and local charitable involvement.

Property Photos



Property Photos



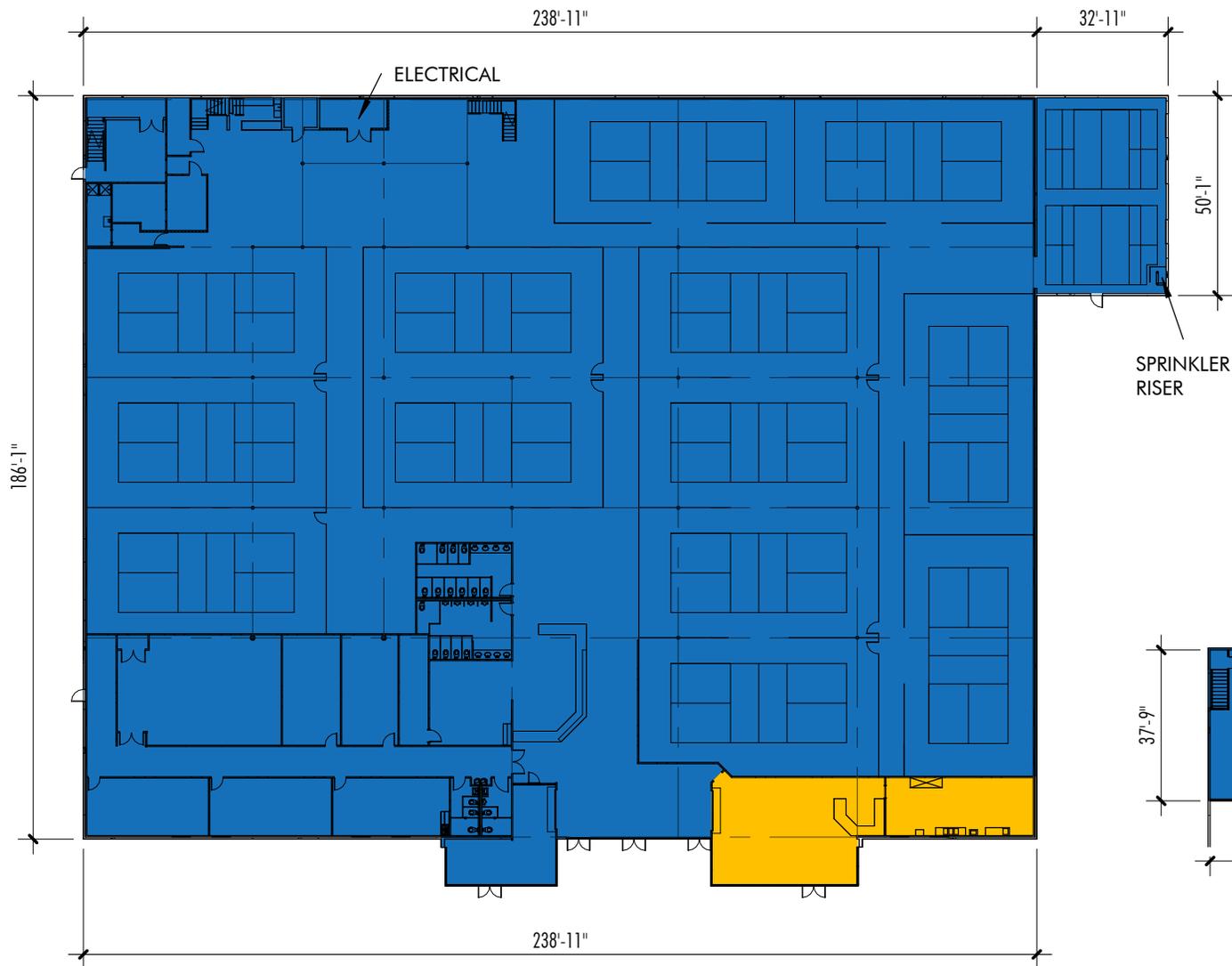
Property Photos



Property Photos



Floorplan (Including Courts)

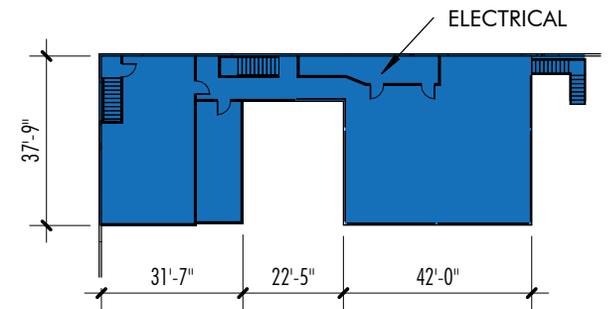


KEY

- ERA Pickleball
- Good City Coffee Co.

SQUARE FOOTAGE

| | |
|-------------------|------------------|
| Ground Floor Area | 46,873 SF |
| Mezzanine Area | 2,923 SF |
| Total Area | 49,796 SF |

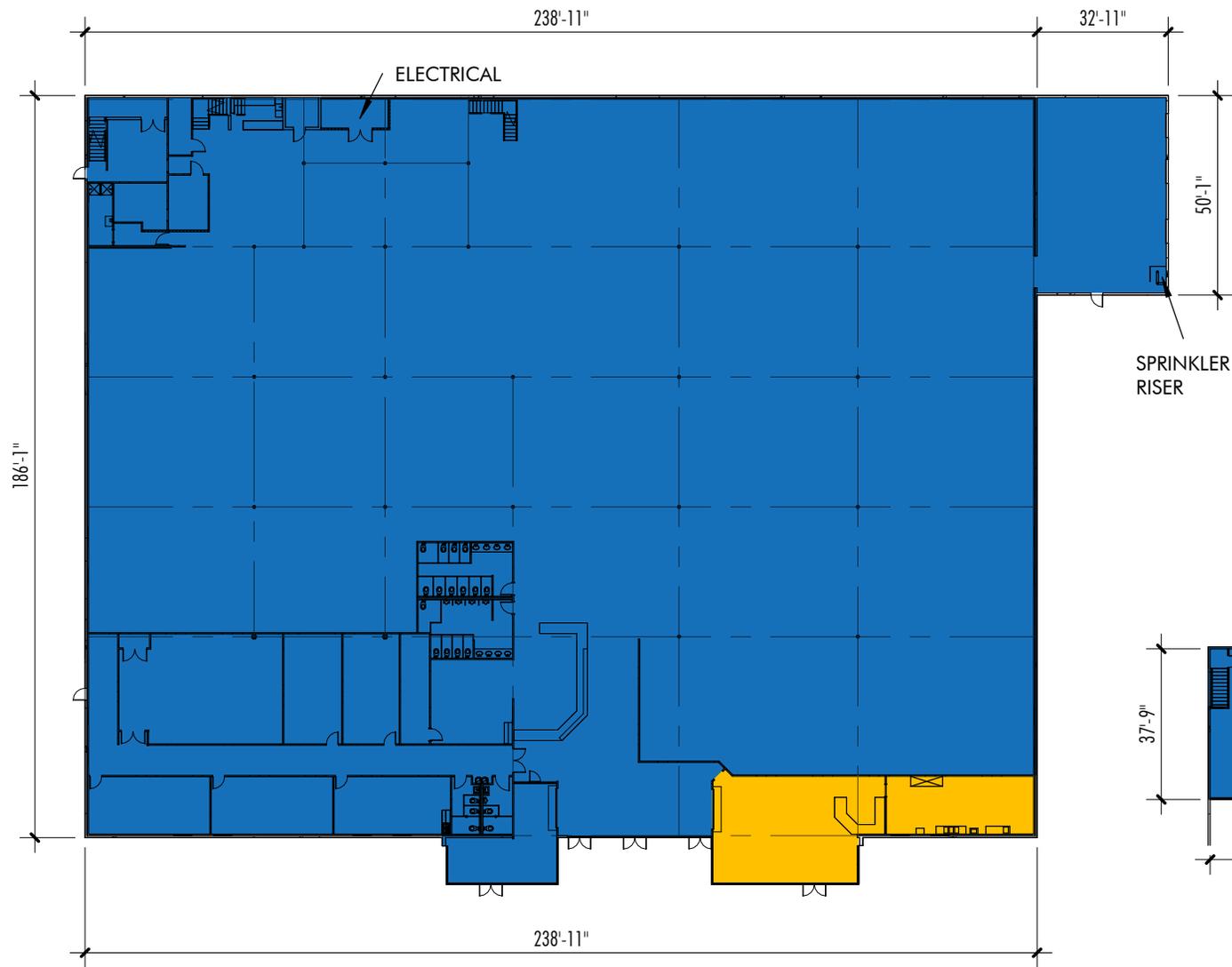


MEZZANINE FLOOR PLAN

NOTE: ALL SQUARE FOOTAGES AND DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

GROUND FLOOR PLAN

Floorplan

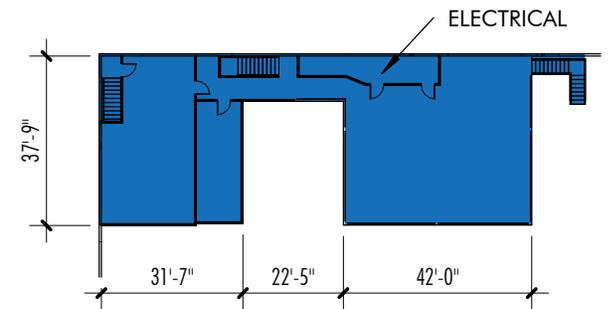


KEY

- ERA Pickleball
- Good City Coffee Co.

SQUARE FOOTAGE

| | |
|-------------------|------------------|
| Ground Floor Area | 46,873 SF |
| Mezzanine Area | 2,923 SF |
| Total Area | 49,796 SF |



MEZZANINE FLOOR PLAN

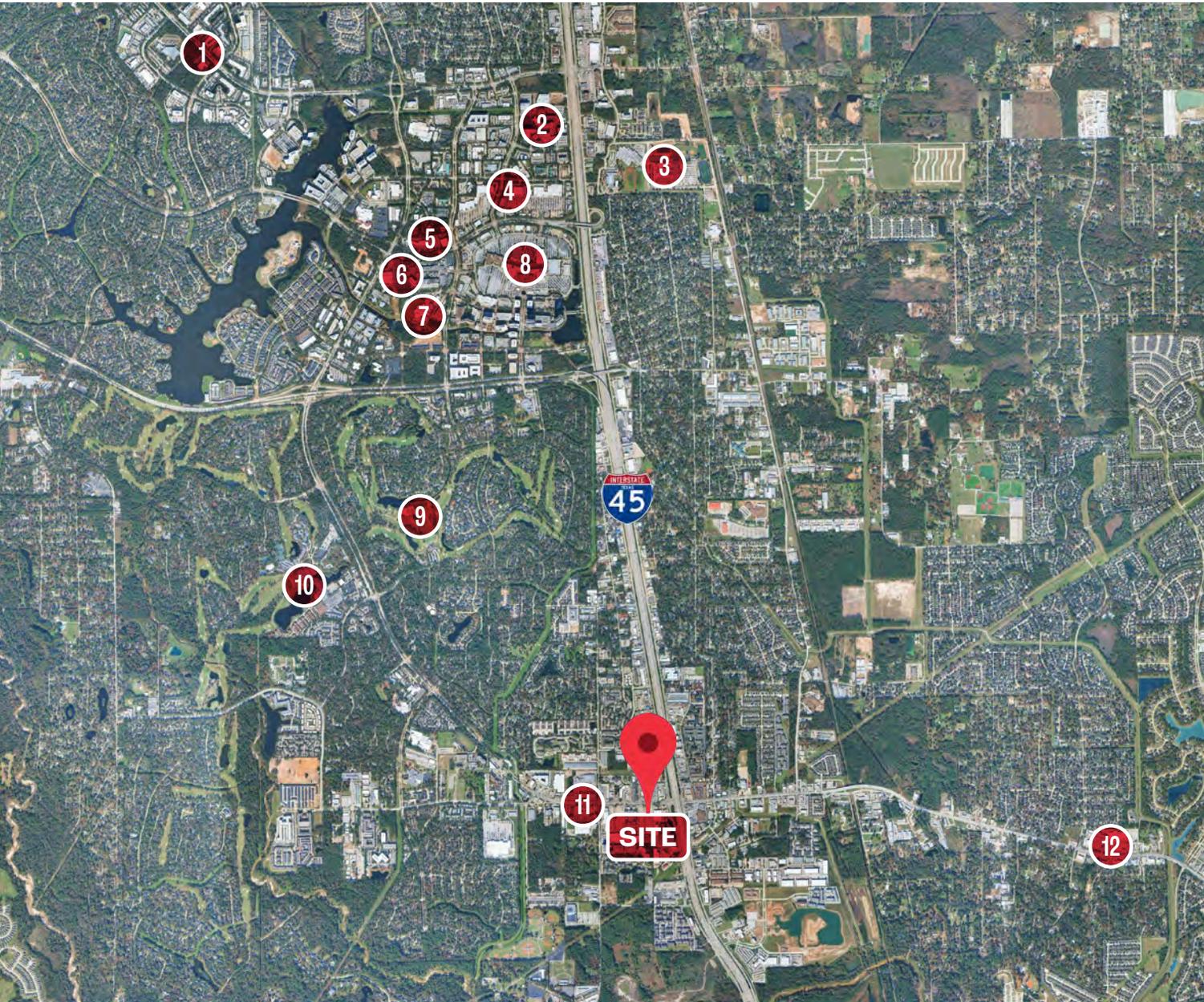
NOTE: ALL SQUARE FOOTAGES AND DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

GROUND FLOOR PLAN

295 Sawdust Rd Plat Map

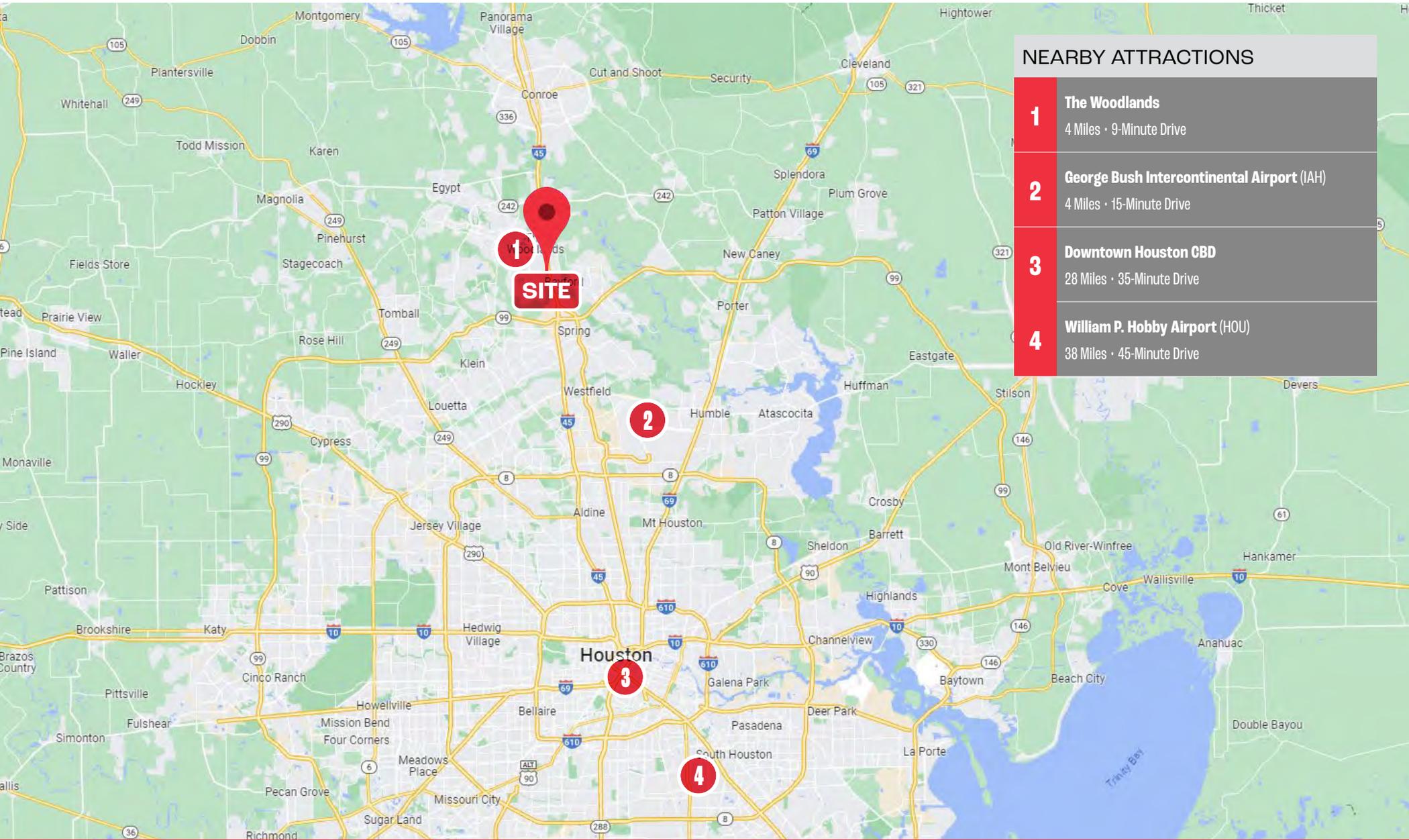


Retail & Amenities Map



| SURROUNDING RETAIL & AMENITIES | |
|--------------------------------|--|
| 1 | Research Forest |
| 2 | Memorial Hermann The Woodlands Medical Center |
| 3 | Oak Ridge High School |
| 4 | Pinecrock Center Target • Marshalls • HomeGoods • Best Buy • Haverty's Furniture • Burlington • Academy Sports + Outdoors • Bassett • Ross Dress for Less • OfficeMax • World Market • David's Bridal |
| 5 | Lake Woodlands Crossing 24 Hour Fitness • Total Wine & More • Ulta Beauty |
| 6 | Market Street H-E-B • Sur La Table • Tesla • Kendra Scott • Loveshack Fancy • Bath & Boy Works • Madewell • Gucci • Louis Vuitton • Tommy Bahama • J. Crew • Nike • J. McLaughlin • Vuori • Orvis • Tecovas • Lululemon • Tiffany & Co. • Tory Burch |
| 7 | The Cynthia Woods Mitchell Pavilion |
| 8 | The Woodlands Mall Macy's • Nordstrom • JCPenney • Dillard's • Forever 21 • Barnes & Noble • DICK'S Sporting Goods • Pottery Barn • Anthropologie • Apple • Arhaus • Altar'd State • Banana Republic |
| 9 | The Tournament Course at the The Woodlands Country Club |
| 10 | Grogan's Mill Village Center The Woodlands Farmers' Market • The Golf Trails at The Woodlands • Forest Oasis Waterpark |
| 11 | Sawdust Rd Retail (including Woodwinds) H-E-B • Walmart Supercenter • Hobby Lobby • Fitness Connection • Dollar Tree • Walgreens |
| 12 | Rayford Rd Retail Kroger • ALDI |

Greater Houston Map



NEARBY ATTRACTIONS

- 1 The Woodlands**
4 Miles · 9-Minute Drive
- 2 George Bush Intercontinental Airport (IAH)**
4 Miles · 15-Minute Drive
- 3 Downtown Houston CBD**
28 Miles · 35-Minute Drive
- 4 William P. Hobby Airport (HOU)**
38 Miles · 45-Minute Drive

Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2nd** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5th** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

The Woodlands Market Summary



The Woodlands is a master-planned community and census-designated place located in Montgomery County, Texas, about 30 miles north of Houston. As of the 2020 census, it had a population of 114,436, though recent estimates place it closer to 119,000. Originally developed in the 1970s by George Mitchell, The Woodlands has grown into a major residential, commercial, and employment hub within the Houston–The Woodlands–Sugar Land metropolitan area.

The community is well known for its economic strength and quality of life. It serves as a regional employment center, hosting corporate campuses for companies such as Chevron Phillips Chemical, Huntsman, Halliburton, Baker Hughes, McKesson Specialty Health, and Occidental Petroleum. In total, the area's 85 major employers account for more than 40,000 jobs, with healthcare and education comprising a large share. Commercial real estate performance is notable, with office leasing rates averaging 90 percent—well above the Houston regional average.

Demographically, The Woodlands is one of the most affluent areas in Texas, with a median household income exceeding \$140,000 and a poverty rate of just 3.5 percent. Its housing market is strong, with a median property value around \$570,000, supported by demand for both permanent residences and corporate relocations. The master-planned layout emphasizes green space, trails, and mixed-use districts, blending residential areas with retail, hospitality, and entertainment venues.

The Woodlands consistently receives national recognition for livability and real estate. Niche has ranked it among the best places to live and to buy a house in the U.S., and it has been recognized for high retirement incomes, strong employment, and quality infrastructure. These factors, combined with proximity to Houston and access along the I-45 corridor, make The Woodlands a significant suburban center with ongoing appeal for both businesses and residents.

- Top 3** Best City to Live in America
- No. 2** Best City to Raise a Family in America
- 220** Over 220 miles of hike and bike trails
- 73** Major Non-Retail Employers in The Woodlands
- 90%** Lease rate, one of the strongest office leasing performance in Greater Houston

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| Population | | | |
| 2020 Population | 11,202 | 61,911 | 182,944 |
| 2024 Population | 12,295 | 67,058 | 194,996 |
| 2029 Population Projection | 15,051 | 79,861 | 224,884 |
| Annual Growth 2020-2024 | 2.4% | 2.1% | 1.6% |
| Annual Growth 2024-2029 | 4.5% | 3.8% | 3.1% |
| Households | | | |
| 2020 Households | 4,424 | 24,011 | 66,717 |
| 2024 Households | 4,831 | 26,292 | 71,522 |
| 2029 Household Projection | 5,918 | 31,447 | 82,869 |
| Annual Growth 2020-2024 | 2.4% | 2.4% | 2.2% |
| Annual Growth 2024-2029 | 4.5% | 3.9% | 3.2% |
| Avg Household Size | 2.50 | 2.50 | 2.70 |
| Avg Household Vehicles | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value | \$247,637 | \$259,292 | \$278,203 |
| Median Year Built | 1999 | 1999 | 2003 |
| Owner Occupied Households | 1,339 | 16,306 | 52,757 |
| Renter Occupied Households | 4,579 | 15,140 | 30,113 |
| Household Income | | | |
| < \$25,000 | 1,123 | 4,312 | 8,859 |
| \$25,000 - 50,000 | 1,128 | 3,602 | 8,916 |
| \$50,000 - 75,000 | 964 | 4,178 | 10,004 |
| \$75,000 - 100,000 | 575 | 3,215 | 8,579 |
| \$100,000 - 125,000 | 472 | 3,088 | 8,510 |
| \$125,000 - 150,000 | 218 | 2,168 | 6,359 |
| \$150,000 - 200,000 | 247 | 2,730 | 8,719 |
| \$200,000+ | 105 | 2,999 | 11,575 |
| Avg Household Income | \$67,935 | \$106,538 | \$122,745 |
| Median Household Income | \$53,248 | \$83,196 | \$98,258 |

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|---------|
| Population Summary | | | |
| Age 15+ | 9,574 | 54,080 | 154,682 |
| Age 20+ | 8,784 | 49,868 | 141,537 |
| Age 35+ | 5,503 | 35,395 | 103,942 |
| Age 55+ | 2,043 | 16,637 | 47,801 |
| Age 65+ | 1,003 | 9,047 | 26,227 |
| Median Age | 32.40 | 36.80 | 37.20 |
| Avg Age | 33.20 | 37.40 | 37.20 |
| Education | | | |
| Some High School, No Diploma | 1,112 | 2,587 | 7,260 |
| High School Graduate | 1,520 | 7,855 | 22,619 |
| Some College, No Degree | 2,571 | 15,873 | 42,043 |
| Associate Degree | 1,019 | 2,823 | 7,330 |
| Bachelor's Degree | 1,859 | 13,044 | 38,094 |
| Advanced Degree | 818 | 6,261 | 19,680 |
| Employment | | | |
| Civilian Employed | 6,337 | 35,847 | 101,479 |
| Civilian Unemployed | 243 | 1,228 | 3,641 |
| Civilian Non-Labor Force | 2,831 | 15,926 | 46,425 |
| U.S. Armed Forces | 6 | 239 | 517 |
| Housing Value | | | |
| < \$100,000 | 82 | 538 | 1,130 |
| \$100,000 - 200,000 | 160 | 2,760 | 8,344 |
| \$200,000 - 300,000 | 635 | 6,037 | 17,198 |
| \$300,000 - 400,000 | 101 | 1,709 | 8,445 |
| \$400,000 - 500,000 | 70 | 719 | 3,679 |
| \$500,000 - 1,000,000 | 39 | 1,373 | 5,834 |
| \$1,000,000+ | 2 | 619 | 1,217 |

Demographic data © CoStar 2026

Advisor Bio



Kevin Barr MANAGING PARTNER

DIRECT: (713) 530-3908

EMAIL: kevin.barr@mohrpartners.com

26865 I-45 North, Suite 200 · The Woodlands, TX 77380

Kevin A. Barr, a Managing Partner at Mohr Partners, Inc., is a recognized leader in the Corporate Real Estate Advisory Services field. He brings over 24 years of extensive experience representing primarily Fortune 1000 and above clients on their strategic portfolio planning, corporate headquarters transactions, lease negotiations, build-to-suits, sale-leasebacks, dispositions, portfolio repositioning, expense audits, financial analysis, value engineering, and capital procurement.

Kevin formed Mohr Partners' Houston Corporate office in 2014, bringing with him a strong team of experienced professionals that have had tremendous success in both the local market as well as national platform transactions.

Prior to joining Mohr Partners in 2014, Kevin was President & CEO of Palermo Barr Corporate Realty Advisors and Managing Principal for Barr McCarthy for over a decade. Both were firms with deep specialties in corporate real estate advisory, with clients that demand complete attention to detail with a strong understanding on the unique characteristics of their business and industry they reside in.

Kevin serves on the Executive Management Advisory Board for Mohr Partners

Houston, which is responsible for account development, recruiting of new brokers, and Houston Office growth. Under Kevin's direction, the Houston office manages a large majority of high-value transactions in the Oil and Gas, Engineering, Financial, Manufacturing, Legal Services, Logistics and Medical Life Science industries.

Kevin has also developed expertise in the representation of Energy, Logistic, and Manufacturing Companies over the past 24 years. His team's focus in this industry has earned Kevin the reputation of being the "best in class" corporate services firm in Houston market. Developing an expertise in the energy industry has allowed Kevin and his team to assess occupancy costs analysis and implementing strategies to reduce vacancy costs in their clients' portfolios.

Education:

- Texas Tech University, Bachelor of Science, Marketing
- University of Denver – Daniels School of Business – MBA w/ Corporate Finance
- University of Denver - Master of Commercial Real Estate and Development

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

392222

License No.

INFO@MOHRPARTNERS.COM

Email

(972) 239-0394

Phone

STEPHEN MACNOLL

Designated Broker of Firm

450357

License No.

STEVE.MACNOLL@MOHRPARTNERS.COM

Email

(469) 754-2694

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

KEVIN BARR

Sales Agent/Associate's Name

508746

License No.

KEVIN.BARR@MOHRPARTNERS.COM

Email

(713) 530-3908

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

Kevin Barr • Managing Partner, Mohr Partners • C: (713) 530-3908 • kevin.barr@mohrpartners.com