



FOR LEASE

3,400 SF AVAILABLE

1906 Johanna Dr Houston, TX 77055

OFFICE WAREHOUSE



RISE
GROUP INVESTMENTS



Property Highlights

1906 Johanna Dr
Houston, TX 77055

Availability 3400 SF
Rate \$10.50 NNN



Recently Renovated



(2) Offices & (1) RR



Insulated Warehouse



3 Phase Power



18 FT Clear Height



14 X 14 Grade Level OHD



Fenced & Gated

Location Highlights



Prime Location – Near major highways: I-10, Hwy 290, 610 Loop, and Beltway 8



Dense Residential & Commercial Area – Surrounded by new homes & businesses



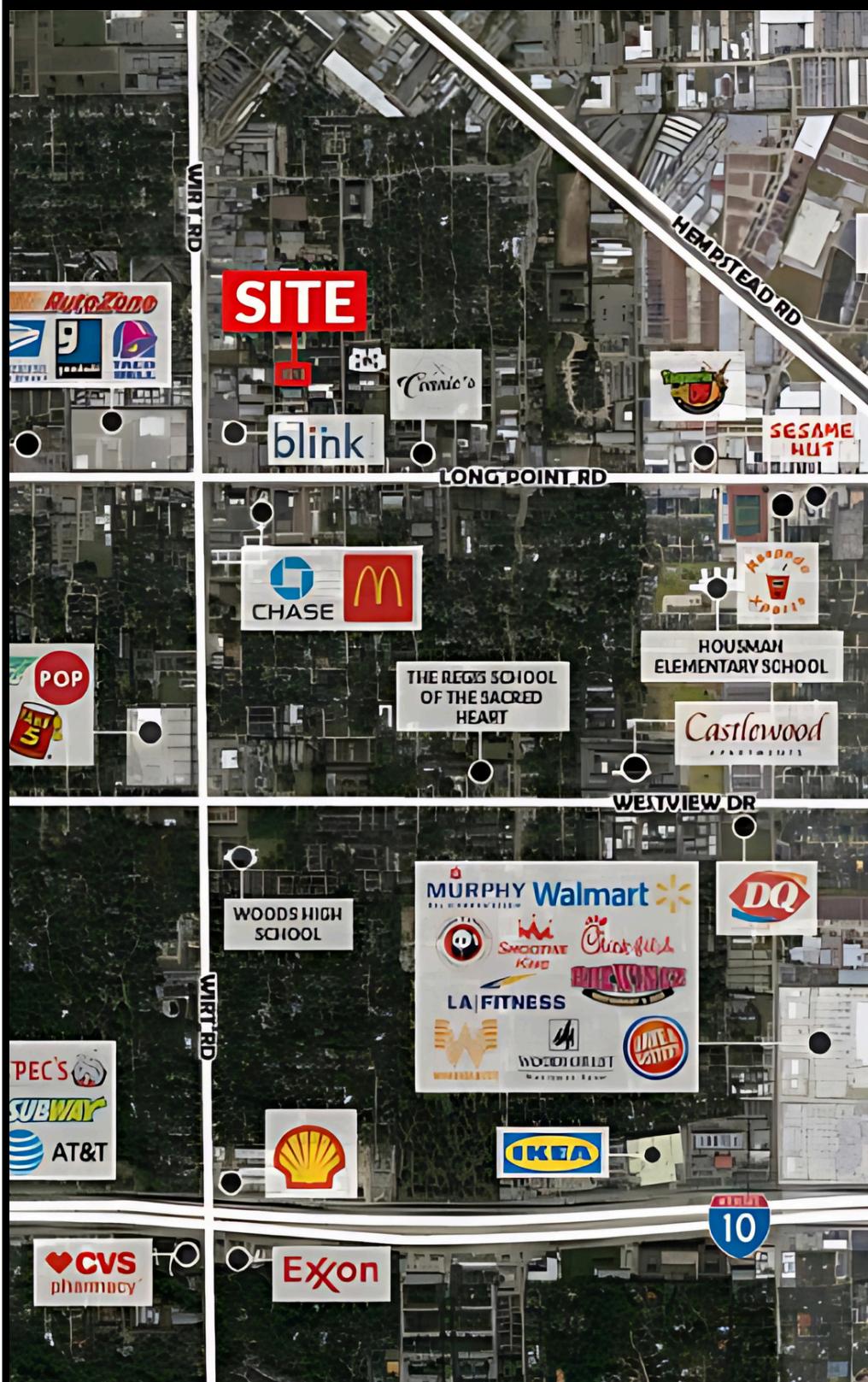
High-Growth Corridor – Situated in one of Houston's fastest-growing submarkets



Strong Demographics – Large population & income base within a 5-mile radius



Outside Flood Plain – Reduced risk and lower insurance costs



Demographics



POPULATION
336,175



MEDIAN AGE - 37.7



AVERAGE HH SIZE - 3.0



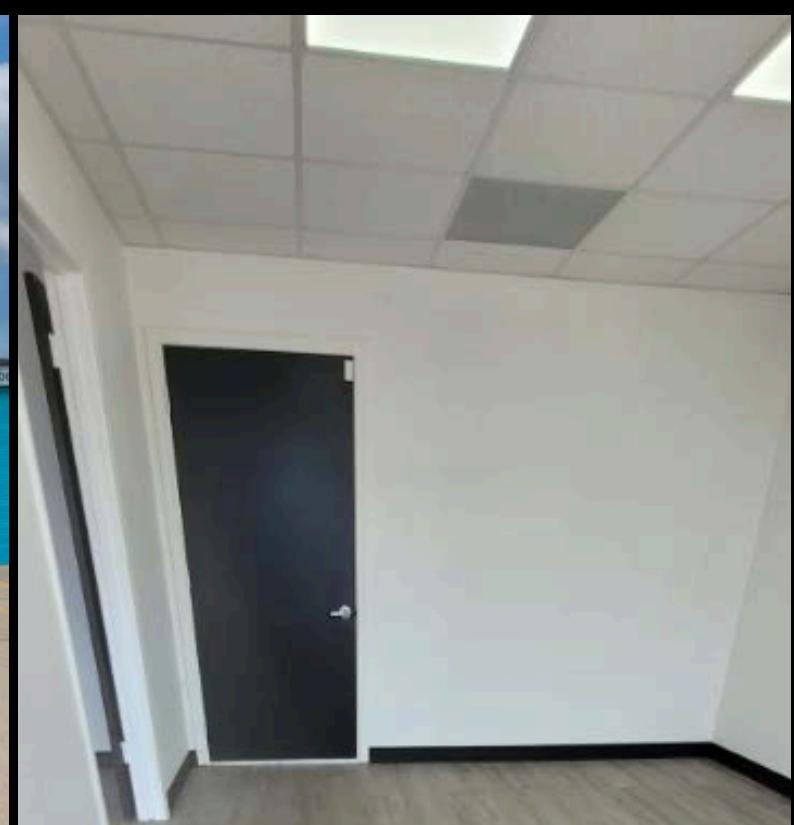
AVERAGE HH INCOME - \$99,412



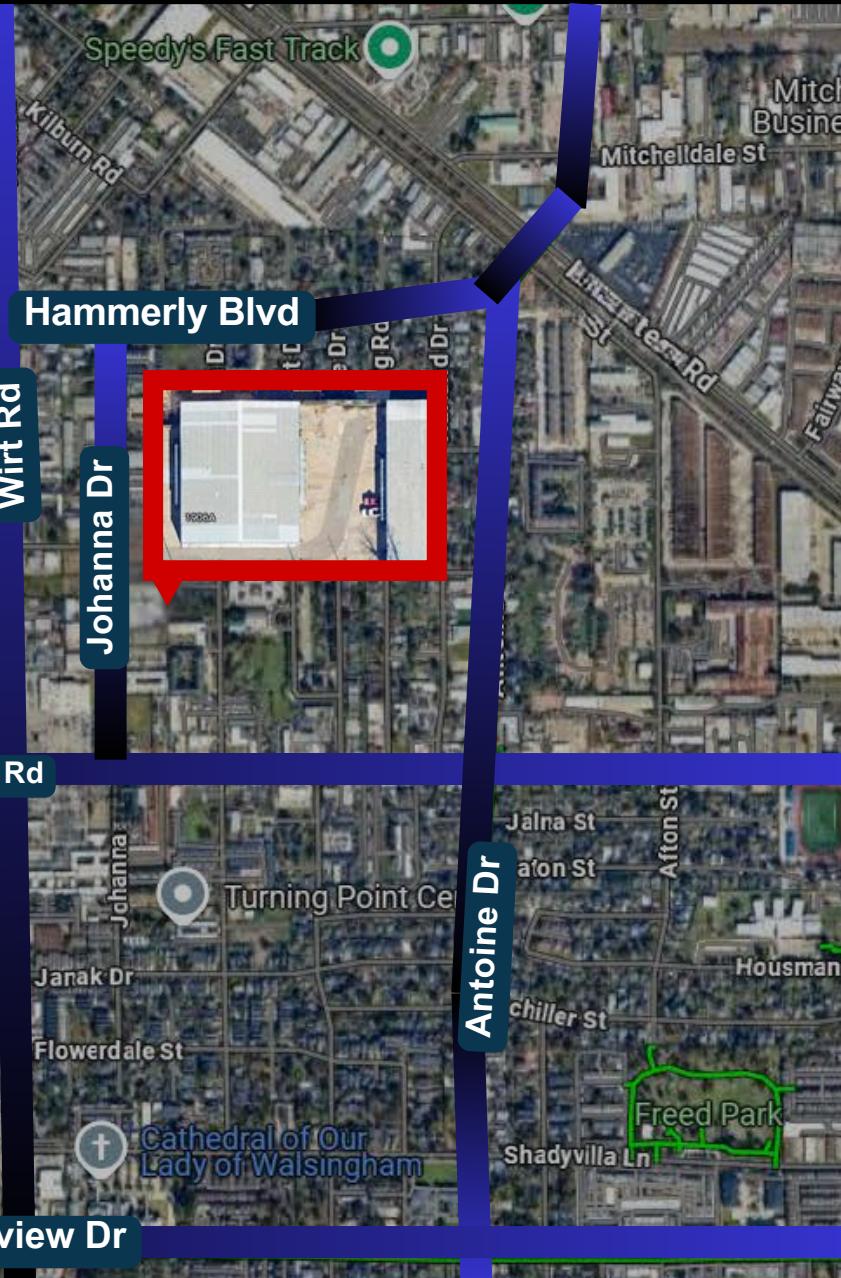
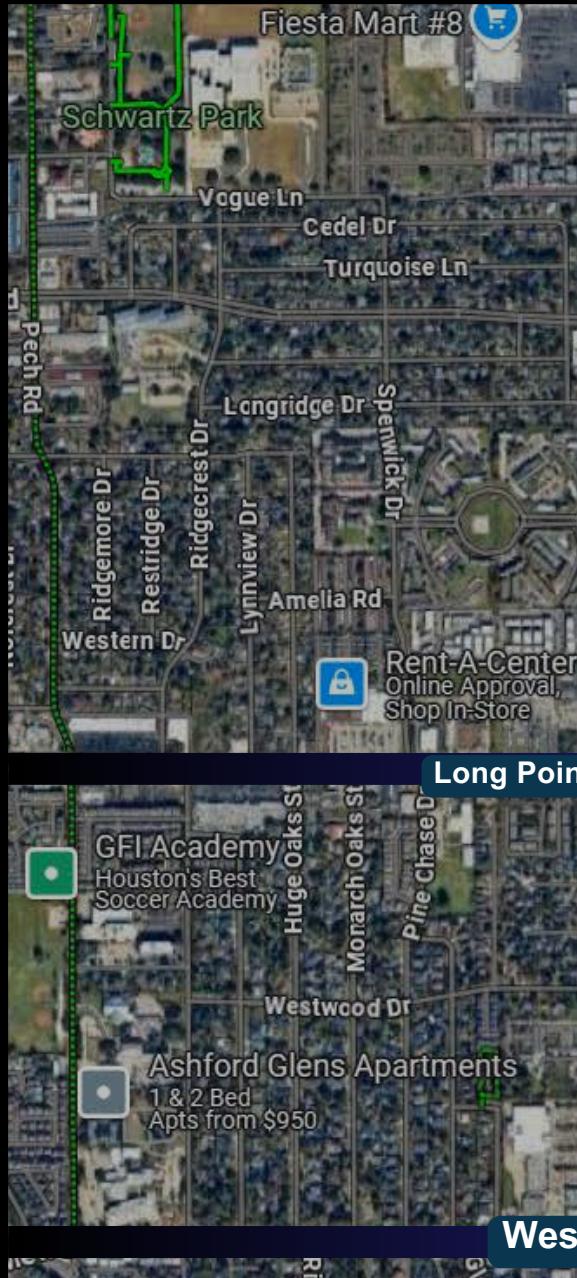
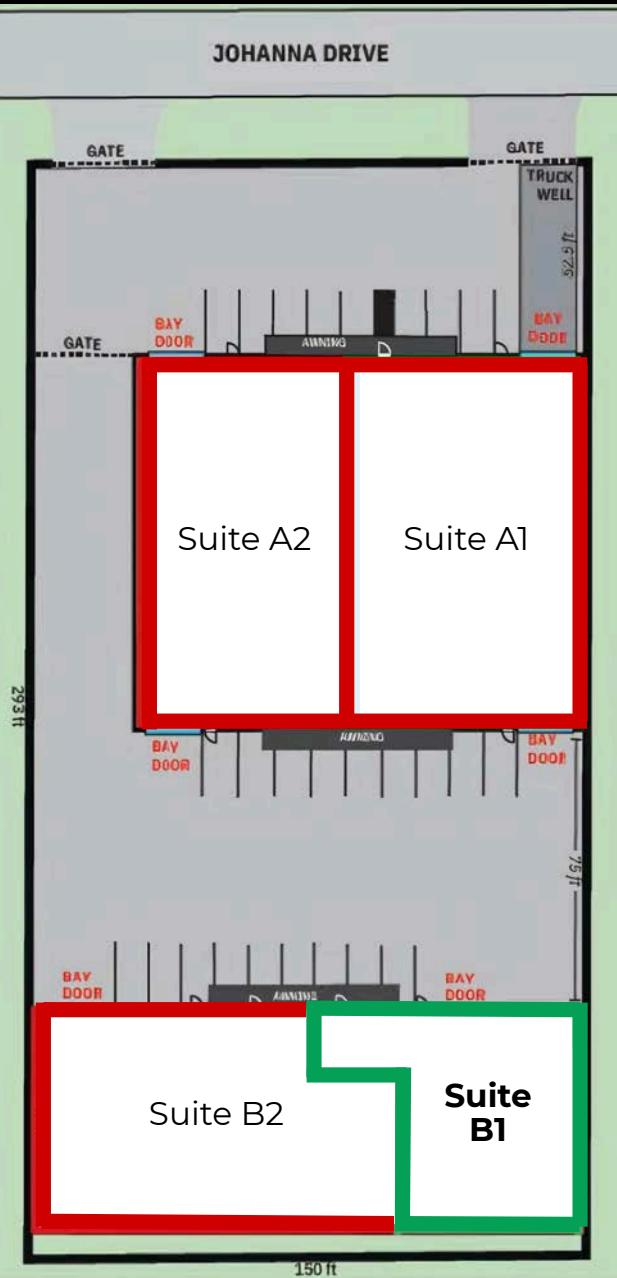
28,172 TOTAL BUSINESSES



EMPLOYEES -
287,783 TOTAL



Site Plan & Aerial Map





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