

UNION CROSSING BUSINESS PARK BLDG. 1

10610 WYMAN GORDON DR., HOUSTON, TX 77095
POSSIBLY SUBDIVIDABLE | AVAILABLE SEPTEMBER 1, 2024



CONTACT BROKER FOR LEASE RATE



MATT ROGERS, SIOR
713-858-3764
mrogers@oxfordcres.com

JEFFERY ARNAUD
281-910-2610
jarnaud@oxfordcres.com



GOOGLE MAP

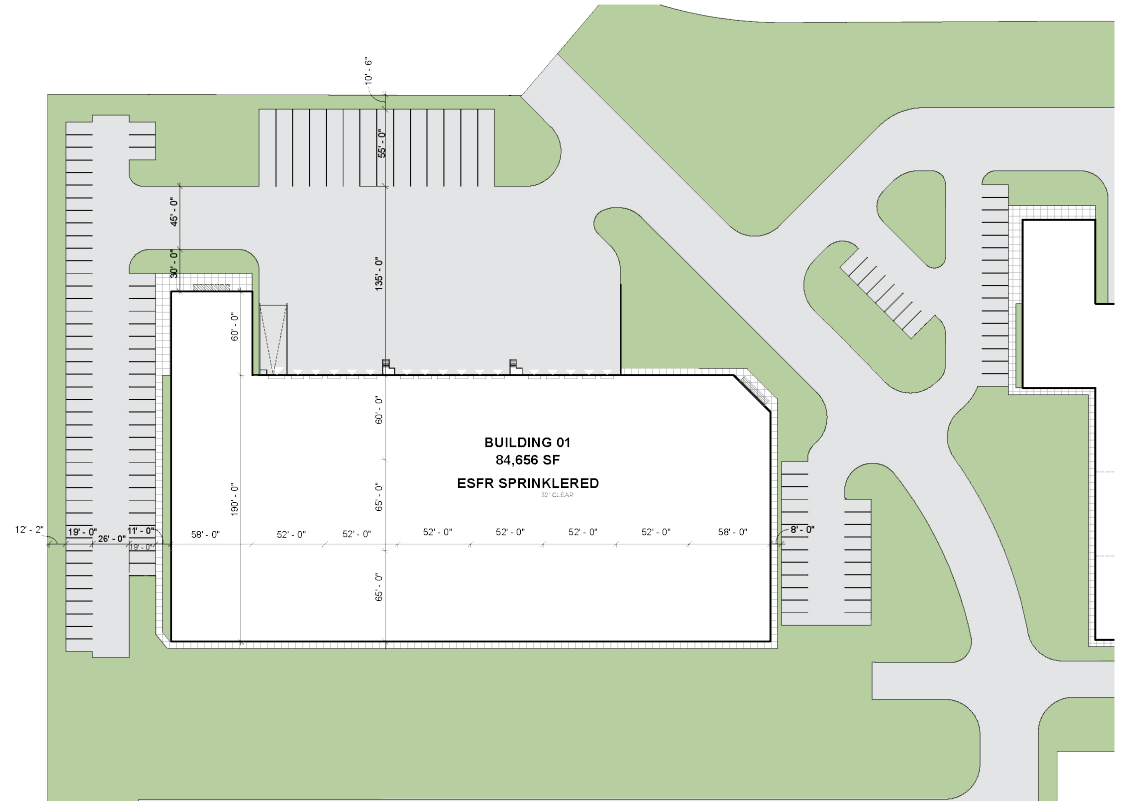
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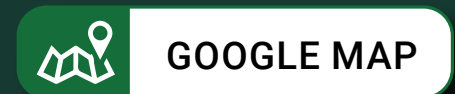
PROPERTY OVERVIEW

Location	10610 Wyman Gordon Dr., Houston, TX 77095
Rentable Area	84,656 SF
Office	Build to suit
Clear Height	32'
Ramps	One 12'x14' drive in doors
Dock High Doors	16 - 9 x 10 doors with vision panels
Sprinkler System	ESFR
Truck Court	190' with 7" reinforced concrete
Speed Bay Depth	60'
Column Spacing	65' x 52'
Building Dimensions	428 x 190 with 6" reinforced concrete
Trailer Parks	14 Trailer Parks More trailer parks can be added
Auto Parks	90 Auto Parks Additional parking can be added
Power	2000 amps
Roof	60 mil TPO
Comments	<ul style="list-style-type: none">• Extremely low tax rate of \$1.95• Multiple points of ingress/egress to the park• FTZ Qualified• Freeport Zone



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KEY INDUSTRIAL TENANTS



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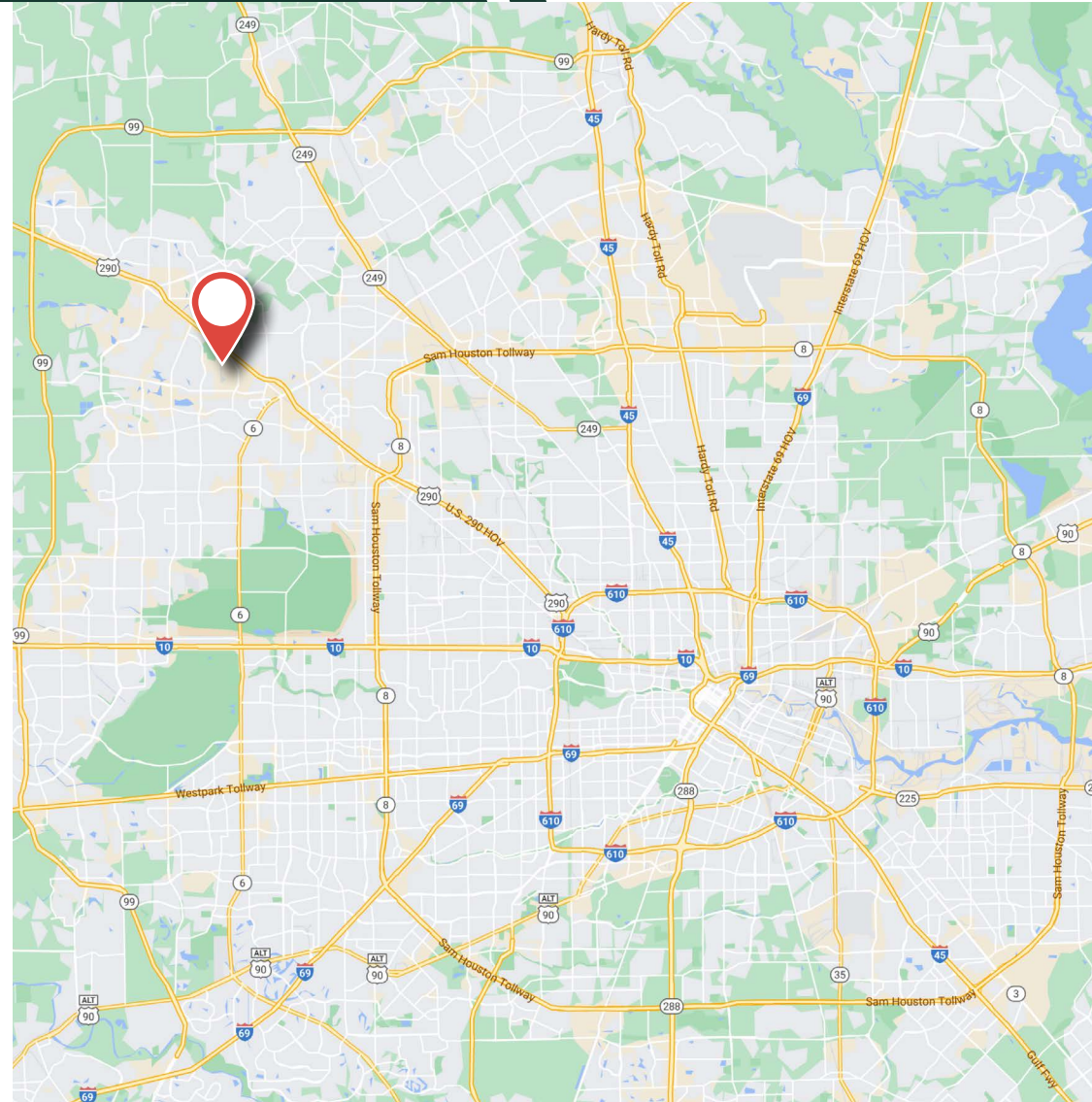


Union Crossing Business Park is a 103 acre master planned Deed restricted, Class A Business park in the Northwest Industrial submarket. This prime northwest location makes it ideal for companies conducting business locally and around the globe.

- Deed restricted, master planned class A business park
- Buildings have state of the art amenities
- 103 total acres
- Off-site detention is in place
- Outside 500-year flood plain
- Two park ingress/egress points
- Excellent access to Beltway 8 & Hwy 290
- FTZ Qualified
- Freeport Zone

PROXIMITY TO SELECT LOCATIONS IN REGION

Name	Trucking Distance (miles)	Trucking Time (min)
Hwy 290	0.4	1.4
Beltway 8	8	9.6
Grand Parkway	10	14
I-45	21.2	23.7
Downtown Houston	23.3	27.3
IAH	26.3	28.9
Hobby	34.8	45.6
Barbours Cut	50.6	57.7
Bayport Terminal	55.0	60.5



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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	5,697	107,010	312,312
Households	1,770	37,427	106,634
Families	1,446	27,956	80,407
Average Household Size	3.22	2.86	2.92
Owner Occupied Housing Units	1,446	25,142	72,188
Renter Occupied Housing Units	324	12,285	34,446
Median Age	37.9	37.0	36.6
Median Household Income	\$112,134	\$99,710	\$99,055
Average Household Income	\$148,808	\$132,181	\$129,106

BUSINESSES - 5 MILES

9,852
TOTAL
BUSINESSES

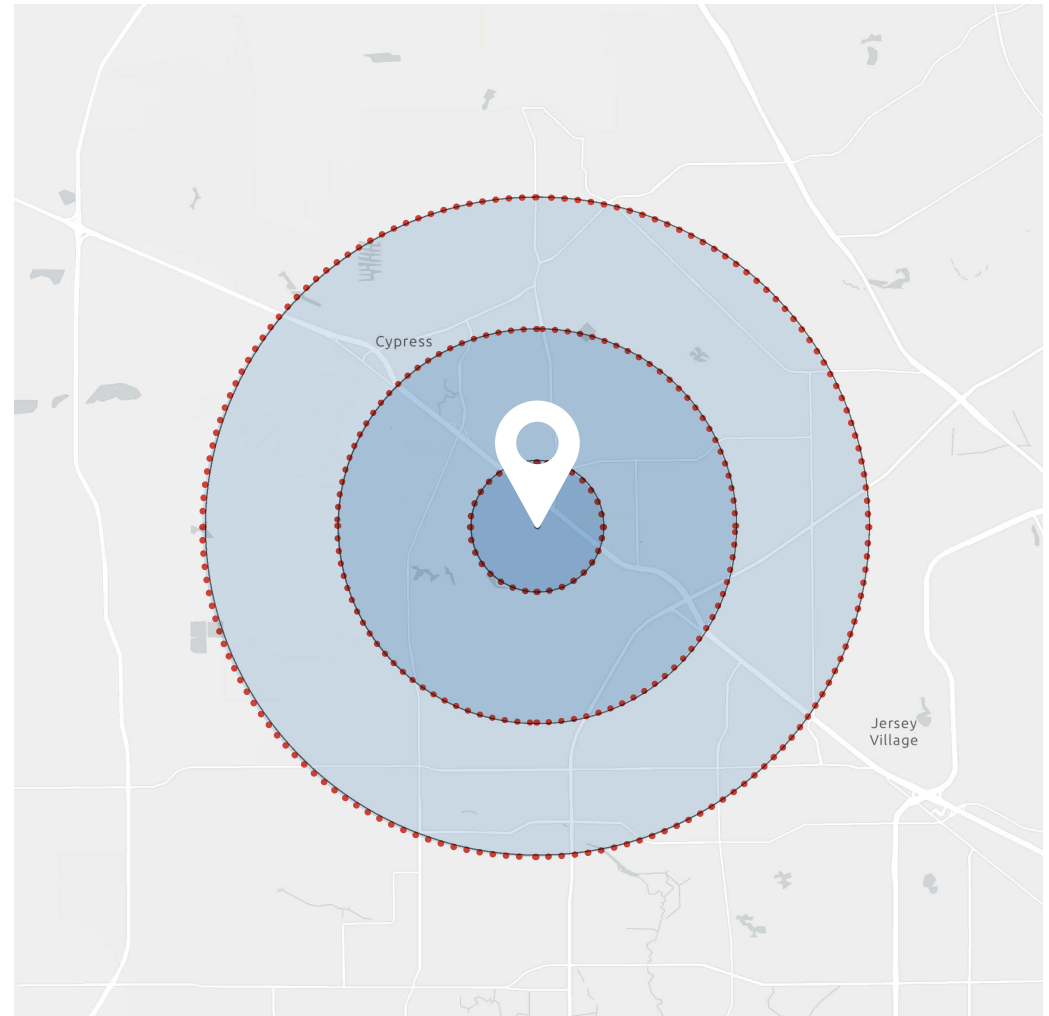
94,441
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$129,106
AVERAGE HH
INCOME

\$43,951
PER CAPITA
INCOME

\$320,890
MEDIAN
NET WORTH



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