

An aerial photograph of an industrial site. Two large, modern industrial buildings with white corrugated metal roofs and grey walls are highlighted with a red rectangular border. To the left of these buildings is a large, flat, light-colored area, possibly a parking lot or a site for future construction, with some faint markings. In the background, there are more industrial structures, trees, and a road. The overall scene is a typical industrial or commercial development.

# FOR SALE/LEASE

4522-4606 STEFFANI LN  
HOUSTON, TX 77041

**BUILDINGS CAN BE SOLD OR LEASED SEPARATELY OR TOGETHER • ±20,170 SF ACROSS TWO BUILDINGS ON ±1.23 ACRES  
TOTAL AVAILABLE: ±11,650 SF (SUITE C + FULL BUILDING AT 4522 STEFFANI)**

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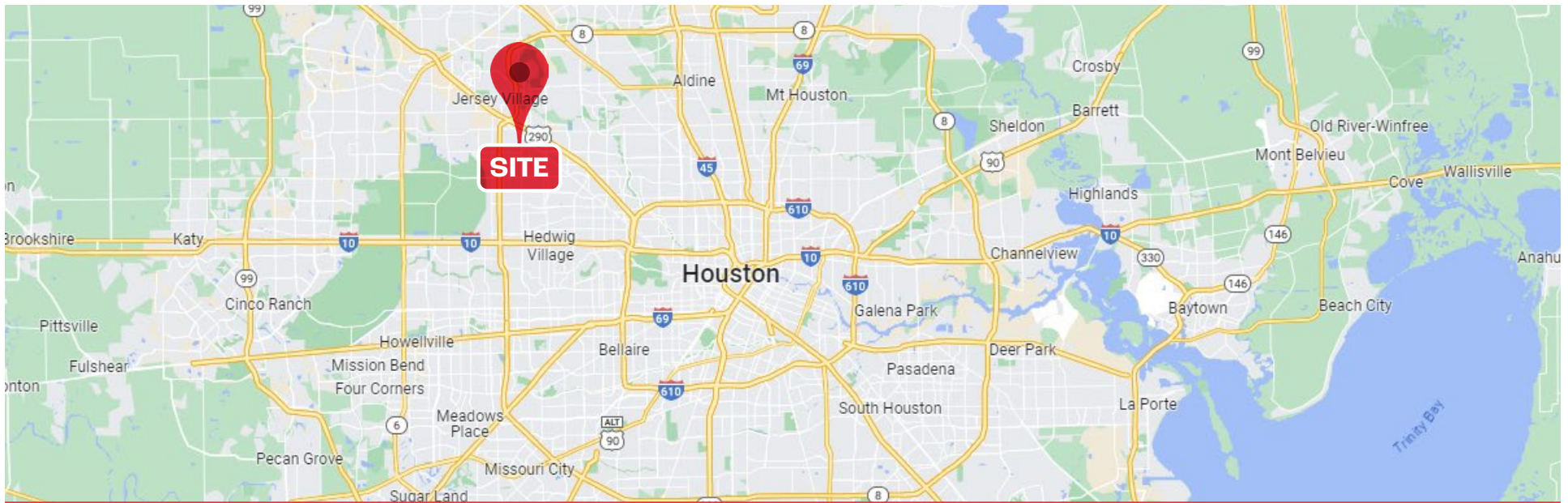
# Property Information

## LISTING OVERVIEW

<b>Sale Price / Lease Rate</b>	Contact Agent
<b>Total Portfolio SF</b>	±20,170 SF <i>(Two Buildings)</i>
<b>Total Available SF</b>	±11,650 SF <i>(Suite C &amp; Full Building at 4522 Steffani)</i>
<b>Total Acreage</b>	±1.23 Acres
<b>Year Built</b>	2022
<b>Construction</b>	Metal
<b>Clear Height</b>	20' - 22'
<b>Power</b>	Heavy Power

## PROPERTY HIGHLIGHTS

- New construction — built 2022
- Heavy power to both buildings
- Grade-level loading: 3 doors in Bldg #1, 1 door in Bldg #2
- Fully fenced with security cameras
- 100% HVAC in Building #2 (4522 Steffani)
- Approx. 30 shared parking spaces
- Flexible demising — sell or lease buildings individually or together
- All suites individually metered with separate restrooms
- Easy Access to Beltway 8 and Hwy 290
- Three access points



# Building Specifications

## 4606 STEFFANI LN

<b>Total SF</b>	±12,170 SF
<b>Acreage</b>	±0.82 Acres
<b>Occupancy</b>	Partially Occupied
<b>Suites</b>	A: 4,600 • B: 3,920 • C: 3,650 SF
<b>Grade-Level Doors</b>	Three (3) 18'x20'
<b>Clear Height</b>	20' - 22'
<b>Metering</b>	All suites individually metered
<b>Restrooms</b>	Each suite has own restroom



## 4522 STEFFANI LN

<b>Total SF</b>	±8,000 SF
<b>Acreage</b>	±0.41 Acres
<b>Occupancy</b>	Vacant
<b>Configuration</b>	Single unit (full building)
<b>Grade-Level Doors</b>	One (1) 18'x20'
<b>Clear Height</b>	20' - 22'
<b>HVAC</b>	100% HVAC
<b>Building Depth</b>	100' x 80'



# Property Imagery



Interior Warehouse - Suite C at 4606 Steffani



Interior Warehouse - 4522 Steffani



Rear View - 4522 Steffani (Full Building)



Interior Warehouse - 4522 Steffani

# Site Breakdown



## AVAILABILITY SUMMARY

Suite	Building	SF	Status
Suite A	4606 Steffani Ln	±4,600 SF	Occupied (exp. 6/30/2026)
Suite B	4606 Steffani Ln	±3,920 SF	Occupied (exp. 11/30/2031)
Suite C	4606 Steffani Ln	±3,650 SF	<b>VACANT</b>
Full Building	4522 Steffani Ln	±8,000 SF	<b>VACANT</b>

**TOTAL AVAILABLE: ±11,650 SF (Suite C + Full Building at 4522)**



# 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*)
- 2<sup>nd</sup>** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5<sup>th</sup>** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

# Demographics

	1 Mile	3 Mile	5 Mile
<b>Population Summary</b>			
2020 Population	11,795	87,048	266,823
2024 Population	13,102	90,572	267,885
2029 Population Projection	13,632	93,182	273,818
Annual Growth 2020-2024	2.8%	1.0%	0.1%
Annual Growth 2024-2029	0.8%	0.6%	0.4%
<b>Households</b>			
2020 Households	4,497	31,123	96,942
2024 Households	5,122	32,308	97,247
2029 Household Projection	5,354	33,247	99,457
Annual Growth 2020-2024	3.9%	1.9%	1.2%
Annual Growth 2024-2029	0.9%	0.6%	0.5%
Avg Household Size	2.40	2.70	2.70
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$253,031	\$275,067	\$297,750
Median Year Built	1983	1977	1979
Owner Occupied Households	3,176	14,326	49,727
Renter Occupied Households	2,178	18,921	49,730
<b>Households By Income</b>			
< \$25,000	1,058	6,330	17,289
\$25,000 - 50,000	1,102	8,838	22,529
\$50,000 - 75,000	840	5,198	14,669
\$75,000 - 100,000	526	3,792	11,141
\$100,000 - 125,000	444	2,483	7,318
\$125,000 - 150,000	241	1,481	5,311
\$150,000 - 200,000	555	2,074	7,182
\$200,000+	355	2,112	11,806
Avg Household Income	\$86,785	\$79,375	\$96,895
Median Household Income	\$61,062	\$54,219	\$64,621

	1 Mile	3 Mile	5 Mile
<b>Population Summary</b>			
Age 15+	11,007	71,333	212,704
Age 20+	10,288	65,111	194,054
Age 35+	7,598	44,939	139,164
Age 55+	4,295	20,611	66,545
Age 65+	2,687	11,458	36,809
Median Age	40.60	34.80	36.30
Avg Age	41.40	36.00	37.00
<b>Education</b>			
Some High School, No Diploma	1,886	16,402	37,546
High School Graduate	2,036	13,134	35,172
Some College, No Degree	2,173	12,735	38,958
Associate Degree	406	4,490	12,043
Bachelor's Degree	2,272	11,415	41,762
Advanced Degree	1,107	5,103	22,698
<b>Employment</b>			
Civilian Employed	6,365	46,573	136,428
Civilian Unemployed	286	1,491	4,543
Civilian Non-Labor Force	4,204	22,008	67,920
U.S. Armed Forces	8	11	92
<b>Housing Value</b>			
< \$100,000	139	889	2,375
\$100,000 - 200,000	867	2,781	9,893
\$200,000 - 300,000	973	4,398	12,408
\$300,000 - 400,000	416	3,061	8,504
\$400,000 - 500,000	357	1,568	4,558
\$500,000 - 1,000,000	292	1,143	7,381
\$1,000,000+	0	103	3,675

Demographic data © CoStar 2026

## **CONFIDENTIALITY AND DISCLAIMER**

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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

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