

CRANE-SERVED INDUSTRIAL PROPERTY

2413 Roy Road

Pearland, Texas 77581

**2.5+ ACRES IOS
OPPORTUNITY**

44,350

SF MACHINE SHOP

9.74

ACRES

incl. non-stabilized area & detention

30'

CLEAR HEIGHT

6

OVERHEAD CRANES



PROPERTY FEATURES

- Six overhead cranes — one 20-ton, three 10-ton, two 5-ton in place
- Building structure rated to 30-ton lifts
- 30' clear height · 15 bay doors
- Grade-level loading
- 3p 480v heavy power
- Fully A/C except scrap bailer — 6 of 14 units operational
- Paint booth in place

CONTACT

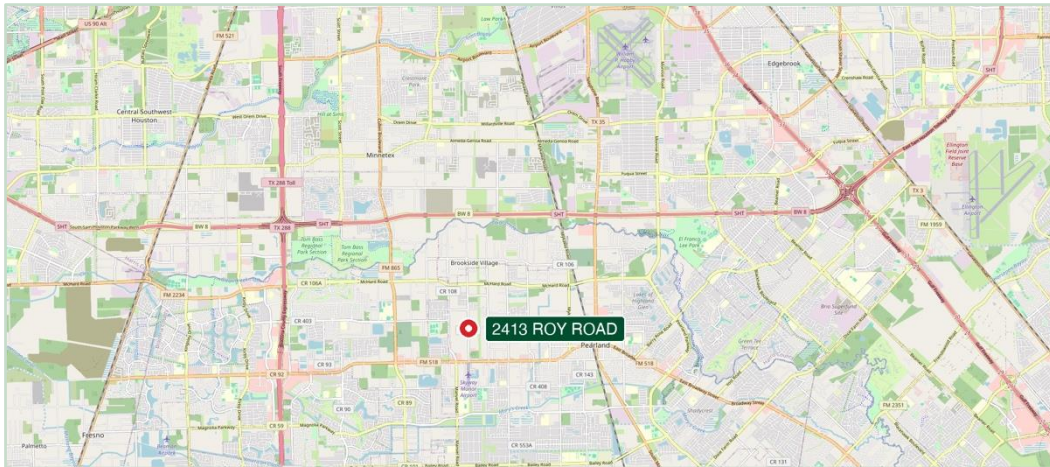
Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



Map data © OpenStreetMap contributors

LOCATION HIGHLIGHTS

- SH 288 — **±5 miles**
- Sam Houston Tollway (Beltway 8) — **±6 miles**
- I-45 (Gulf Freeway) — **±8 miles**
- Hobby Airport — **±8 miles**
- McHard Road — **±1.1 miles**
- Texas Medical Center — **±14 miles**
- Downtown Houston — **±17 miles**
- Port Houston (Bayport Terminal) — **±25 miles**
- BNSF SH 35 rail corridor & Pearland intermodal
- Cullen Road — **±3.8 miles**

THE OPPORTUNITY

Crane-served buildings account for just 6.7% of Houston's industrial inventory, with vacancy well below the broader market and asking rents at a premium — scarce product that is costly to replicate. 2413 Roy Road delivers that infrastructure in place: five overhead cranes to 60 tons, deep 480V power, and a fully air-conditioned shop floor suited to precision machining — on 9.74 acres in the SH 35 corridor's active industrial build-out.

Market data: Avison Young, "Houston's specialized industrial market: a crane-served premium."

ESTIMATED PROPERTY TAXES

\$135,846.29

ESTIMATED ANNUAL TAXES

IDEAL FOR

- Oilfield & energy equipment machining
- Precision CNC machining job shop
- Pump, compressor & valve remanufacturing
- Pressure vessel & subsea fabrication
- Wellhead & valve manufacturing
- Heavy steel fabrication
- Switchgear & electrical equipment assembly
- Crane & rigging service with laydown yard

CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



CONTACT

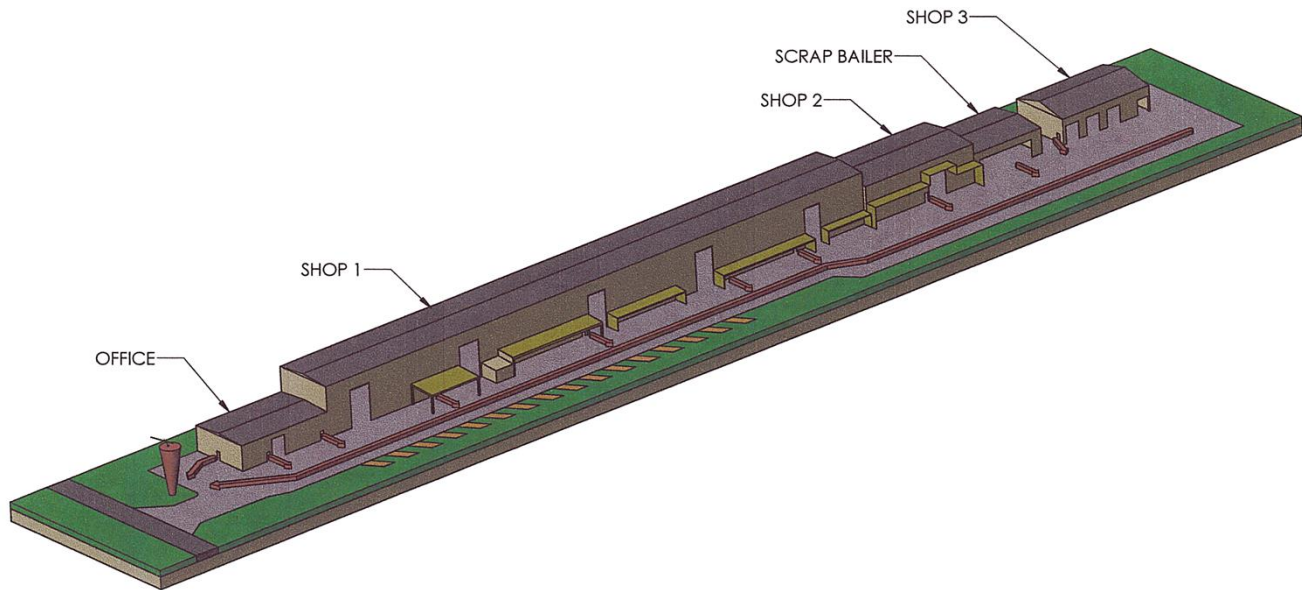
Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



Facility layout — office and three crane-served shop bays (isometric CAD view, not to scale)

BUILDING & SITE SPECIFICATIONS

BUILDING

44,350 SF · office + three crane-served shop bays

OVERHEAD CRANES

Six — one 20-ton, three 10-ton, two 5-ton in place

STRUCTURE

Rated to accommodate 30-ton lifts

CLEAR HEIGHT

30'

LOADING

15 bay doors · grade-level

POWER

3-phase 480V heavy power

HVAC

Fully air-conditioned except scrap bailer · 6 of 14 units in operation

SITE

9.74 acres, incl. non-stabilized area & detention.
Pit well and septic served (2 wells)

YARD

Secured & gated · stabilized laydown and parking

INDUSTRIAL OUTDOOR STORAGE

Approximately 4 acres IOS opportunity

CONTACT

Brenda Pennington · Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com

Market Snapshot

Major Employers

According to the Pearland Economic Development Corporation website, the major employers in the Pearland area include:

Life Science / Health Care

- Altus Harbor
- Cardiovascular Systems, Inc.
- Kelsey-Seybold Clinic
- HCA Houston Healthcare Pearland
- Lonza
- Memorial Hermann
- Merit Medical Systems, Inc. Energy
- Dover Energy
- EthosEnergy (formerly TurboCare)
- Mott McDonald
- Mitsubishi Heavy Industries Compressor Corp.
- Ref-Chem Manufacturing/Distribution
- Aggreko, LLC
- Kemlon Manufacturing & Development
- Packaging Services Company, Inc.
- Rex Supply
- Shawcor
- SolvChem, Inc.
- Third Coast Terminals
- Tool-Flo Manufacturing
- Weatherford International

Income

The area features an average household income of \$116,654 and a median household income of \$80,537. Over the next five years, median household income is expected to increase by 16.2%, or \$2,609 per annum.

Median Income by Year

\$100,000

\$80,000

\$60,000

\$40,000

\$20,000

\$0

Source: ESRI

\$93,584

\$80,537

2024 2029

Education

A total of 38.4% of individuals over the age of 24 have a college degree, with 24.4% holding a bachelor's degree and 14.1% holding a graduate degree.

CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



Exterior View of the Subject



Exterior View of the Subject



Interior View of the Subject



Interior View of the Subject



Exterior View of the Subject



Exterior View of the Subject

CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

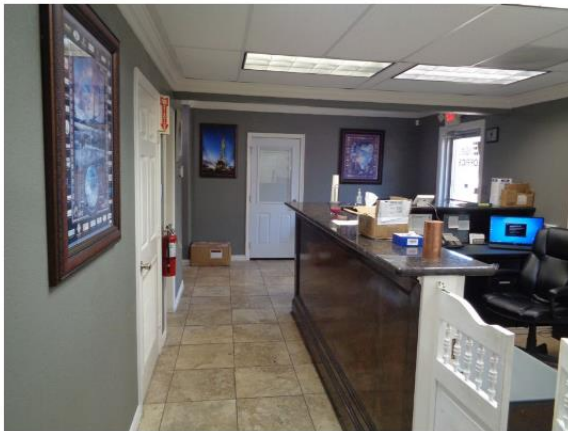
penningtoncommercial.com



Exterior View of the Subject



Exterior View of the Subject



Interior View of the Subject



Interior View of the Subject



Interior View of the Subject



Exterior View of the Subject

CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



Interior View of the Subject



Interior View of the Subject



View of the Subject's Detention Area



View of the Subject Canopy Area



Street View at the Subject



Street View at the Subject

CONTACT

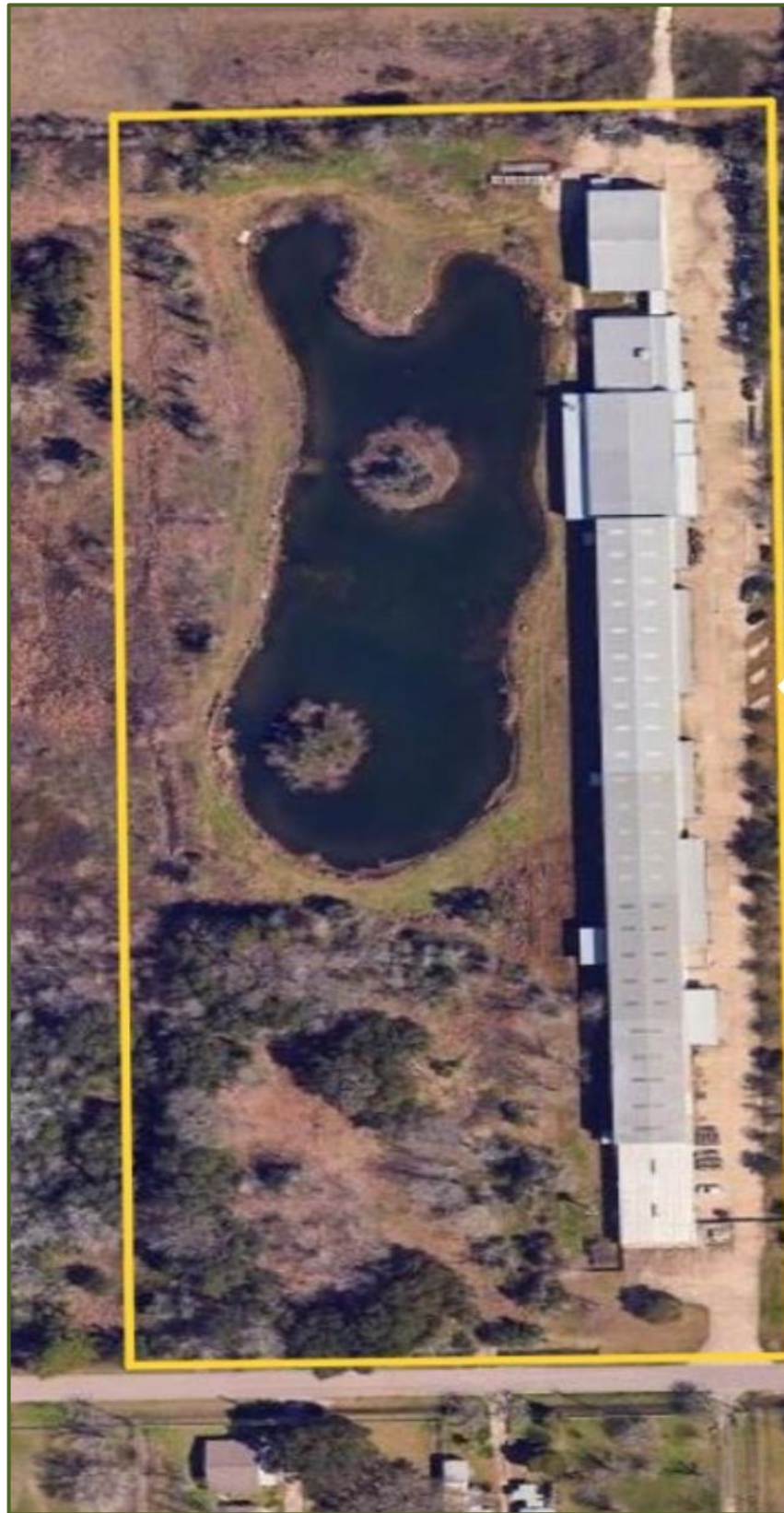
Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com



CONTACT

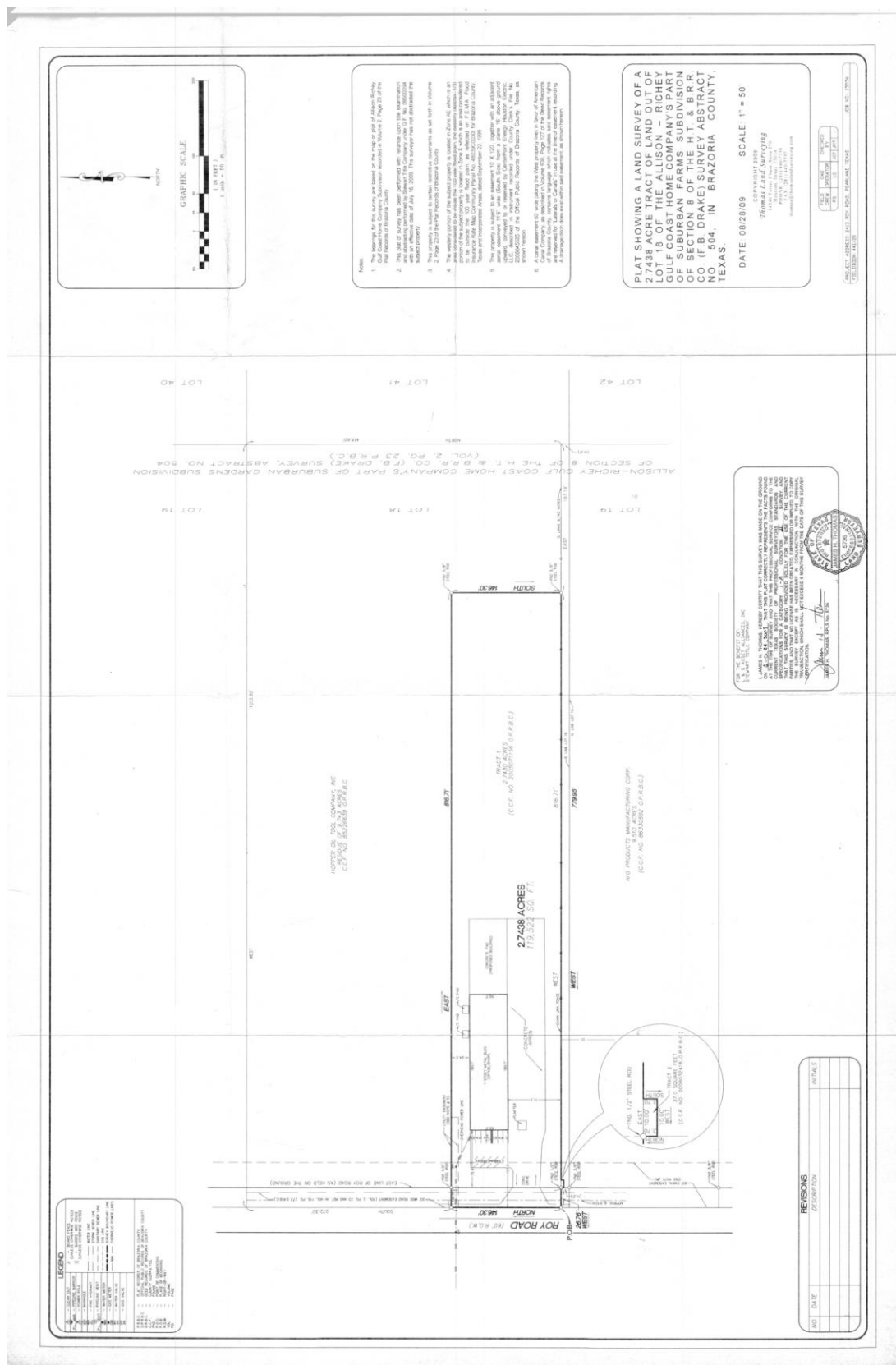
Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com





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.

Brenda Pennington Commercial Real Estate, Inc.	404012	brenda@penningtoncommercial.com	713-621-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brenda Pennington	341099		
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

IABS 1-1

CONTACT

Brenda Pennington • Burke Froehlich

(281) 450-5700
BPCRE

713-906-9119
The Wirt Co.

Brenda@PenningtonCommercial.com
burkef@gmail.com

penningtoncommercial.com