



**SHELL  
BUILDINGS  
FOR SALE**

# AVAILABLE FOR SALE 8,250 - 11,000 SF

PERSIMMON BUSINESS PARK | 114,400 SF | 12 BUILDINGS  
1523 S Persimmon St, Tomball, TX 77375



**JUAN C. SANCHEZ**  
Managing Principal



M 832.607.8678  
O 281.407.0601



Juan@SenderoGroup.net



**SENDERO**  
REAL ESTATE



## PROPERTY DETAILS

Located on S Persimmon St, just East of TX-249 and less than 3miles north of Grand Pkwy/99, Persimmon Business Park is a 12 building, 114,400 SF deed restricted industrial development. The park provides a industrial spaces for various industries. The park is includes 18-wheeler accessibility with optional truck wells for each building, 3-phase power, 14x16' grade level doors, 30' clear ad 26' eave height, and all buildings are 5-ton crane ready. Designed with a clean, modern aesthetic. The project has an estimated completion date of Q2 2026.

## LOCATION INFORMATION

<b>LOCATION</b>	S Persimmon St, North of 99/ Grand Pkwy, East of TX-249
<b>SUBMARKET</b>	Tomball
<b>BUILDINGS</b>	12 buildings; 114,400 SF
<b>BLDG SIZES</b>	8,250, 9350, & 11,000 SF
<b>YEAR BUILT</b>	2026; under construction
<b>SALE PRICE</b>	Call for pricing
<b>UTILITIES</b>	City of Tomball
<b>FLOOD PLAIN</b>	Not in flood plain

## PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED IN TOMBALL'S INDUSTRIAL CORRIDOR ON S PESIMMON ST ONLY 1.25MI FROM FM 2920, LESS THAN 3MI FROM BOTH TX-349 & GRAND PKWY/99
- ⊕ OPTION TO LEASE OR PURCHASE BUILDINGS
- ⊕ NO FLOOD PLAIN
- ⊕ HEAVY POWER 400AMP 3-PHASE AVAILABLE
- ⊕ 14x16' GRADE LEVEL DOORS
- ⊕ MODERN STONE & STUCCO ELEVATIONS WITH AMPLE NATURAL LIGHT FROM TRANSLUCENT PANELS FOR WAREHOUSE LIGHTING
- ⊕ 18 WHEELER ACCESSIBILITY & OPTIONAL TRUCK WELLS

# DEMOGRAPHIC SUMMARY

1523 S Persimmon St  
Drive time of 15 minutes

## KEY FACTS

188,263

Population



66,889

Households



36.7

Median Age

\$92,469

Median Disposable Income

## EDUCATION



No High School Diploma



19.8%

High School Graduate



26.1%

Some College/ Associate Degree



48.2%

Bachelor's/Grad/ Prof Degree

## INCOME



\$110,379

Median Household Income



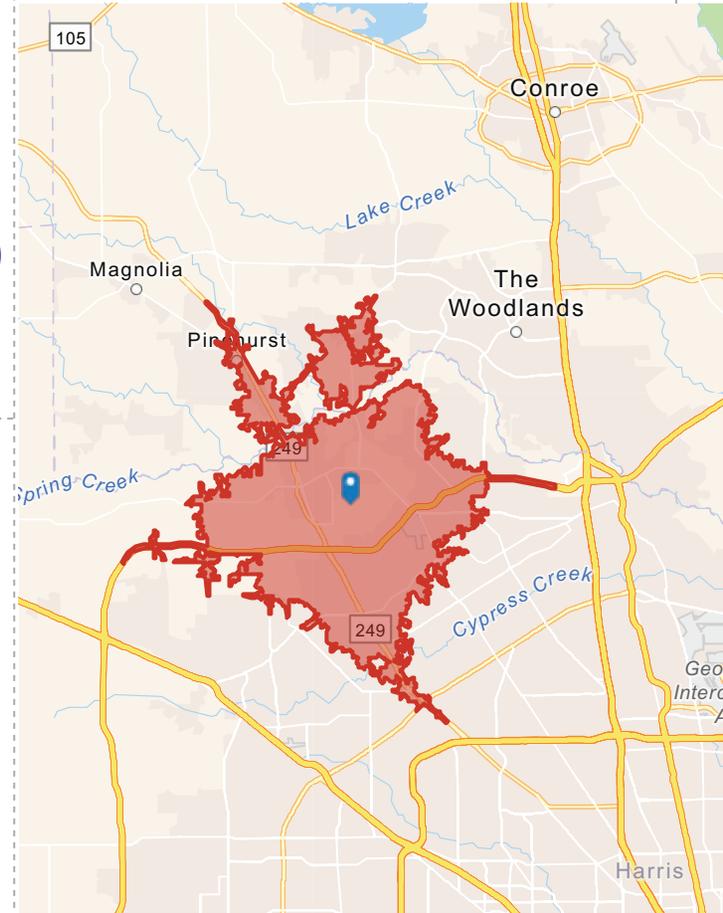
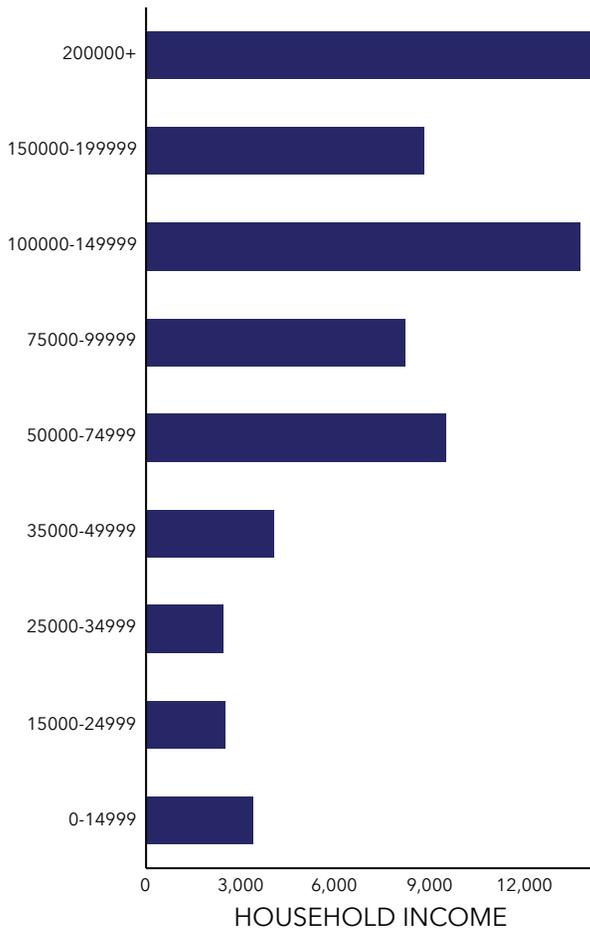
\$51,318

Per Capita Income



\$366,620

Median Net Worth



## EMPLOYMENT

74.4%

White Collar



14.5%

Blue Collar



12.6%

Services



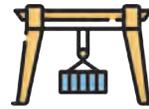
Unemployment Rate



**IDEAL LOCATION  
IN THE TOMBALL  
SUBMARKET**



**OPTIONAL  
TRUCK WELLS**



**5 TON  
CRANE READY**



**TRANSLUCENT  
PANELS PROVIDE  
AMPLE LIGHT**



**30' CLEAR HEIGHT  
26' EAVE HEIGHT**

16'



14'

**14X16' GRADE  
LEVEL DOORS**



**HEAVY POWER  
400AMP  
3-PHASE AVAILABLE**

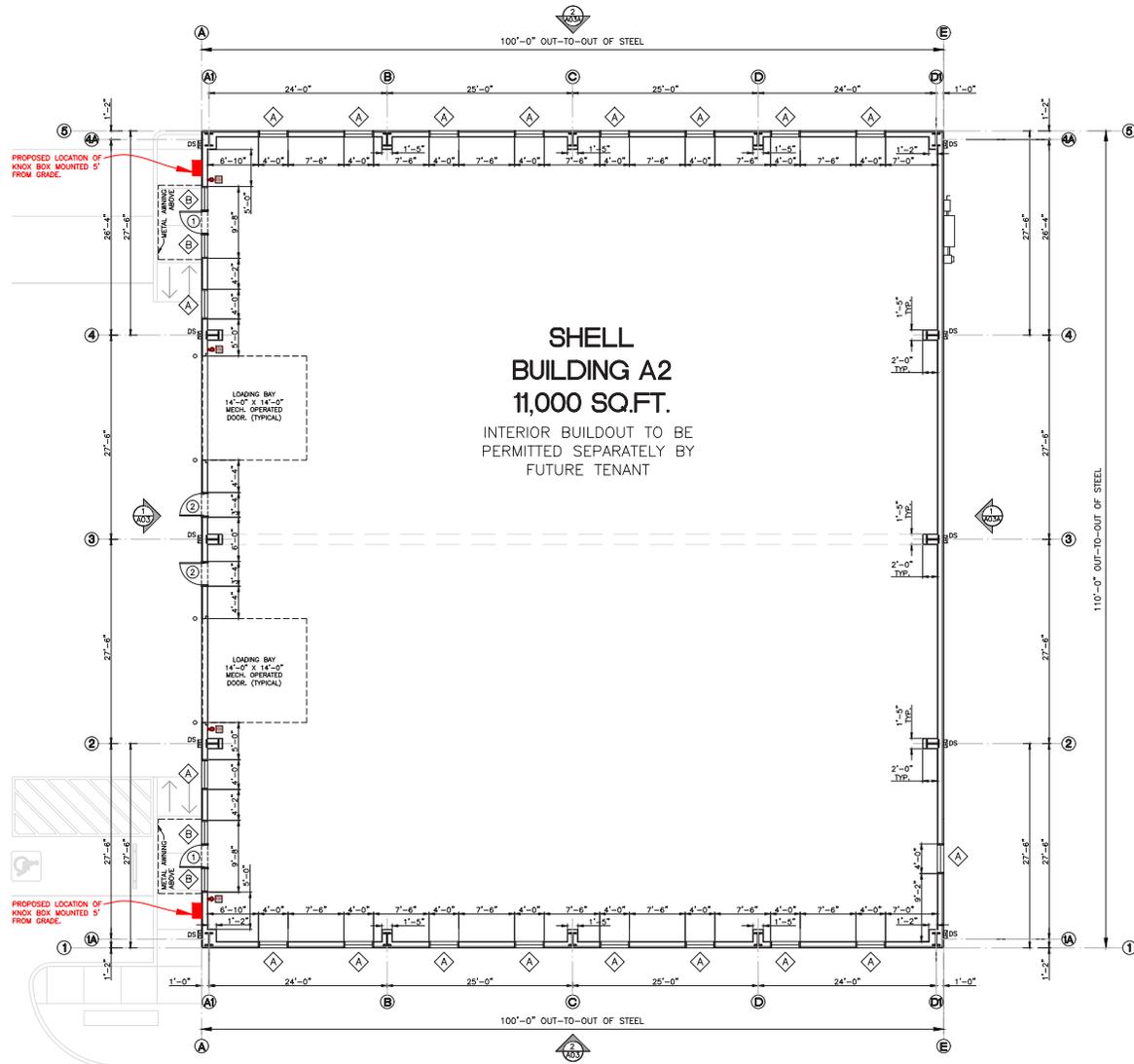


**MODERN  
DESIGN**



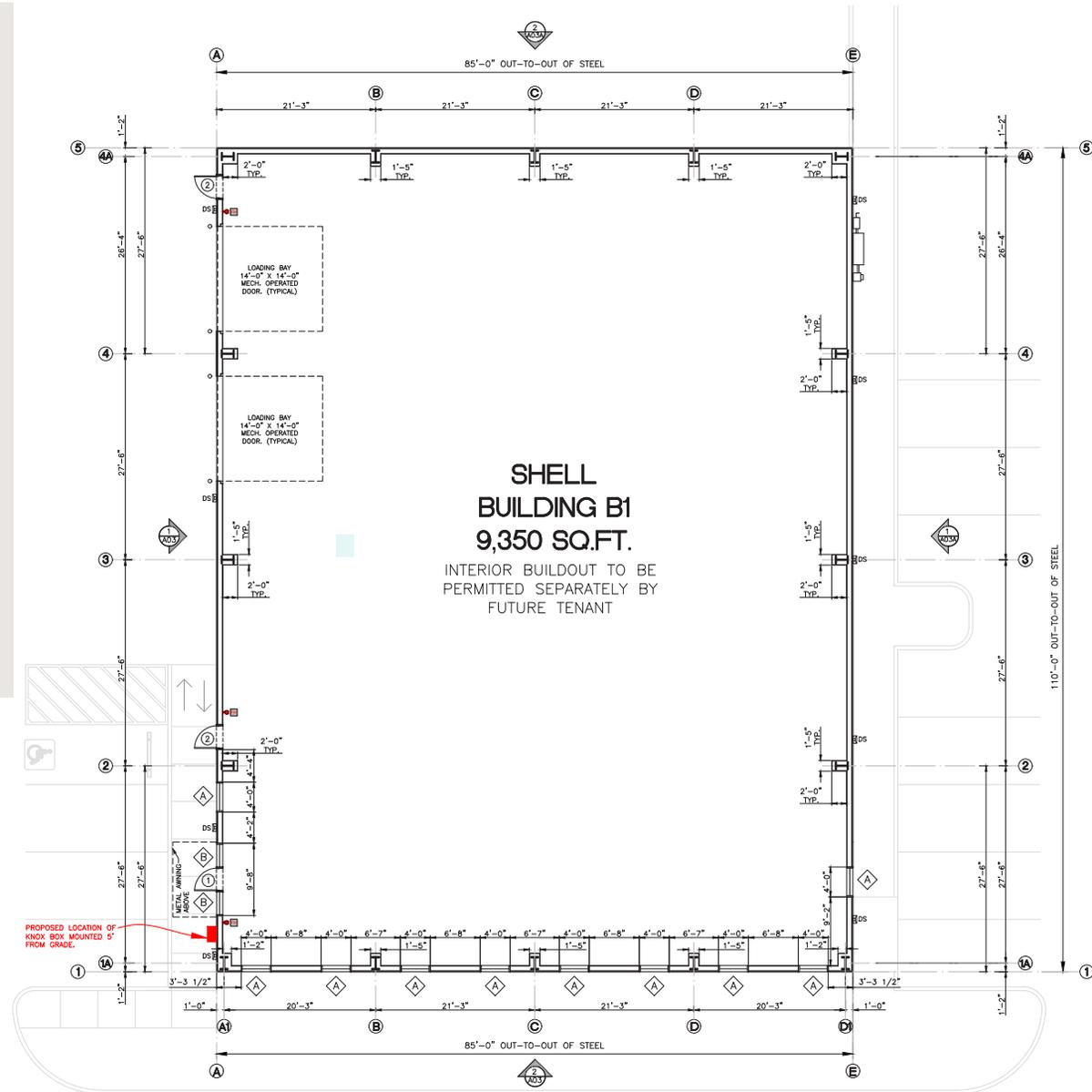
# BUILDING A2 DETAILS

- ⊕ 11,000 SF SINGLE TENANT BUILDING
- ⊕ ESTIMATED COMPLETION Q2 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING



# BUILDING B1 DETAILS

- ⊕ 9,350 SF SINGLE TENANT BUILDING
- ⊕ ESTIMATED COMPLETION Q2 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING

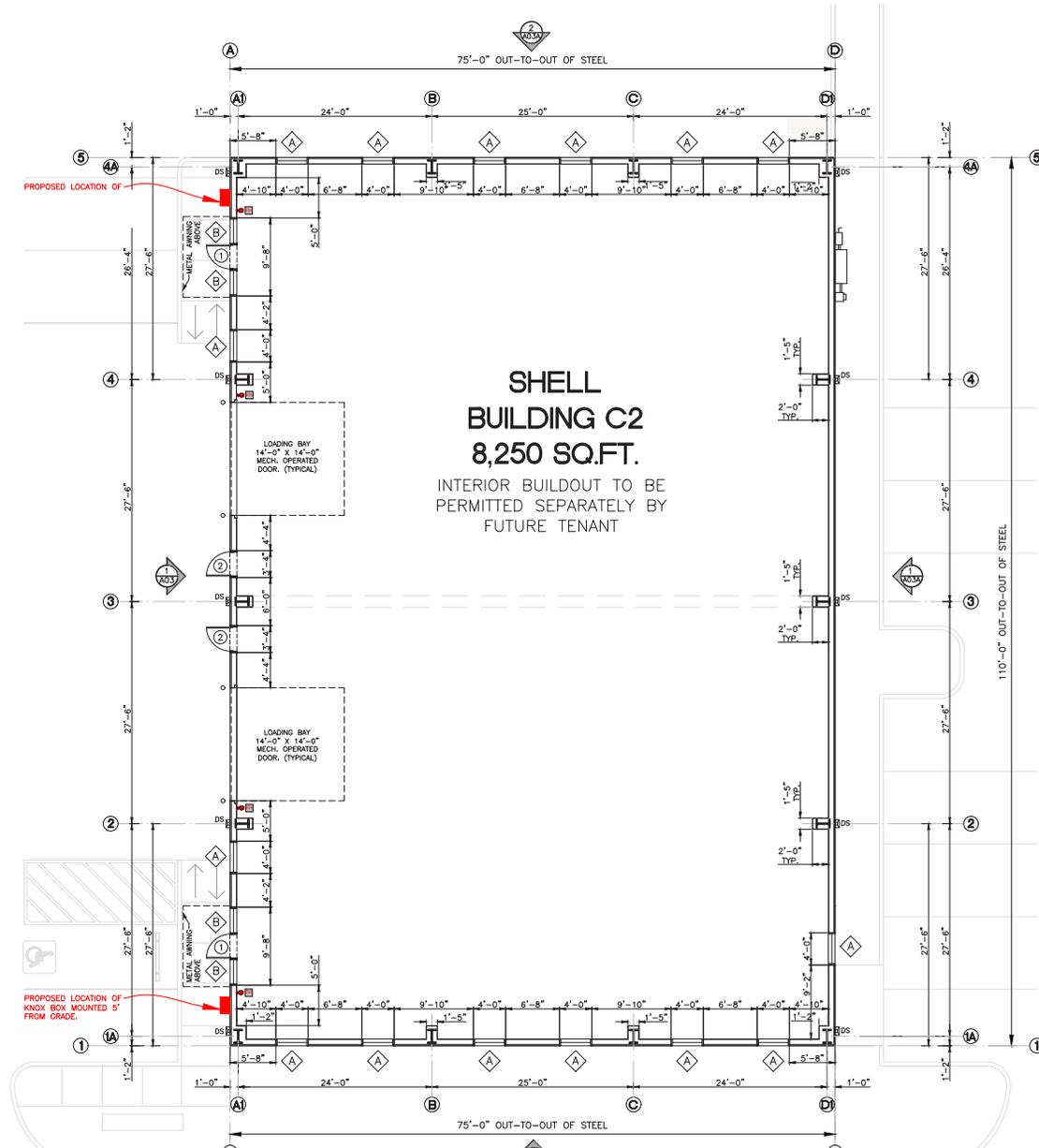


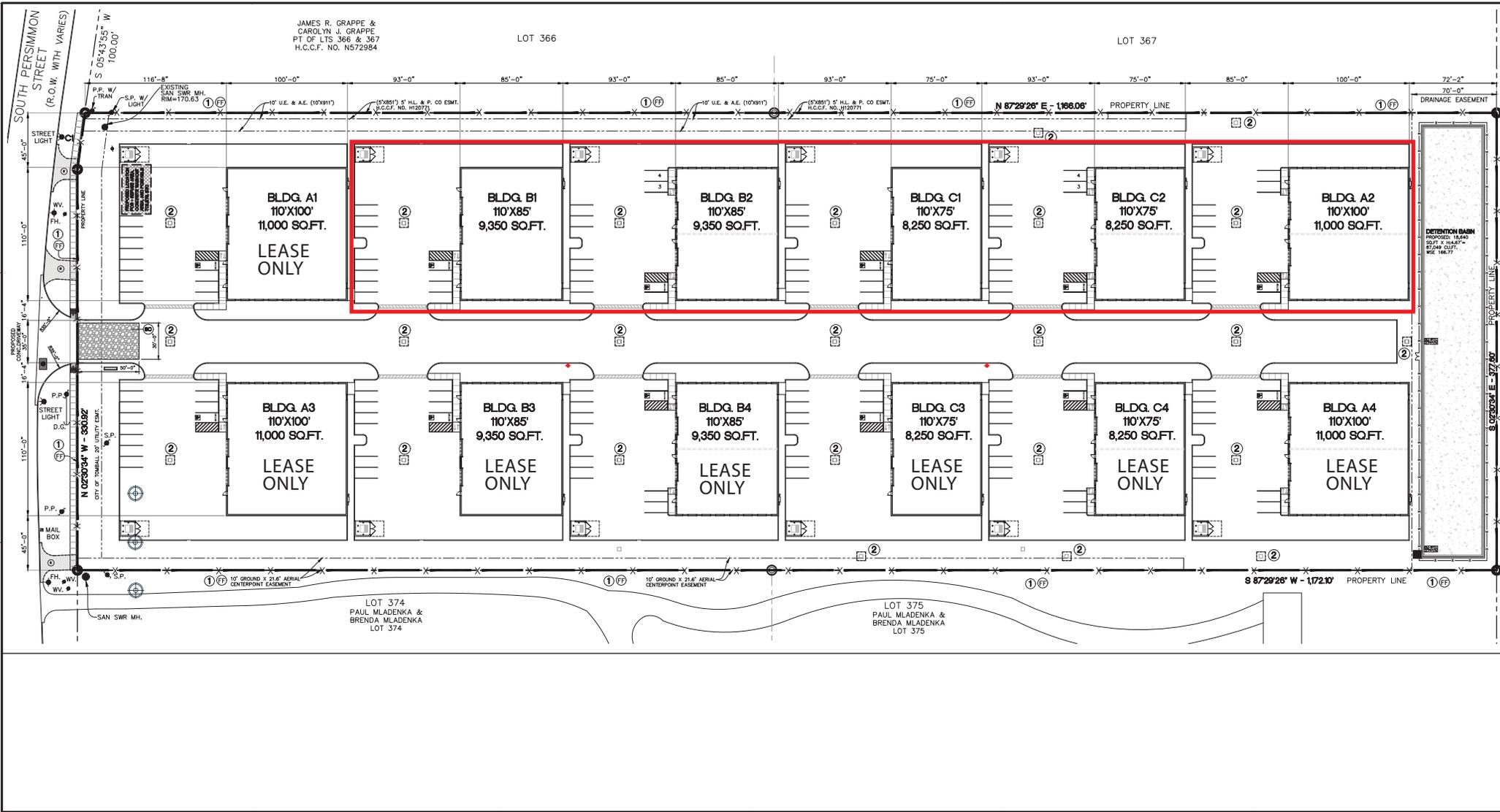




## BUILDING C2 DETAILS

- ⊕ 8,250 SF SINGLE TENANT BUILDING
- ⊕ ESTIMATED COMPLETION Q2 2026
- ⊕ FRONT LOAD 14X16' DOORS
- ⊕ CLEAR HEIGHT 30' | EAVE HEIGHT 26'
- ⊕ OPTIONAL TRUCK WELL
- ⊕ CALL FOR PRICING







**SITE**

Baker Hughes

JOE HUDSON'S COLLISION CENTER

POWER SOLUTIONS SPECIALIST

LEADER IN POWER SOLUTIONS

TOMBALL ISD

ExtraSpace Storage

MCCARTHY

Mr. Electric

Copan COFFEE ROASTERS

BERNSHAUSEN BENGALS

WILLOWCREEK RANCH

RENEWAL WANDERSEN

HOSE TECH USA



JohnSon SERVICES COMPANY

CPS

MCA

BIG LEAGUE

2978 TEXAS

UFS

CSDS VINYL

THE SOCCER FACTORY

AMERICAN METALS SUPPLY

Hunter Compressor & Engine

CARQUEST

Scufab

ADVANCED COMPRESSED AIR SOLUTIONS

Main St

Medical Complex Dr

Persimmon St

Cherry St

Holderrieth Rd

249 TEXAS

48-926-NPD

99 TEXAS





**SITE**

MAIN ST

Medical Complex Dr

Perimmon St

Cherry St

PARADIGM

Holderrith Rd

48.926 LPD

249 TEXAS

249 TEXAS

99 TEXAS

99 TEXAS

99 TEXAS

## TOMBALL

Located only 1 mile from downtown Tomball, this charming city in Harris County, captivates with its small-town charm and modern amenities. Nestled just northwest of Houston, Tomball offers a perfect blend of suburban tranquility and accessibility to the bustling city. With tree-lined streets, friendly communities, and a thriving downtown, residents enjoy a relaxed lifestyle. Tomball embraces its rich history and celebrates it through numerous festivals and cultural events, creating a warm, welcoming atmosphere. Boasting excellent schools, parks, and a diverse range of dining and shopping options, Tomball entices both families and individuals seeking a close-knit community with big-city convenience.



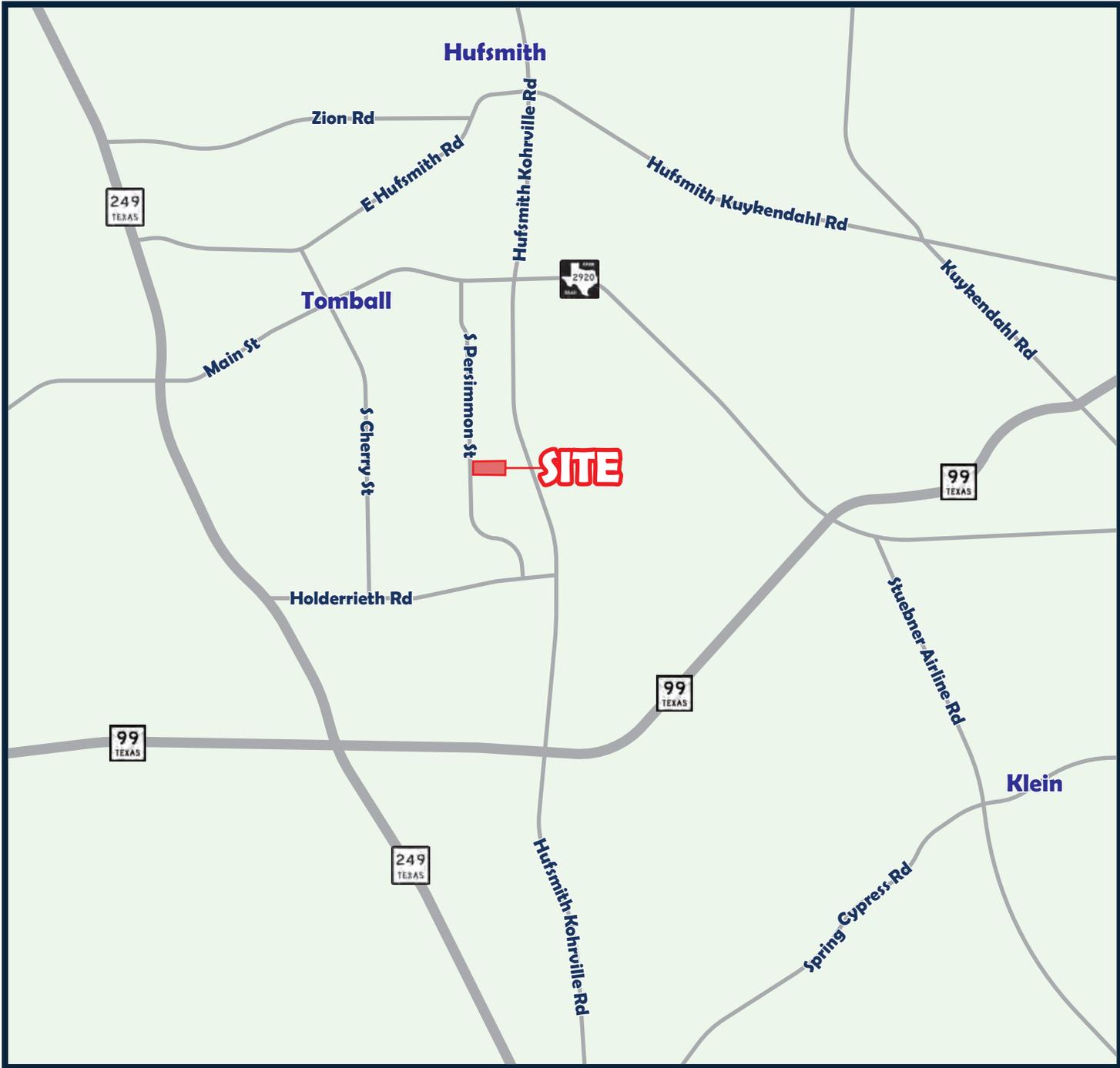
## THE WOODLANDS

Located only 4 miles from The Woodlands, a vibrant and picturesque community nestled in the heart of Montgomery County. Spanning over 28,000 acres, this master-planned city offers a perfect blend of nature and modernity. Residents enjoy an array of amenities, including pristine parks, hiking trails, and serene lakes for outdoor enthusiasts. The Woodlands boasts a thriving downtown with shopping, dining, and entertainment options. Its top-notch schools, healthcare facilities, and access to major highways add to its allure. With a strong sense of community and a variety of recreational activities, The Woodlands provides an idyllic setting for families and individuals alike.

## HOUSTON

Located less than 30 minutes from Downtown, Houston is the 4th largest city in the US. Known as the "Space City", Houston is home to NASA's Johnson Space Center. It boasts a diverse population and a thriving economy driven by industries such as energy, healthcare, and technology. The city offers a range of cultural and recreational opportunities, including museums, theaters, parks, and sports teams. Houston is also known for its excellent cuisine, with a variety of restaurants in its culinary scene.





**Easy Connectivity  
Located only:**

FM 2920  
**3 MIN**  
1.5mi.

HWY 249  
**5 MIN**  
2.3mi.

GRAND PKWY/99  
**6 MIN**  
2.8mi.

I-45  
**20 MIN**  
12mi.

BLTWY 8  
**20 MIN**  
14mi.





## 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.

2-10-2025



### 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.

### 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. **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.

**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.

<b>SENDERO REAL ESTATE</b>	<b>9010551</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JUAN C. SANCHEZ</b>	<b>520895</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
_____		_____	_____
Buyer/Tenant/Seller/Landlord Initials		_____	Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1