



Colliers

CALL FOR OFFERS



FOR SALE

±494,397 SF on 168 AC  
Rail Served Campus with ±30,000 KVA

18314 Mathis Rd & 30619 Old Washington Rd, Waller, TX 77484

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QUICK LINKS:

PANORAMIC VIEW

DATA ROOM

INTERACTIVE MAP

DRONE VIDEO

# 18314 Mathis Rd & 30619 Old Washington

WALLER, TX 77484

<b>SITE AREA</b>	±168 Acres	
<b>BUILDING SPECS</b>	<b>Building 1:</b>	± 268,800 SF
	<b>Building 2:</b>	± 116,907 SF
	<b>Building 3:</b>	± 92,518 SF
	<b>Auxiliary:</b>	± 14,757 SF
	<b>Total:</b>	<b>± 494,397 SF</b>
<b>RAIL SERVED</b>	via Union Pacific ± 90 Rail Car Storage Capacity	
<b>POWER</b>	± 30,000 KVA	
<b>WATER &amp; SEWER</b>	City of Waller Additional water wells on site for process water	
<b>CLEAR HEIGHT</b>	22' - 40'	
<b>NATURAL GAS</b>	Energy Transfer Transmission line bisects the site	



**Additional ±75 Acres Available for Development**



**Located in Northwest Houston at Business 290 & Mathis Rd**



**Multiple points of ingress/egress**



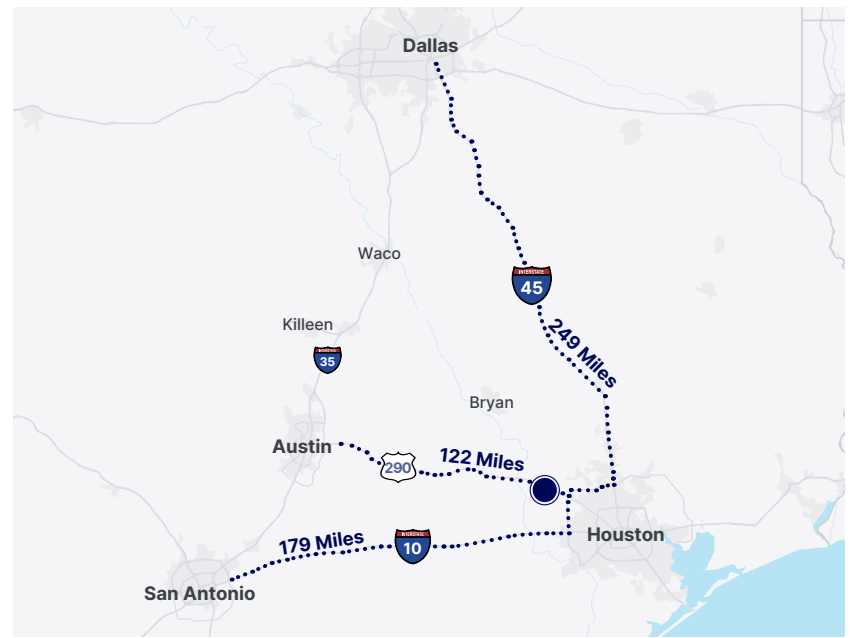
**Close Proximity to Grand Parkway**



**Rail Served Campus via Union Pacific**



**Access to Large Labor Workforce**



# PROPERTY AERIAL

MATHIS RD

BUS  
290

HEMPSTEAD RD

OLD WASHINGTON RD



UNION PACIFIC RAILLINE



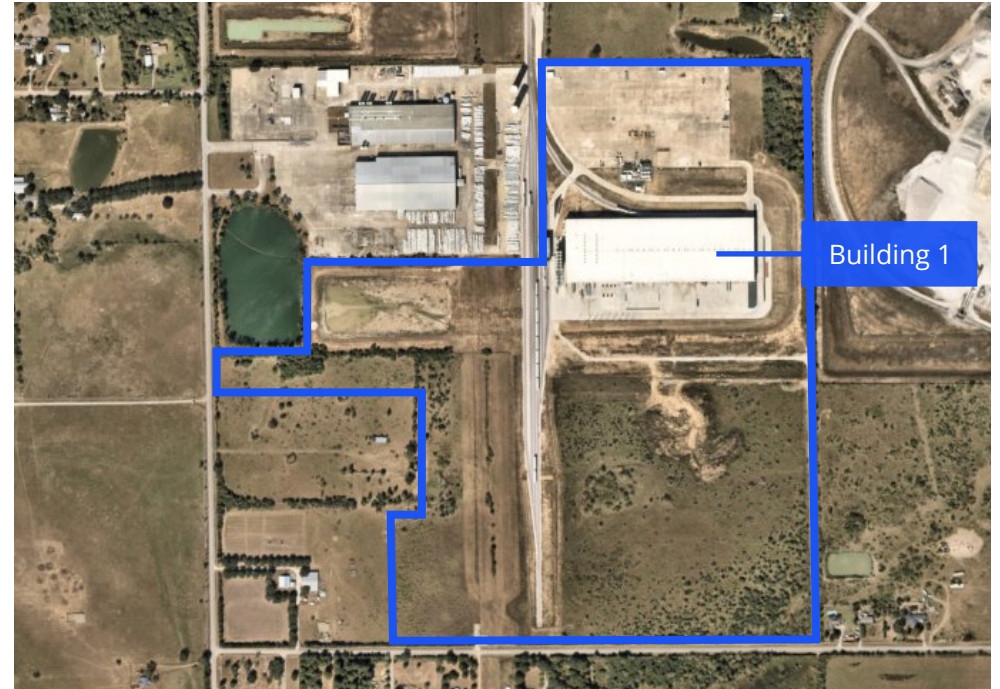
BURTON CEMETERY RD



# PROPERTY OVERVIEW

## BUILDING 1

ADDRESS	30619 Old Washington Road
SUBMARKET	Northwest / Waller
TOTAL SIZE	± 268,800 SF
OFFICE SIZE	± 7,425 SF
ACREAGE	± 9.75 Acres of concrete to the North ± 65 Acres of raw land to the South
CLEAR HEIGHT	36'
LOADING	(17) 9' x 10' Dock High (4) 20' x 20' Grade Level (3) Rail
YEAR BUILT	2024
COLUMN SPACING	55' x 60'
CONSTRUCTION TYPE	Tiltwall
ROOF SYSTEM	TPO
ROOF AGE (YEAR)	2024
FIRE PROTECTION	ESFR
INTERIOR LIGHTING	High Bay LED
POWER	± 21,000 KVA
RAIL SERVED	Service by UP, Current Room for ± 90 Rail Car Storage



# PROPERTY OVERVIEW

## BUILDINGS 2 & 3

ADDRESS 13814 Mathis Road, Waller TX 77484

SUBMARKET Northwest / Waller

TOTAL SIZE **Building 2:** ± 118,850 SF  
**Building 3:** ± 91,990 SF  
**Auxiliary Storage:** ± 1,382 SF  
± 13,375 SF  
**Total:** + **225,597 SF**

OFFICE SIZE ± 4,318 SF

ACREAGE ± 19 AC of Concrete

CLEAR HEIGHT 22' - 40'

LOADING **Building 2:** (12) 9' x 10' Dock High  
(4) 14' x 16' Grade Level

**Building 3:** (4) 9' x 10' Dock High  
(12) 14' x 16' Grade Level

YEAR BUILT 1984 - 2009

COLUMN SPACING Varies

CONSTRUCTION TYPE Metal

ROOF SYSTEM Metal

ROOF AGE (YEAR) Varies

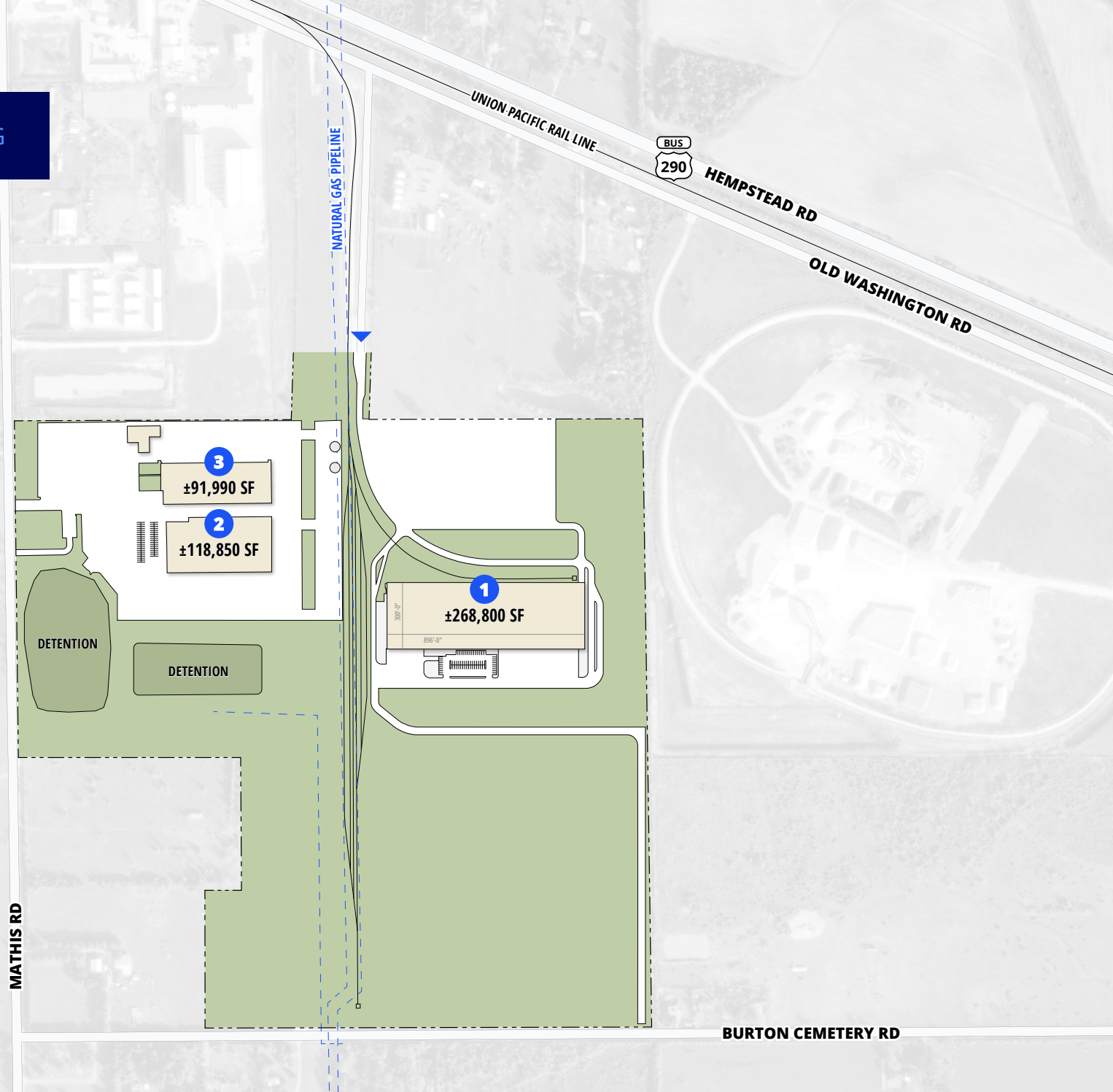
FIRE PROTECTION ESRF

INTERIOR LIGHTING Varies

POWER ± 9,000 KVA

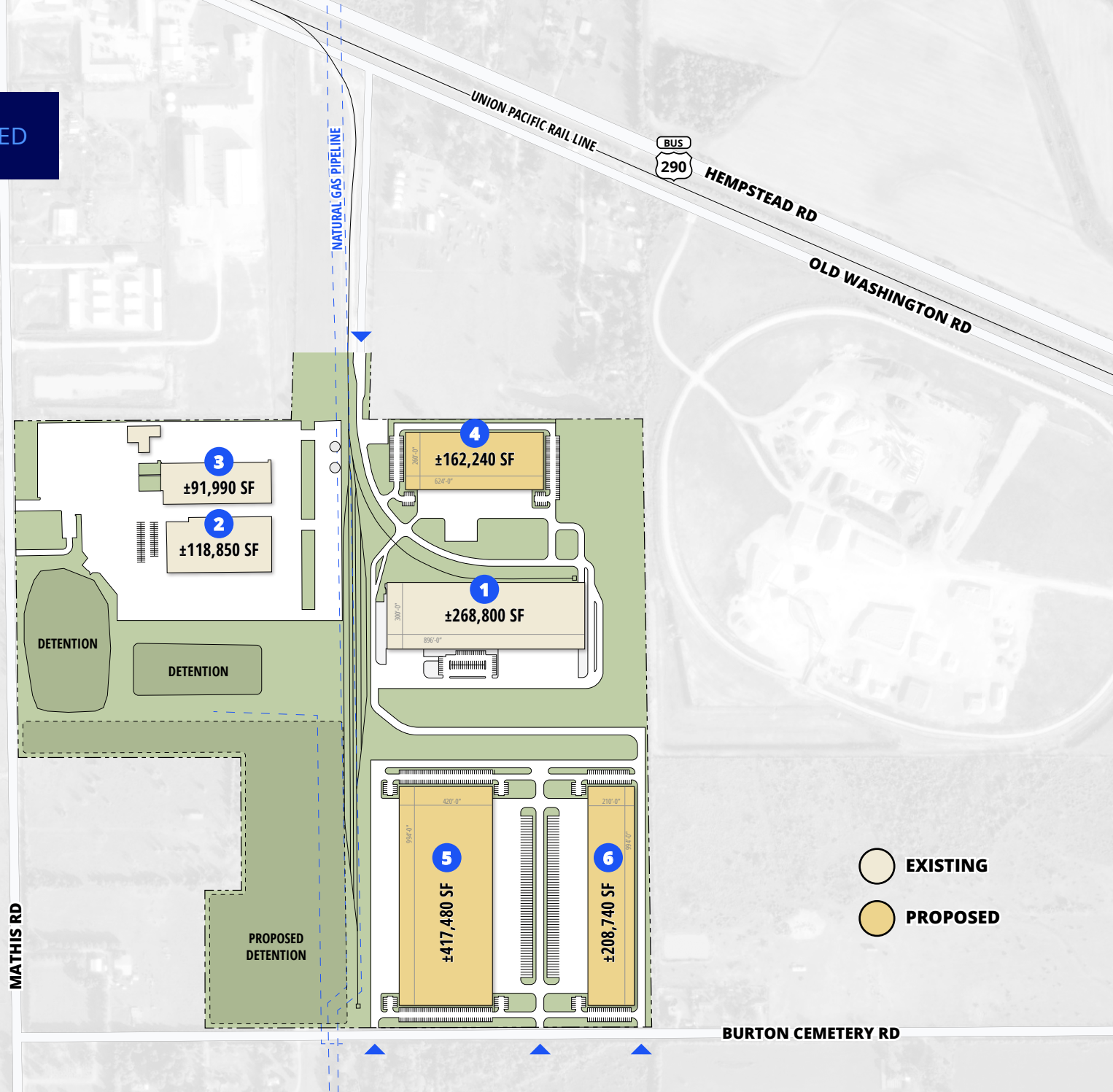


# SITE PLAN | EXISTING



# SITE PLAN

PROPOSED



# RAIL CONNECTIVITY



**TRACK G:** (16) X 68' CARS

**TRACK F:** (21) X 68' CARS

**TRACK A:** (9) X 68' CARS

**TRACK E:** (21) X 68' CARS

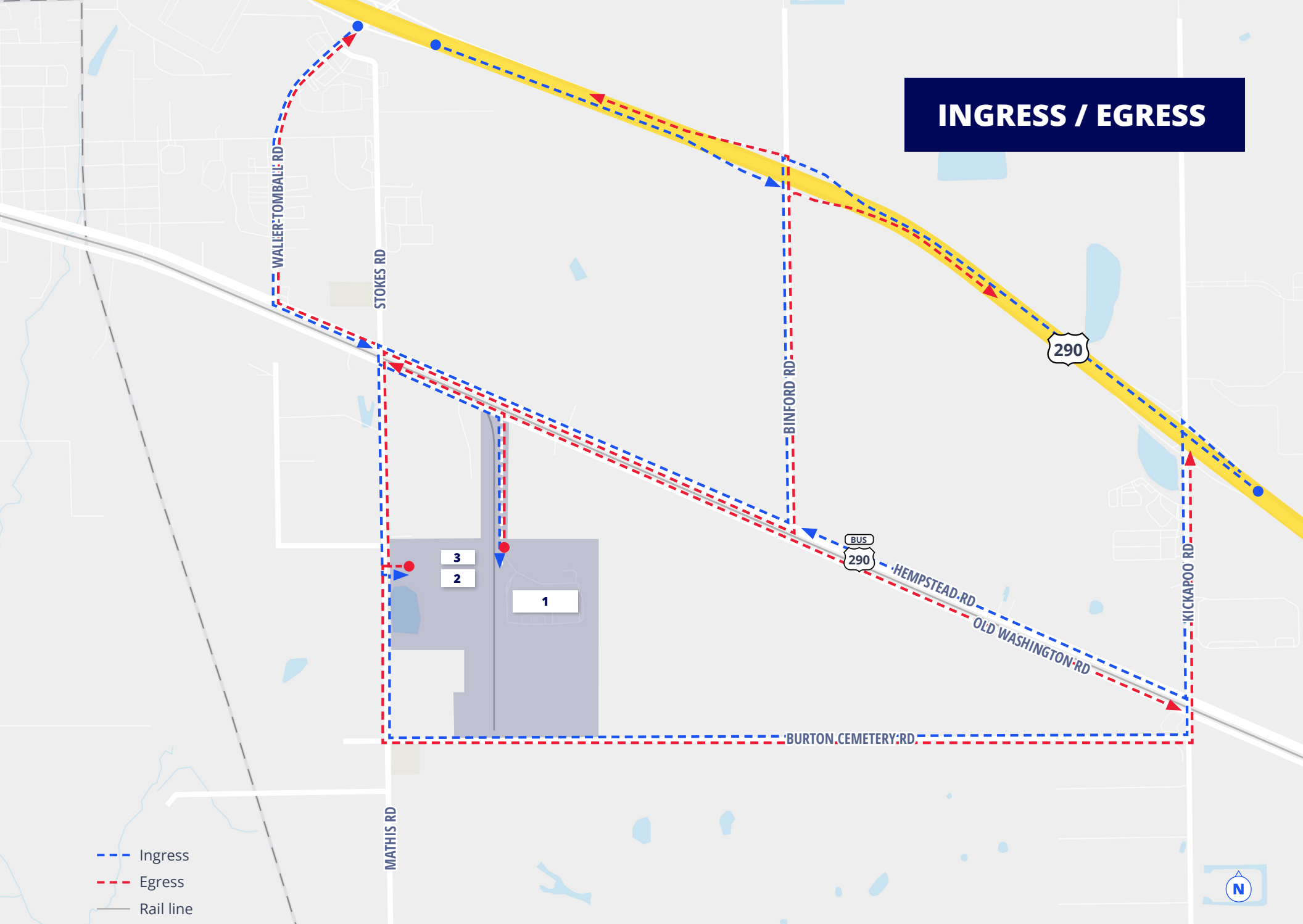
**TRACK B:** (9) X 68' CARS

**TRACK D:** (24) X 68' CARS

**TRACK C:** (15) X 68' CARS

# INGRESS / EGRESS

- Ingress
- Egress
- Rail line



# PROPERTY PHOTOS



## BUILDING 1 EXTERIOR



# PROPERTY PHOTOS

## BUILDING 1 OFFICE



# PROPERTY PHOTOS



# BUILDING 1 WAREHOUSE



# INTERIOR PANORAMIC VIEW



18314 MATHIS RD & 30619 OLD WASHINGTON RD \ \ WALLER, TX 77484

# PROPERTY PHOTOS



## BUILDINGS 2 & 3 EXTERIOR



# PROPERTY PHOTOS



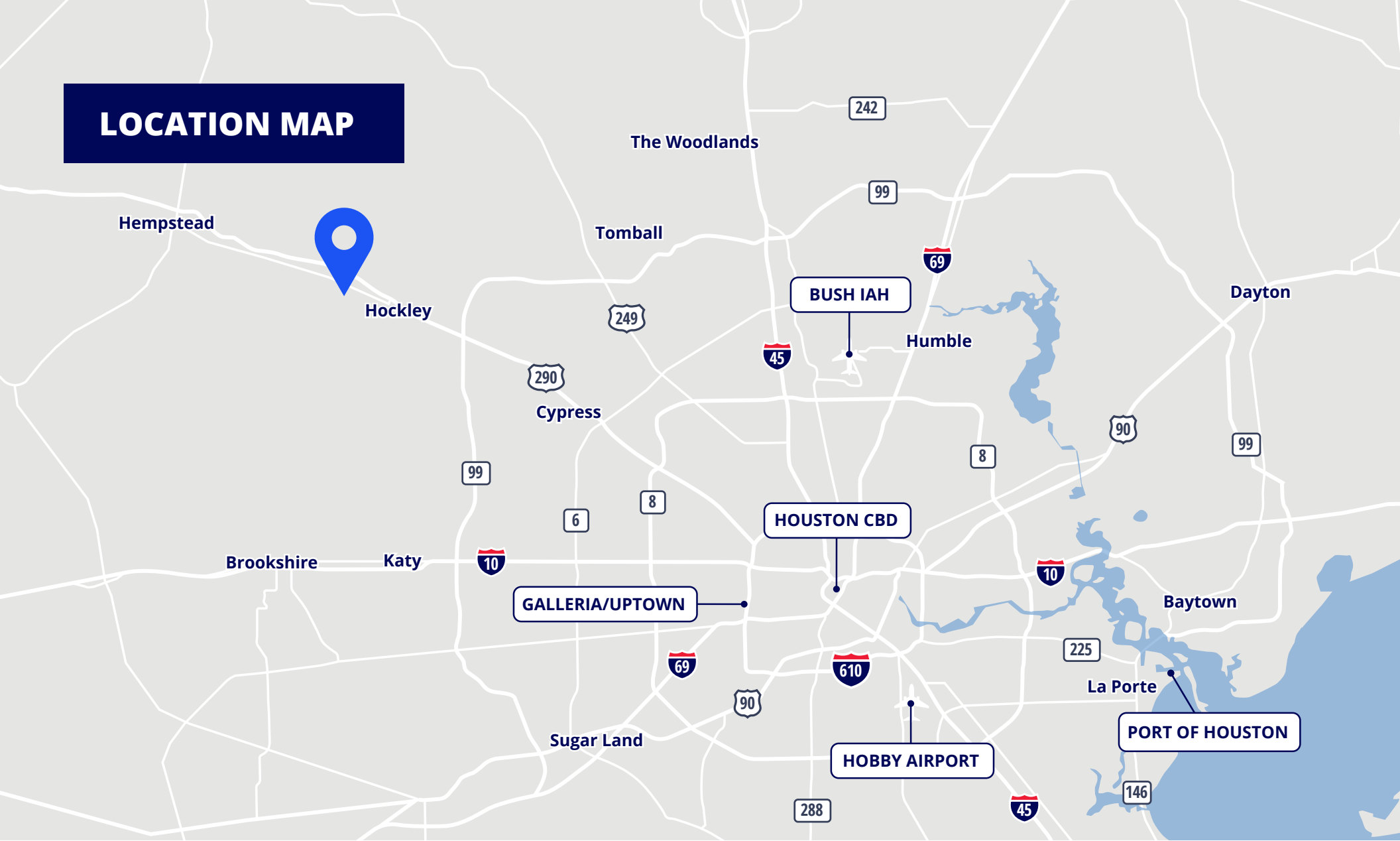
## EXTERIOR AERIALS



## EXTERIOR PANORAMIC VIEW

18314 MATHIS RD & 30619 OLD WASHINGTON RD \ \ WALLER, TX 77484

# LOCATION MAP



**GALLERIA/UPTOWN**  
38 miles



**DOWNTOWN HOUSTON**  
41 miles



**BUSH IAH AIRPORT**  
44 Miles



**PORT OF HOUSTON**  
67 Miles



**HOBBY AIRPORT**  
52 Miles

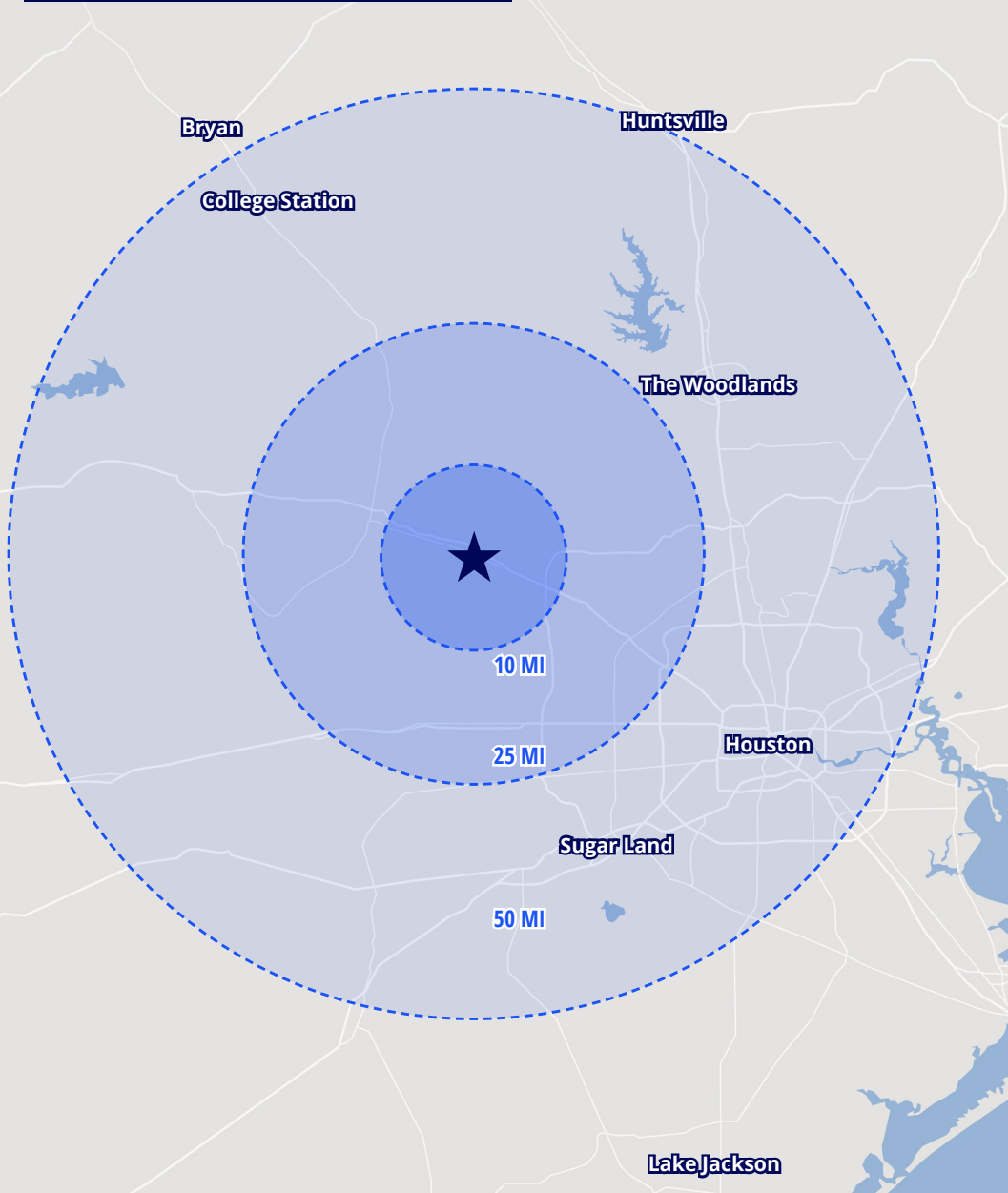


**HIGHWAY 290**  
5 miles



**GRAND PARKWAY**  
11 miles

# DEMOGRAPHICS



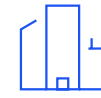
10 MILE



**74,656**  
Total Population



**\$358,040**  
Median Home Value



**1,451**  
Businesses



**13,155**  
Employees

25 MILE



**1,685,995**  
Total Population



**\$362,085**  
Median Home Value



**51,138**  
Businesses



**476,682**  
Employees

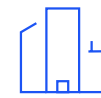
50 MILE



**6,659,973**  
Total Population



**\$338,848**  
Median Home Value



**244,429**  
Businesses



**2,682,950**  
Employees

## KEY DISTANCES

## MILES

Austin, TX

±120

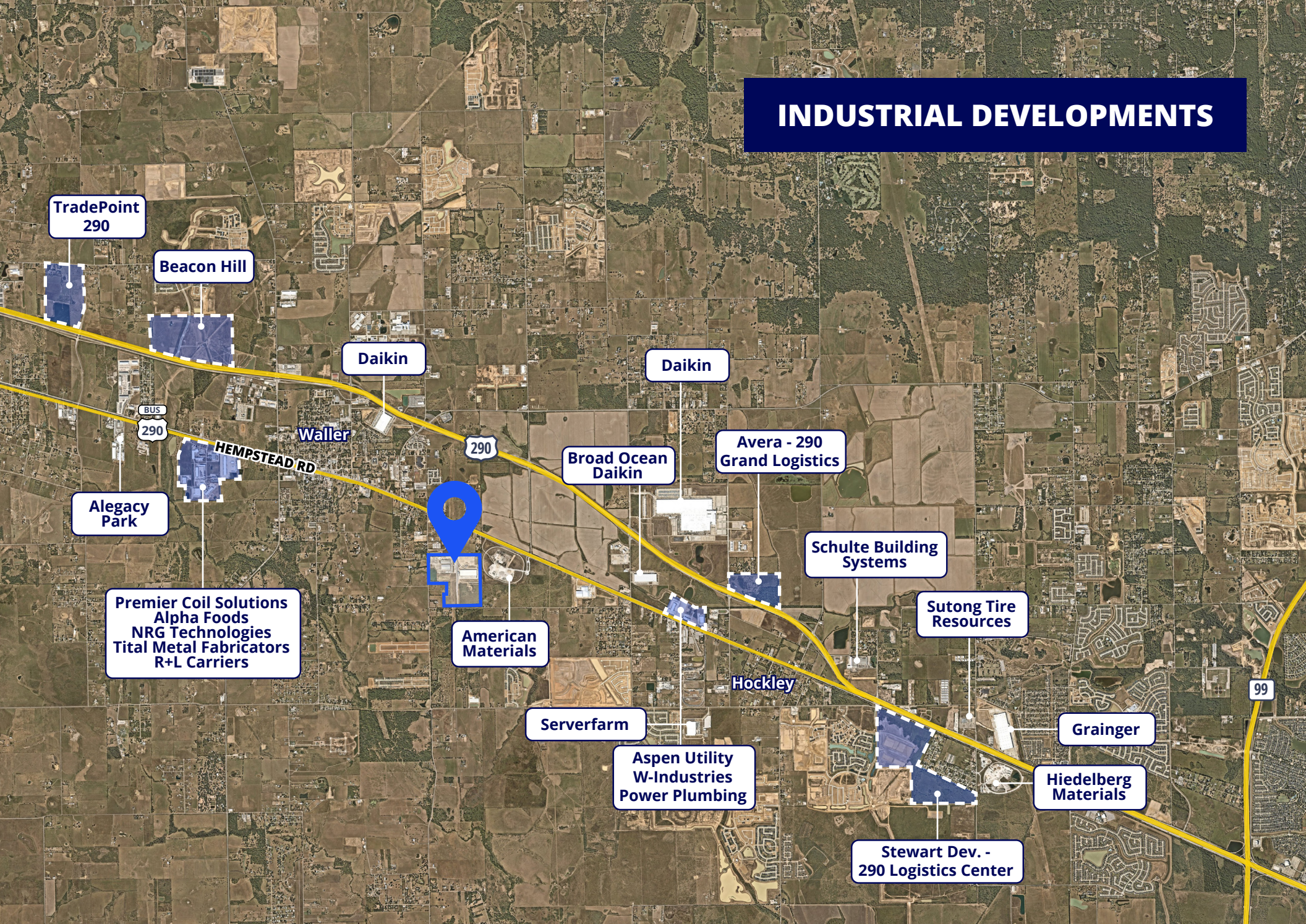
San Antonio, TX

±180

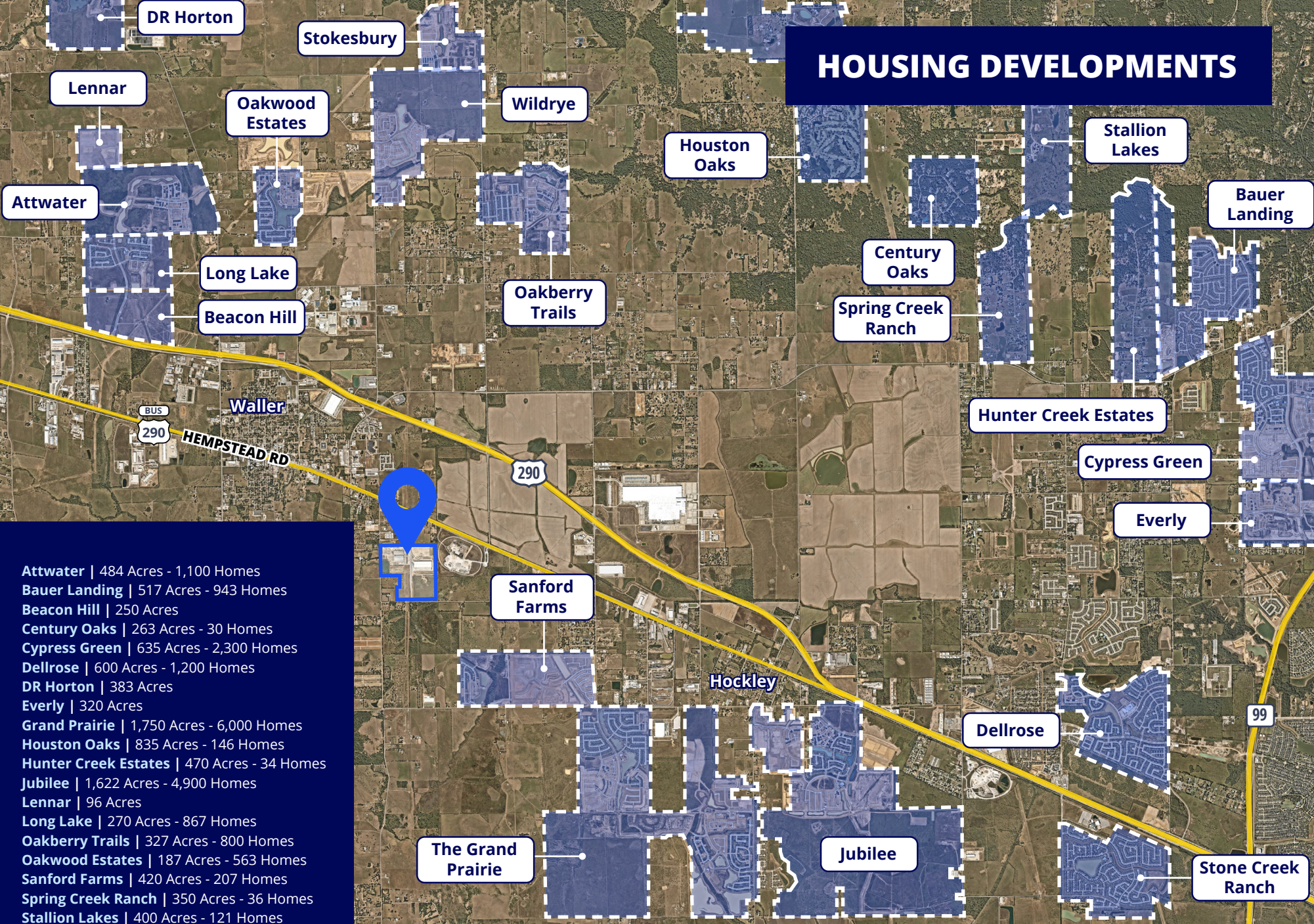
Dallas, TX

±220

# INDUSTRIAL DEVELOPMENTS



# HOUSING DEVELOPMENTS



- Attwater | 484 Acres - 1,100 Homes
- Bauer Landing | 517 Acres - 943 Homes
- Beacon Hill | 250 Acres
- Century Oaks | 263 Acres - 30 Homes
- Cypress Green | 635 Acres - 2,300 Homes
- Dellrose | 600 Acres - 1,200 Homes
- DR Horton | 383 Acres
- Everly | 320 Acres
- Grand Prairie | 1,750 Acres - 6,000 Homes
- Houston Oaks | 835 Acres - 146 Homes
- Hunter Creek Estates | 470 Acres - 34 Homes
- Jubilee | 1,622 Acres - 4,900 Homes
- Lennar | 96 Acres
- Long Lake | 270 Acres - 867 Homes
- Oakberry Trails | 327 Acres - 800 Homes
- Oakwood Estates | 187 Acres - 563 Homes
- Sanford Farms | 420 Acres - 207 Homes
- Spring Creek Ranch | 350 Acres - 36 Homes
- Stallion Lakes | 400 Acres - 121 Homes
- Stokesbury | 177 Acres
- Stone Creek Ranch | 525 Acres - 1,120 Homes
- Wildrye | 578 Acres - 1,400 Homes

# HOUSTON INDUSTRIAL MARKET OVERVIEW

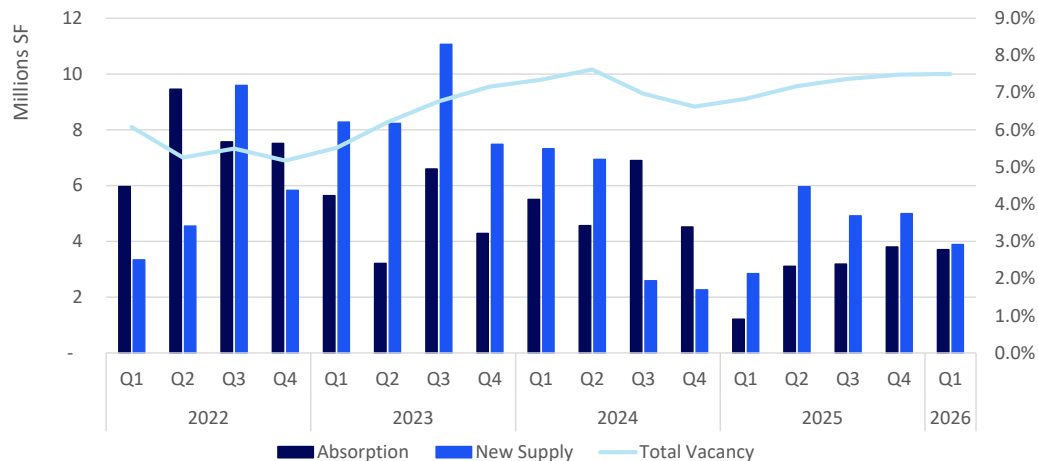
The Houston industrial market began 2026 with steady fundamentals, characterized by a healthy balance between new supply and tenant demand. While the market is navigating a significant delivery cycle, the underlying narrative remains one of growth and new market entrants. To that end, Austin-based T1 Energy (NYSE: TE) secured one of the largest leases of the quarter, taking 627,130 SF at Port 99 Logistics – Building 1 in the Southeast submarket corridor, marking the solar manufacturer's official entry into Houston.

Demand for manufacturing space remains strong, as on-shoring and re-shoring initiatives continue to apply downward pressure on manufacturing vacancy, which declined 50 bps QoQ to just 2.3%. High-profile announcements and capital investments from advanced manufacturers –such as Apple's recent announcement to expand its Houston facility, effectively doubling its size—are reinforcing pricing strength for specialized facilities. This momentum is also evident across niche industrial segments, with crane-served buildings similarly achieving premium pricing under current market conditions

The construction pipeline has reached a two-year high of 27.9M SF and is presently 23.6% pre-leased. Leading this activity are two major Northwest projects: Grainger's 1.3M SF distribution facility, which delivers next quarter, and Prologis' 1.0M SF Building 6 at Legacy Point, which broke ground this quarter.

The overall vacancy rate held steady at 7.5% during Q1, as 3.7M SF of net absorption largely offset 3.9M SF of new deliveries. Looking forward, if net absorption continues to keep pace with new deliveries, vacancy is likely to remain flat over the near term.

## MARKET FUNDAMENTALS



## INSTITUTIONAL DISTRIBUTION CENTERS STATISTICS

### HOUSTON MARKET VACANCY

7.5% ▲ YOY ▼ Forecast

### HOUSTON LEASING ACTIVITY (SF)

8.4M ▲ YOY ▲ Forecast

### UNDER CONSTRUCTION (SF)

22.4M ▲ YOY ▼ Forecast

### UNDER CONSTRUCTION AND AVAILABLE (SF)

19.7M ▲ YOY ▲ Forecast

### AVERAGE ASKING LEASE RATES (NNN), MONTHLY

\$0.73/SF ▲ YOY ▲ Forecast

# Houston MSA

AT A GLANCE

## GEOGRAPHY

**9** Counties in the Houston MSA

**10,000** Square miles larger than the state of New Jersey



## POPULATION & DEMOS

**7.9 Million** residents in the Houston MSA

**2.5 Million** residents in the city of Houston



**1 in 4** Houstonians are foreign-born

**5th** most populous MSA in the nation

**4th** most populous city in the nation

## ECONOMY



**27th** Largest economy in the world if Houston were an independent nation



**7th** Largest U.S. metro economy in the nation



**\$781** Billion GDP (2025)

## CORPORATE HQ

**26**

Fortune 500 companies call Houston home

**3rd largest** number of fortune 1000 companies in the nation

**3rd largest** number of fortune 500 companies in the nation

## EMPLOYMENT



**3.7 Million**

Jobs in the Houston MSA. more than 35 states and nearly a quarter of Texas' entire employment base

**30,900**

New Jobs forecasted in 2026

**4.4%**

Houston MSA Unemployment Rate

**12.4%**

Increase in Jobs (2020-2025)

## GLOBAL TRADE CITY



**1,800**

Foreign-owned firms

**1st**

In foreign waterborne tonnage

**1st** in import & export

**1st** gulf coast container port

## TEXAS MEDICAL CENTER

**\$25 Billion** in local GDP

**8th Largest** Business district in the U.S.

**10 Million** Patient encounters per year

**120,000+** Employees at TMC

HOUSTON **Methodist**  
LEADING MEDICINE

MEMORIAL HERMANN

THE UNIVERSITY OF TEXAS  
MDAnderson  
Cancer Center

Texas Children's  
Hospital

## INTERNATIONAL HUB

**4th Largest** Multi-airport system in the U.S.

**62.1 Million** Passengers

Global Hub for **Aerospace Technology**

## CLUTCH CITY



**FOR SALE**

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## 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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Buyer/Tenant/Seller/Landlord Initials	Date
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