

NOW PRE-LEASING

ELAM BUSINESS PARK

2000 Elam St, Seabrook, TX 77586

PROPERTY HIGHLIGHTS

- ▶ Brand new industrial flex suites — 49 units across 7 buildings, all 1,050 SF
- ▶ 17 ft clear heights with 10×12 grade-level roll-up doors for easy loading and equipment access
- ▶ Each unit includes warehouse space, private office, and bathroom — move-in ready
- ▶ Located at 2000 Elam St in Seabrook with quick access to SH-146, NASA Rd 1, and I-45 South
- ▶ Ideal for contractors, e-commerce, trades, small manufacturers, and service businesses
- ▶ Owner operated with on-site management by Allon Investments

ALLON INVESTMENTS

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DEVELOPMENT PREVIEW

Elam Business Park · 2000 Elam St, Seabrook, TX 77586



Exterior Rendering — New Construction



Aerial Rendering — 7 Buildings, 49 Units

AVAILABLE SPACE

Elam Business Park · New Construction · 49 Units

49

TOTAL UNITS

1,050 SF

UNIT SIZE (ALL UNITS)

Q2 2027

ESTIMATED DELIVERY

UNIT TYPE	SIZE (SF)	BUILDINGS	FEATURES	STATUS
Warehouse / Flex	1,050 SF	7 Buildings · 49 Units	10×12 roll-up door, warehouse space, private office, bathroom	PRE-LEASING

New Construction

BUILDING TYPE

17 Ft

CLEAR HEIGHTS

10×12

ROLL-UP DOORS

Owner Operated

MANAGEMENT

7

BUILDINGS

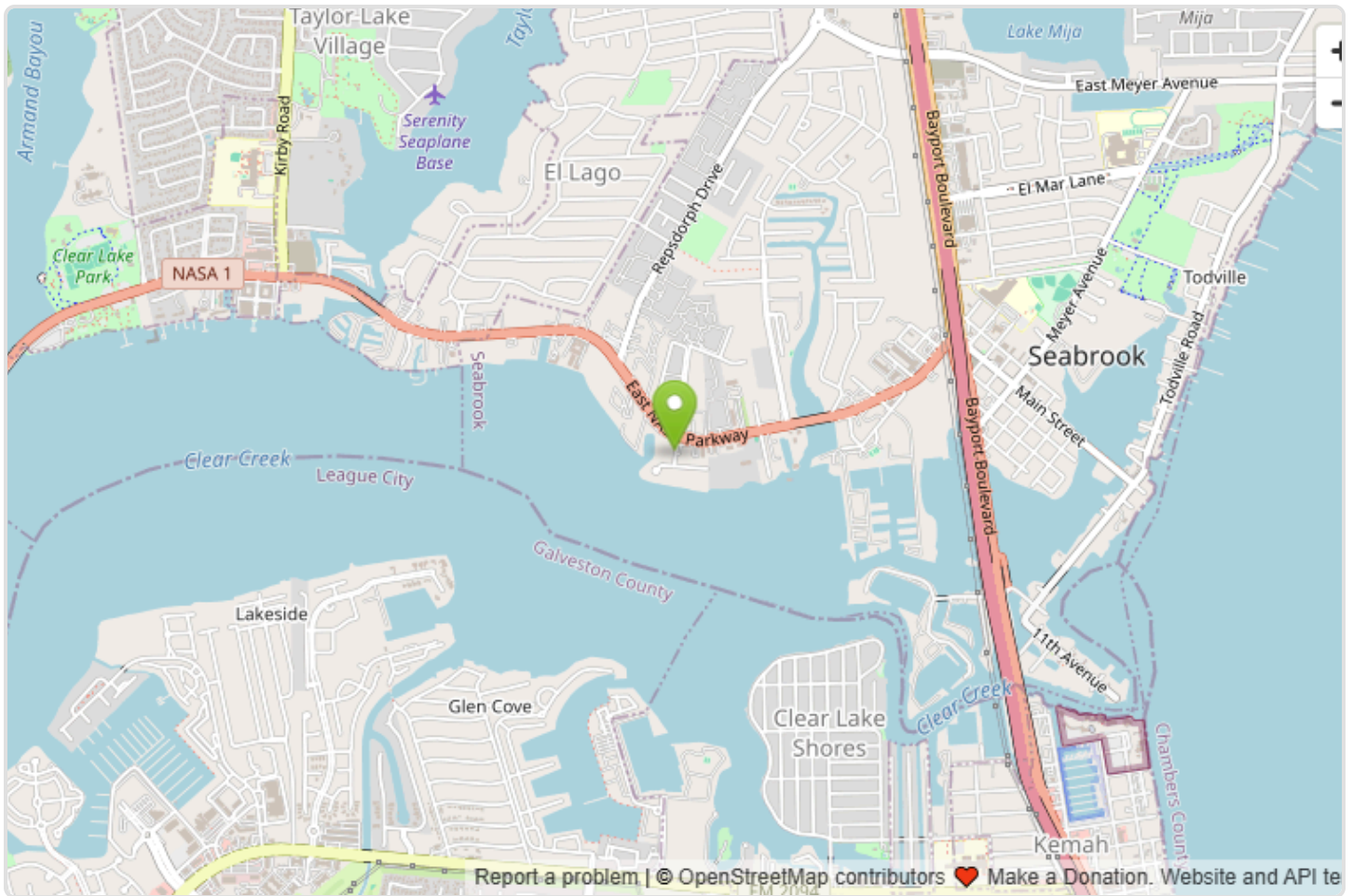
51,450 SF

TOTAL PROJECT SIZE

Units may be combined for larger requirements. All spaces delivered in warm-shell condition. Contact Allon Investments for pricing, availability, and tour scheduling.

LOCATION

2000 Elam St, Seabrook, TX 77586



- | | | | |
|-----------------------------------|--------|--------------------------------------|-------|
| ● SH-146 / Bayport Blvd | 1.5 mi | ● NASA Rd 1 | 2 mi |
| ● NASA / Johnson Space Center | 4 mi | ● I-45 South Freeway | 7 mi |
| ● Baybrook Mall / Retail Corridor | 6 mi | ● Port of Houston / Bayport Terminal | 4 mi |
| ● Kemah Boardwalk | 3 mi | ● Hobby Airport (HOU) | 22 mi |