

**FOR
LEASE**

**OFFICE/
RETAIL**

350 Nursery Rd,
Spring, TX
77380, USA

Unit 5 - 5102
982 SQ Ft

PRESENTED
BY:

kw THE WOODLANDS
& MAGNOLIA
KELLER WILLIAMS REALTY

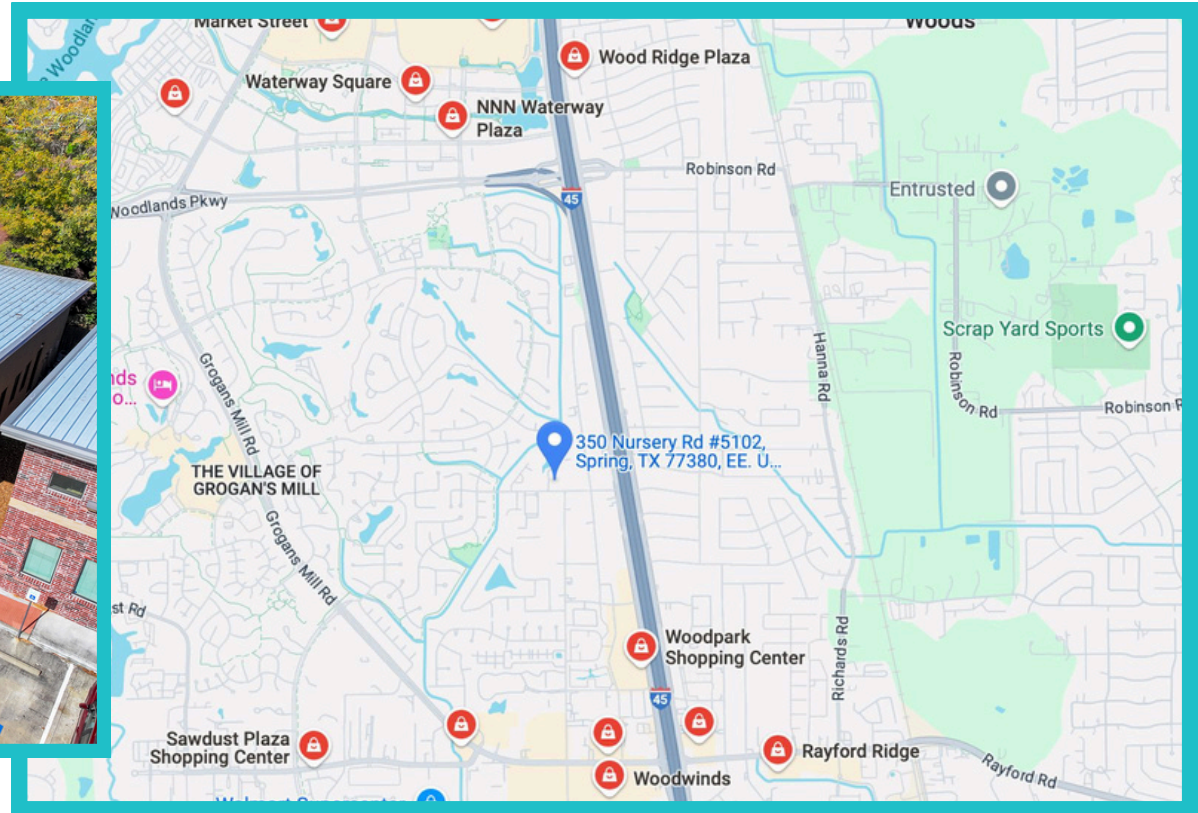
Tamborrel Bulox
TEAM

Luis Tamborrel
Broker Associate

Each office is independently owned and operated.



PROJECT OVERVIEW



Grogan's Gate Professional Center is located on the West side of interstate 45 North in Spring which is adjacent to The Woodlands, a master planned Community, designed as a community where people can live, work and play without having to commute to the big city.

BUSINESS CENTER

With over 100,000 people living in the Woodlands and over 40,000 jobs in the area has experienced an incredible growth and has seen the need of all types of developments to full fill the needs of the inhabitants.

The site for Grogan's Gate Professional Center is one of the few developed in the area. It's location is convenient to residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.

The area has been transformed from single family residential dwellings into single and multi-tenant office buildings, with mature trees in most properties and vast parking spaces to keep the streets parking free. Grogan's Gate Professional Center offers a total of 24,000 SqFt of office divided in 6 single story buildings and 24,000 SqFt 2 story office building.

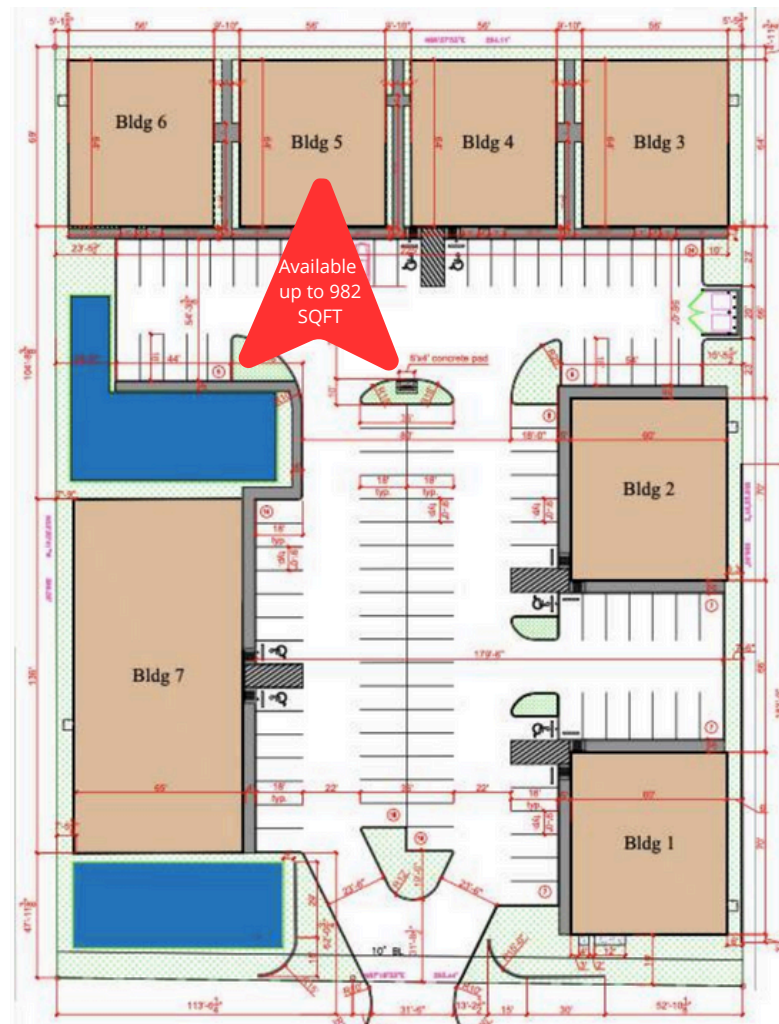
The buildings features metal frames, metal roofs and combination of stucco, brick and metal side walks. Tenants include small to medium companies, entrepreneurs and service providers who value professional space at a reasonable price in The Woodlands area.

PROPERTY HIGHLIGHTS

The property at 350 Nursery Rd in Spring, TX, is part of the Grogan's Gate Professional Center.

Highlights include:

- Modern office condos with flexible leasing options.
- Proximity to The Woodlands Town Center and major highways like Interstate 45.
- Key amenities such as meeting rooms, reception areas, and kitchen spaces.
- Well-suited for small to medium-sized businesses looking for a professional setting in a high-growth area.

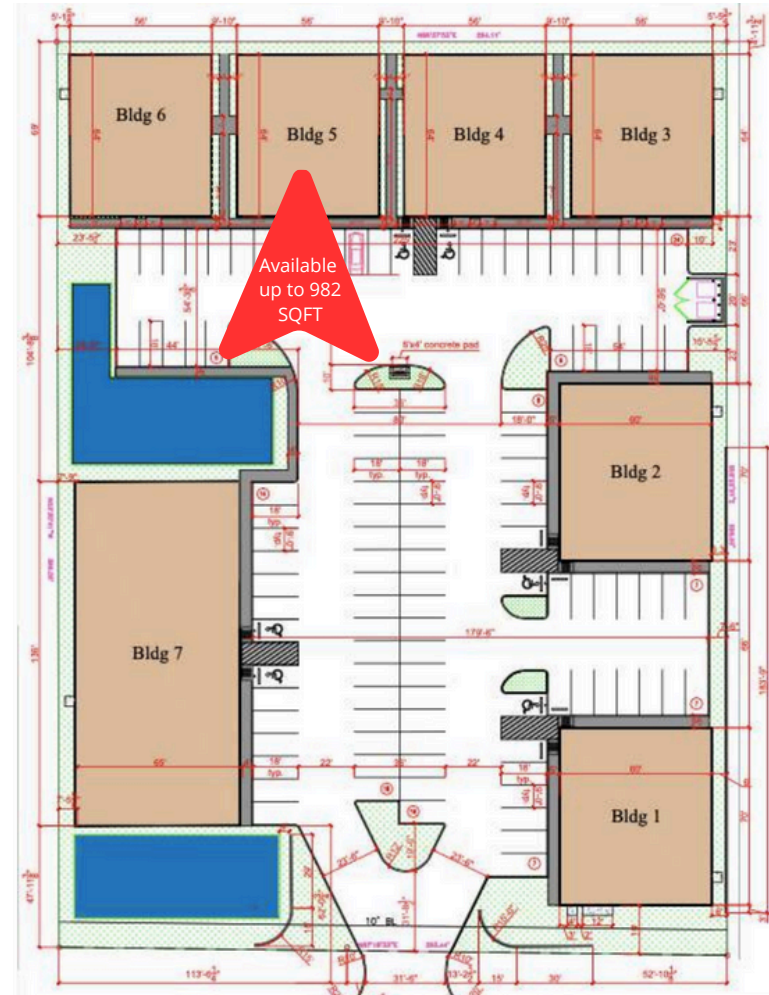


Interior Highlights Include:

- Reception Area
- 2 Private Offices or a Large Meeting

Room and a Private Office

- Spacious Work Areas
- Breakroom Includes:
 - Refrigerator
 - Microwave
 - Sink
- High Ceilings from 12' to 16'



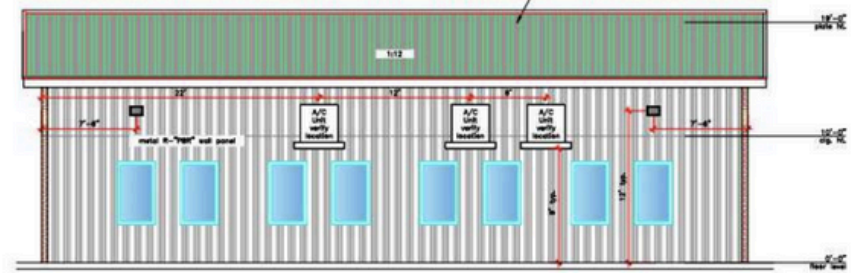
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Building 5

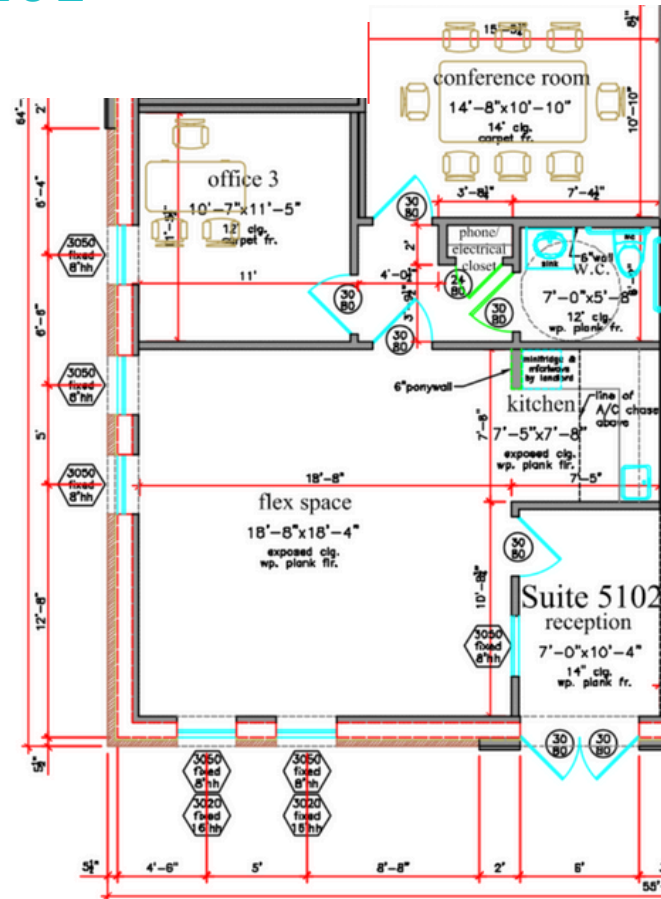


Front Elevation



Rear Elevation

Floor Plan - UNIT 5102



Grogan's Gate - Building 5 Floor Plan



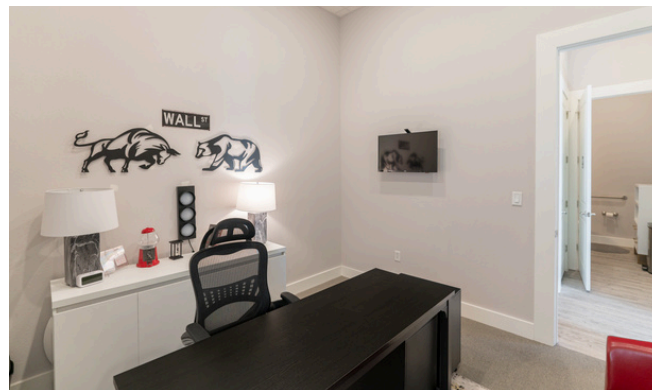
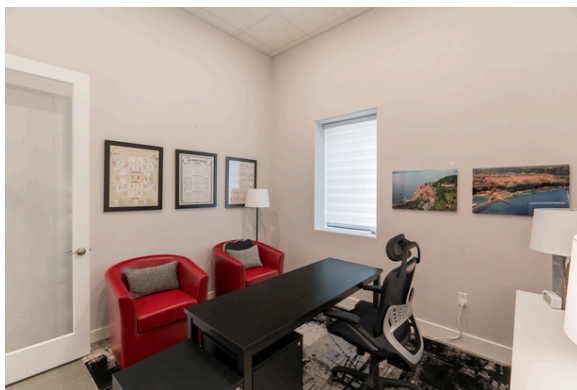
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Interior - BUILDING 5



Interior - BUILDING 5



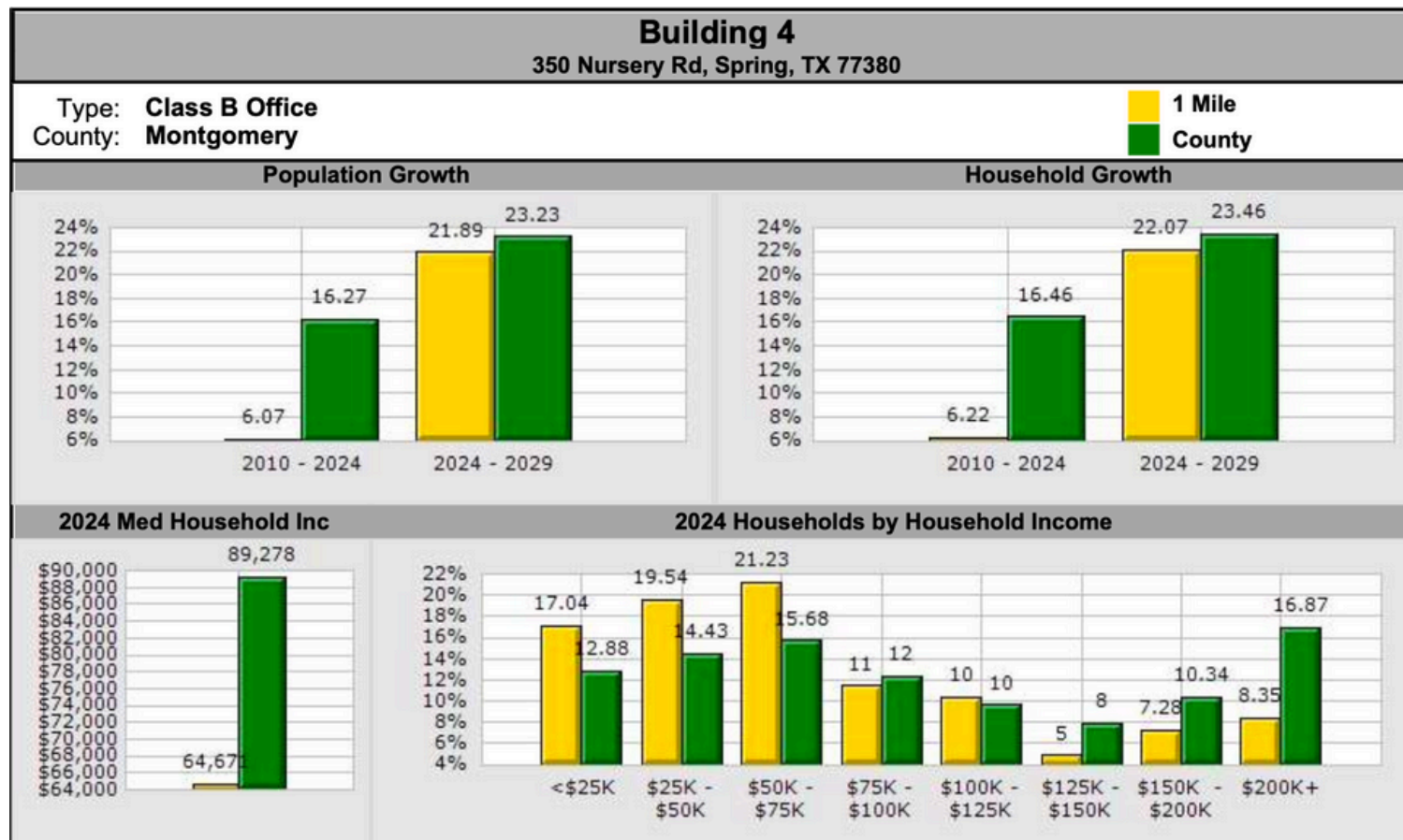
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Exterior - BUILDING 5



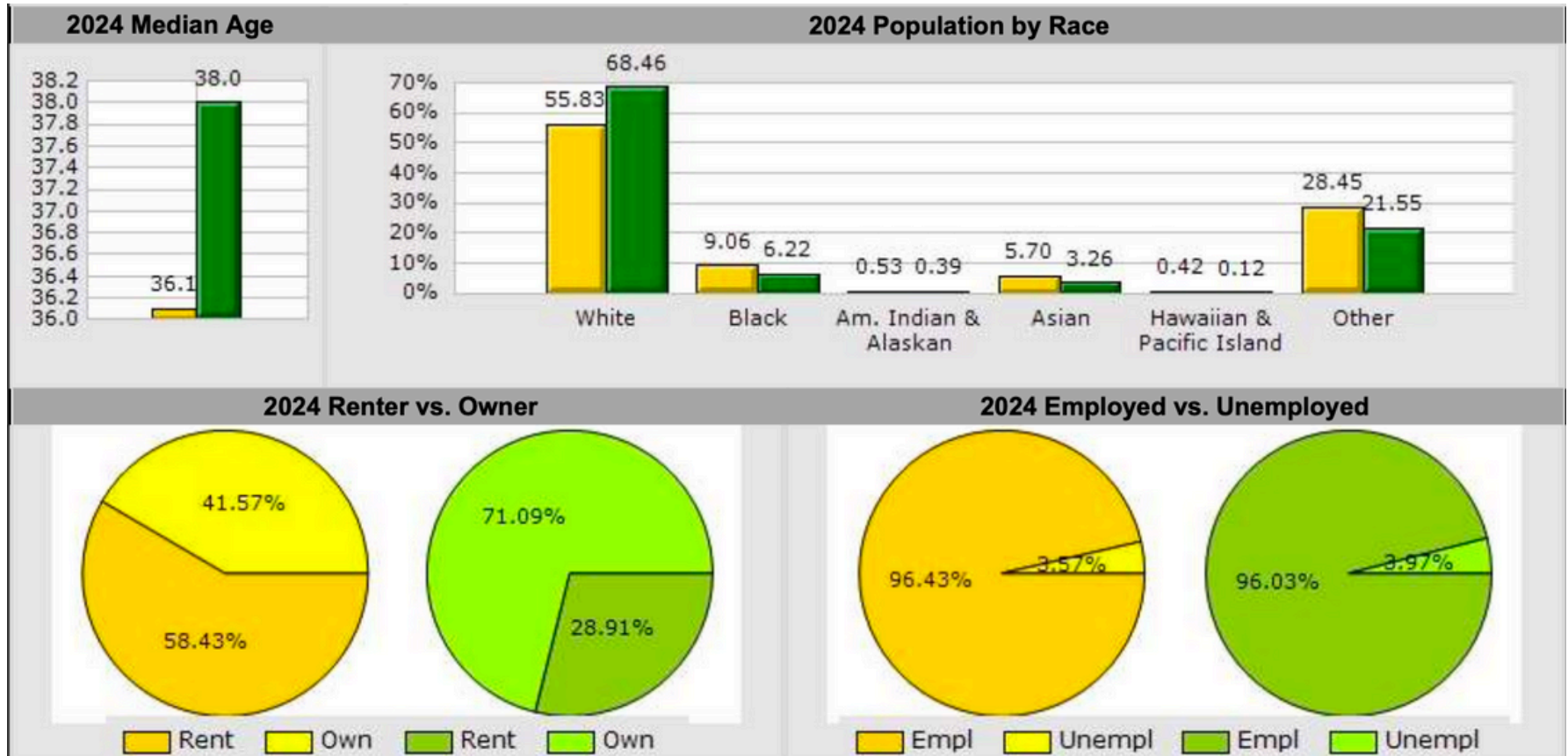
Demographic Market Comparison Report



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Demographic Market Comparison Report



Demographic Market Comparison Report

Building 4				
350 Nursery Rd, Spring, TX 77380				
Type: Class B Office				
County: Montgomery				
	1 Mile		County	
Population Growth				
Growth 2010 - 2024	6.07%		16.27%	
Growth 2024 - 2029	21.89%		23.23%	
Empl	6,447	96.43%	352,802	96.03%
Unempl	239	3.57%	14,600	3.97%
2024 Population by Race				
	12,990		721,368	
White	7,252	55.83%	493,818	68.46%
Black	1,177	9.06%	44,887	6.22%
Am. Indian & Alaskan	69	0.53%	2,792	0.39%
Asian	741	5.70%	23,549	3.26%
Hawaiian & Pacific Island	55	0.42%	877	0.12%
Other	3,696	28.45%	155,445	21.55%

Demographic Market Comparison Report

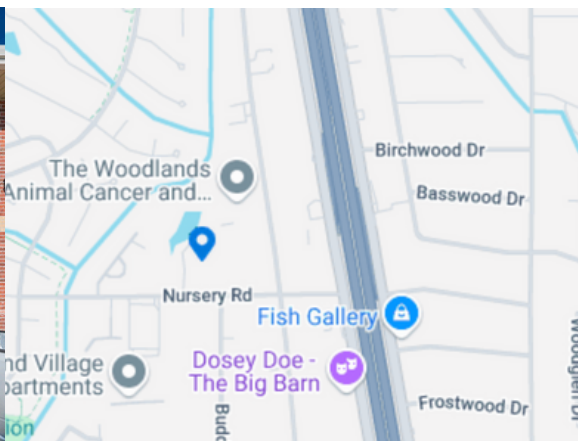
Household Growth

Growth 2010 - 2024	6.22%		16.46%	
Growth 2024 - 2029	22.07%		23.46%	
Renter Occupied	3,016	58.43%	74,010	28.91%
Owner Occupied	2,146	41.57%	181,959	71.09%

2024 Households by Household Income

	5,163		255,969	
Income <\$25K	880	17.04%	32,962	12.88%
Income \$25K - \$50K	1,009	19.54%	36,939	14.43%
Income \$50K - \$75K	1,096	21.23%	40,125	15.68%
Income \$75K - \$100K	589	11.41%	31,444	12.28%
Income \$100K - \$125K	532	10.30%	24,641	9.63%
Income \$125K - \$150K	250	4.84%	20,206	7.89%
Income \$150K - \$200K	376	7.28%	26,465	10.34%
Income \$200K+	431	8.35%	43,187	16.87%

2024 Med Household Inc	\$64,671	\$89,278
2024 Median Age	36.10	38.00



MARKET HIGHLIGHTS

350 Nursery Rd in Spring, TX 77380 is part of the Grogan's Gate Professional Center, located just off Interstate 45 and near The Woodlands.

This office property offers various spaces for lease, including modern office condos equipped with amenities like meeting rooms, kitchens, and reception areas.

The location is highly strategic, with proximity to The Woodlands Town Center, making it a key spot for businesses looking for a professional environment in a growing commercial area.

Convenient to residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.

Elevate your business at 350 Nursery Road Unit 5102 this premium office space offers a modern, professional setting with an open layout, ample natural light, and flexible design options to suit your needs. Conveniently located in a bustling area with easy access to major routes, it's the perfect place to impress clients and inspire productivity. Space is ideal for startups or established teams, ready to support your growth. Schedule a tour today and make it your new business hub!

Contact Information



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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.



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.

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.

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:

- ☐ 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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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