



LT INDUSTRIAL / OFFICE / SPECIALTY FACILITY HOCKLEY, TX

26069 Springer Cemetery Rd

Hockley, TX 77447



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SPECIALTY FACILITY HOCKLEY,
TX

26069 SPRINGER CEMETERY
RD
HOCKLEY, TX 77447

EXCLUSIVELY PRESENTED BY:
BUTLER REAL ESTATE GROUP



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PROPERTY SUMMARY

Offering Price	Call for Pricing
Building SqFt	16,733 SqFt
Year Built	2002
Year Renovated	2022, 2025
Lot Size (acres)	10.63
Parcel ID	323000-012-007-100
Zoning Type	Commercial
County	Waller
Coordinates	30.121061,-95.830261

INVESTMENT SUMMARY

Strategically located near Highway 290 and Grand Parkway (SH-99), 26069 Springer Cemetery Rd offers excellent accessibility to the greater Houston region. This versatile 16,733± square foot facility sits on 10.625± acres, providing a rare mix of office, warehouse, and outdoor space with a 28.57:1 building-to-land ratio.

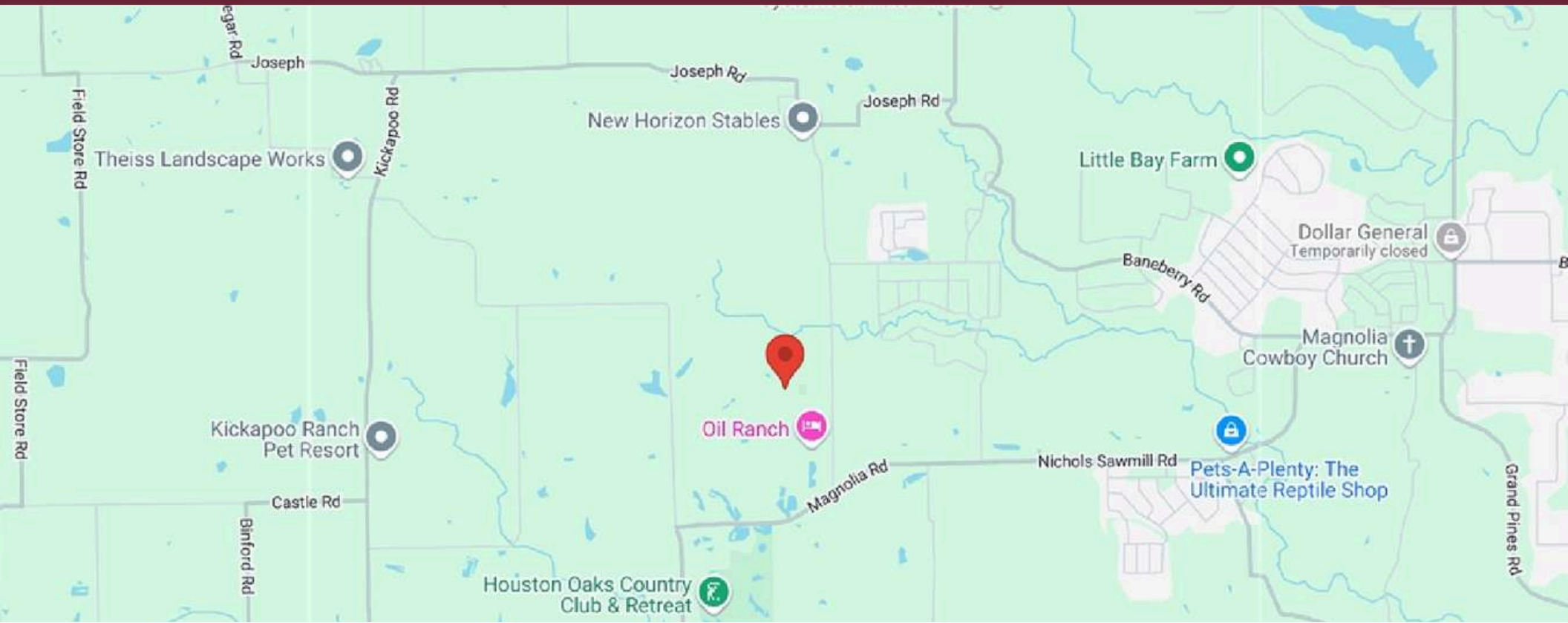
The property includes a 7,480± SF office area featuring a reception desk, multiple conference rooms, a full kitchen, one full bath, and five half baths (including one located in the warehouse). Approximately 8,000± SF of the improvements are climate-controlled, including about 750± SF of climate-controlled warehouse space, supported by six HVAC systems (five recently installed).

The 8,915± SF warehouse connects seamlessly to the office area and features 22-foot eave heights, three 12' x 12' overhead doors, concrete flooring, and open steel frame construction. An additional 338± SF storage barn, multiple metal canopies, and a 625± SF awning further expand functionality.



INVESTMENT HIGHLIGHTS

- 16,733± SF total improvements on 10.625± acres: 7,480± SF office space and 8,915± SF warehouse. Approximately 8,000± SF of climate-controlled improvements
- 6 HVAC systems (5 new units installed)
- Roof resealed and exterior renovated in 2022
- 22' warehouse eave height with three 12' x 12' overhead doors
- Upgraded double-pane metal windows (2022)
- Private septic & well; Well pump and bladder tank replaced 2025
- All FF&E shown (except elliptical machine) included in sale



LOCATION HIGHLIGHTS

- Hockley, Texas has been recognized by the Houston Association of Realtors (HAR) as one of the top-growing communities in the Houston metropolitan area. Specifically, a report indicated that Hockley saw a significant increase in home sales year-over-year, ranking it among the fastest-growing housing markets.
- Strategically positioned between Waller, Magnolia, and Cypress, offering access to major regional growth corridors
- Just 15 minutes from US-290, providing direct access to Houston and key distribution routes
- Located outside city limits with no zoning restrictions, providing flexibility for commercial, industrial, or mixed-use applications
- Out of the floodplain, minimizing development risk
- Within Waller County, one of the fastest-growing exurban counties west of Houston
- Surrounded by a mix of rural homesteads, light industrial users, and agricultural land, with increasing development pressure in the area

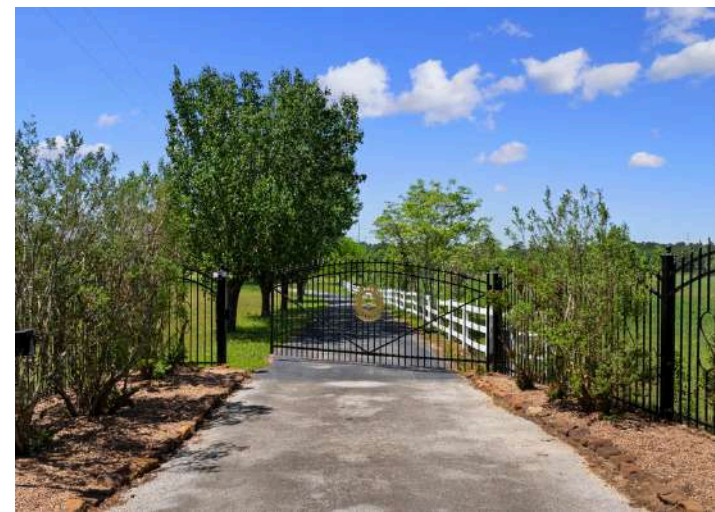




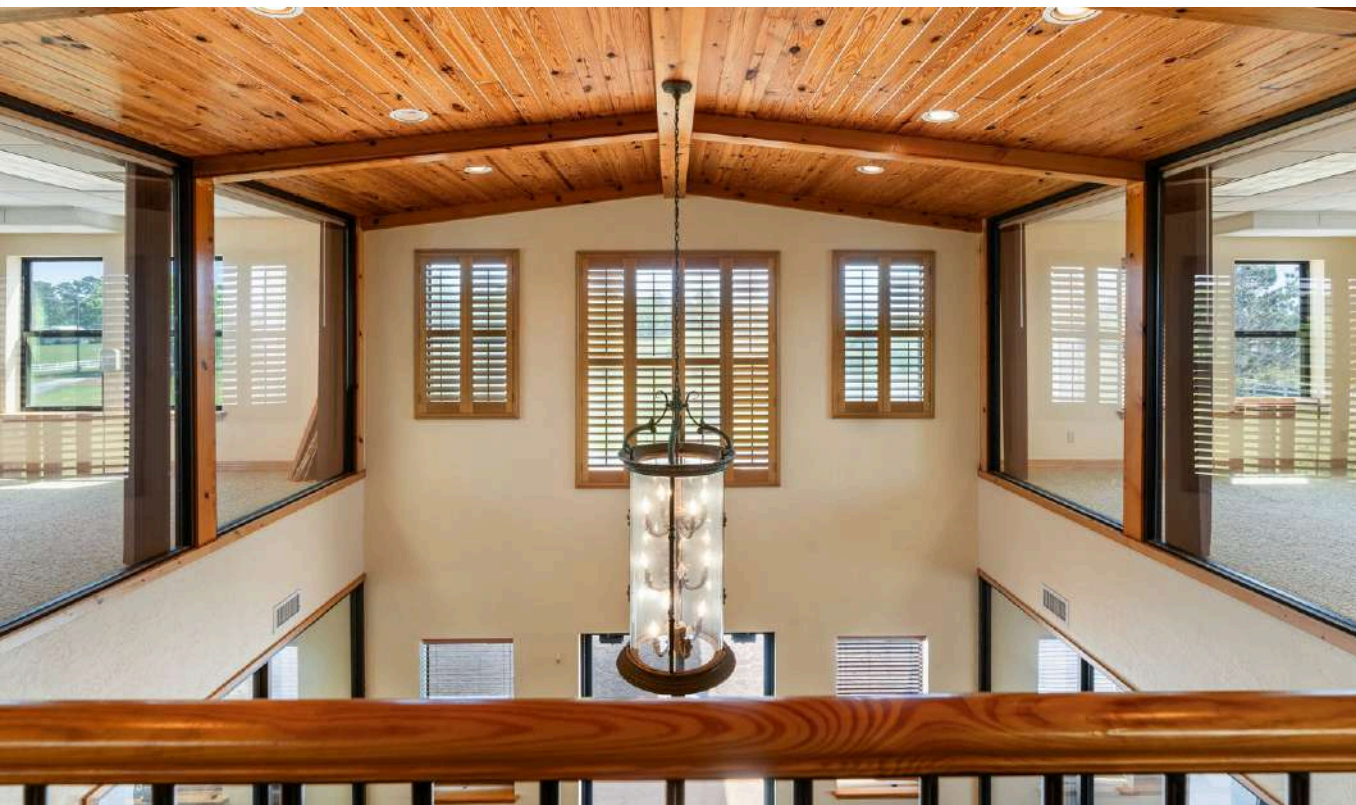












Measurements deemed highly reliable but not guaranteed. Potential buyer to verify

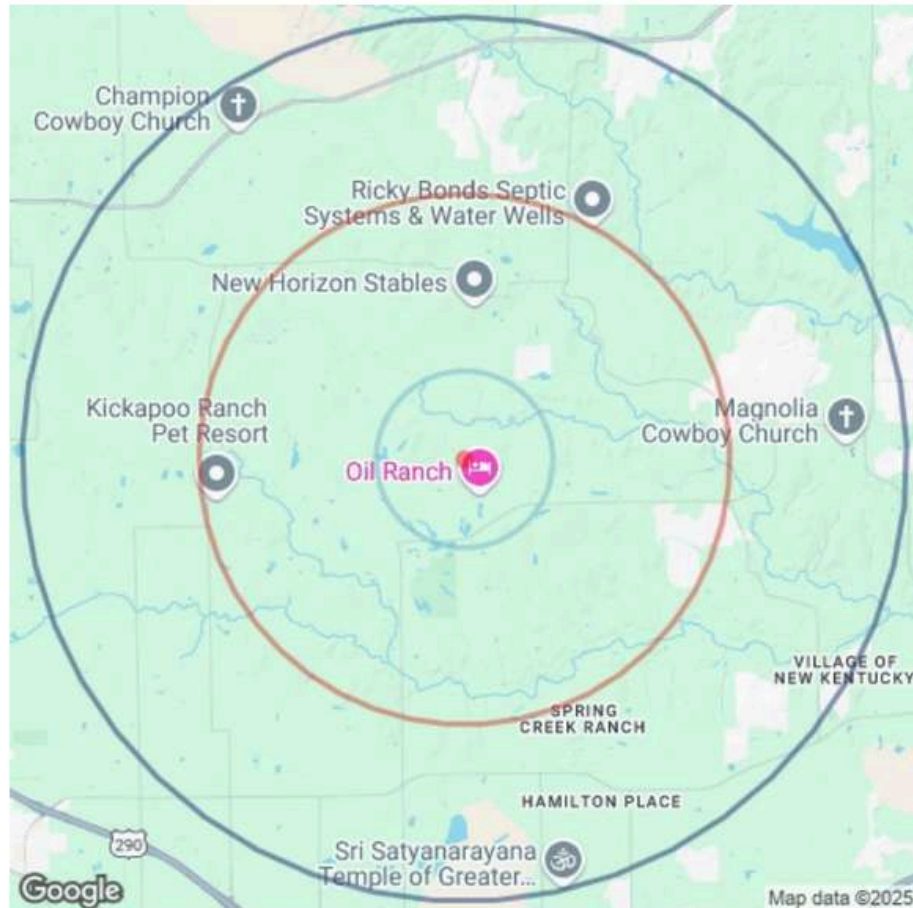


Click to view interactive virtual tour:



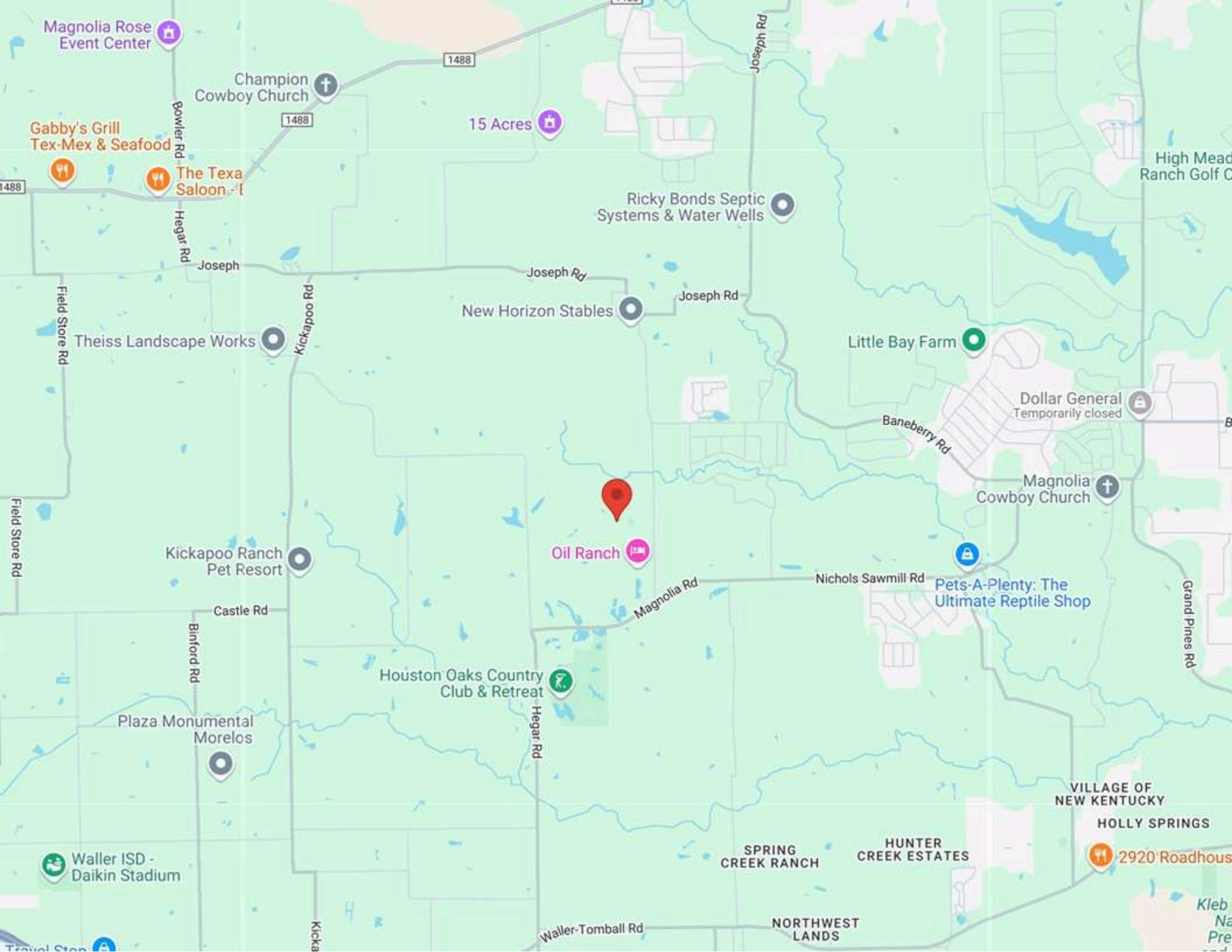
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	83	2,470	9,236
2010 Population	108	3,448	13,533
2024 Population	127	4,051	19,856
2029 Population	247	5,539	21,747
2024-2029 Growth Rate	14.23 %	6.46 %	1.84 %
2024 Daytime Population	81	3,250	13,553



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1	35	619
\$15000-24999	2	56	238
\$25000-34999	1	20	354
\$35000-49999	3	133	531
\$50000-74999	7	210	978
\$75000-99999	4	158	725
\$100000-149999	11	317	1,187
\$150000-199999	10	201	963
\$200000 or greater	11	316	1,442
Median HH Income	\$ 126,824	\$ 112,874	\$ 102,112
Average HH Income	\$ 153,128	\$ 147,668	\$ 136,572

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	35	886	3,140
2010 Total Households	46	1,261	4,681
2024 Total Households	51	1,445	7,036
2029 Total Households	99	1,997	7,803
2024 Average Household Size	2.49	2.8	2.81
2024 Owner Occupied Housing	41	1,234	6,212
2029 Owner Occupied Housing	90	1,794	7,034
2024 Renter Occupied Housing	10	211	824
2029 Renter Occupied Housing	10	203	769
2024 Vacant Housing	6	143	512
2024 Total Housing	57	1,588	7,548



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

PREMIER
PROPERTIES



**COMMERCIAL
DIVISION**

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