

27610 Commerce Oaks Dr

Oak Ridge North, TX 77385

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

Exclusive Leasing Agents



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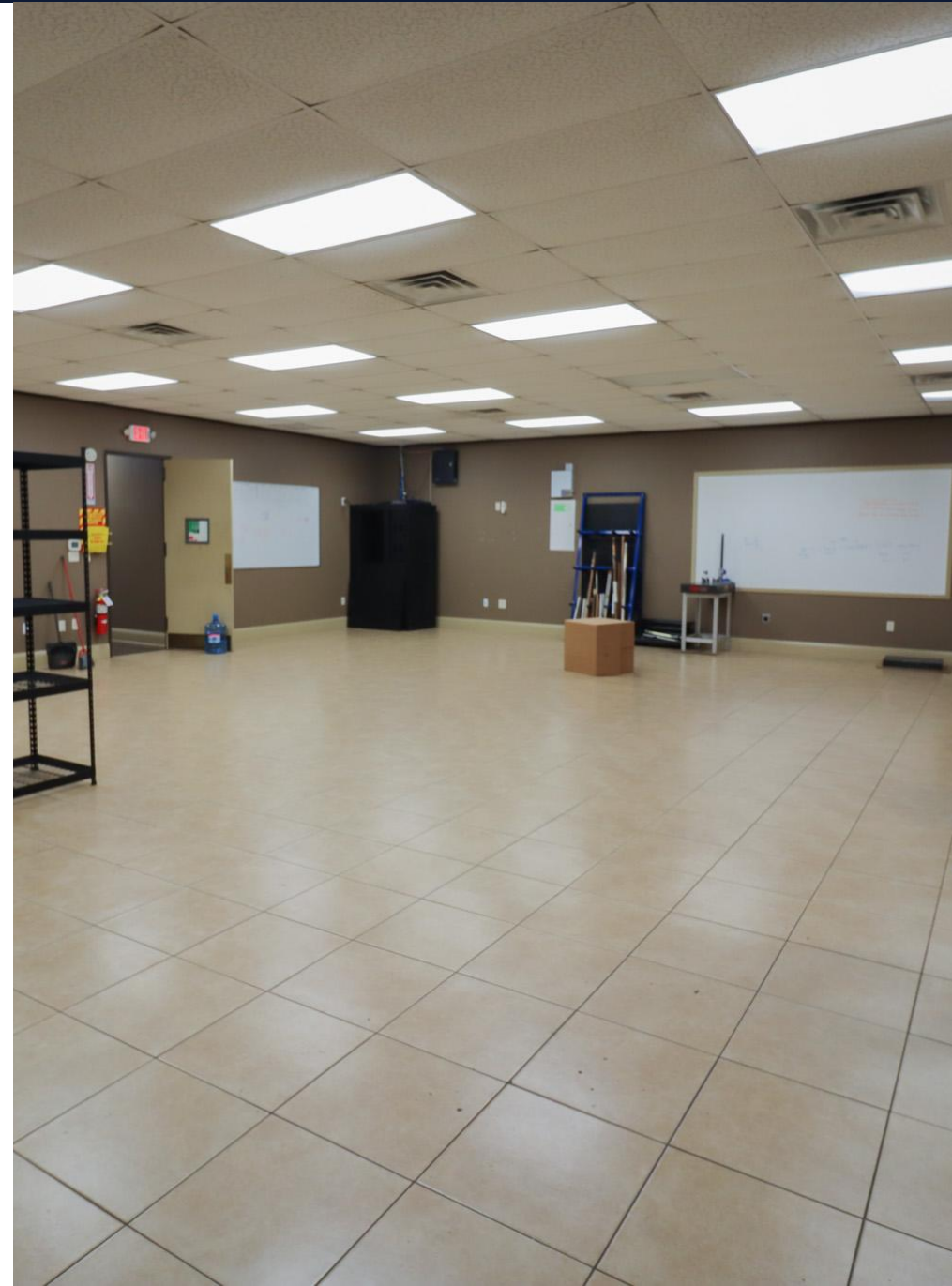
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Leasing Highlights

Property Highlights

- **Total Building Area:** Approximately ±6,400 square feet, offering a balanced combination of warehouse and office functionality. The building includes about ±3,400 square feet of built-out office space, providing a professional and comfortable environment suitable for administrative, operational, or client-facing needs.
- **Clear Height:** The warehouse area features a clear height of 18.5 feet at the eave, allowing for efficient racking, storage, and maneuverability of equipment or vehicles.
- **Loading Access:** The property is equipped with two (2) grade-level overhead doors, enabling convenient access for deliveries, shipments, and general logistics operations.
- **Office Features:** The existing office furniture can be included as part of the offering, allowing for a seamless move-in experience and reduced setup costs.
- **Power Supply:** The building is equipped with 3-phase power, supporting a range of industrial and light manufacturing uses requiring stable and reliable electrical capacity.
- **Parking:** The site provides a parking ratio of approximately 1.25 spaces per ±1,000 square feet, offering ample on-site parking for employees and visitors.
- **Availability:** The property is available for immediate occupancy, offering flexibility for tenants with near-term space needs.
- **Lease Terms:** Asking lease rate is \$1.10 per square foot NNN, presenting a competitive opportunity for tenants seeking functional office and warehouse space in a well-maintained facility.



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Oak Ridge North, TX 77385

±6,400 SF

GLA

±3,400 SF

Office Space

Two (2) Grade-Level

Overhead Doors

Three-Phase

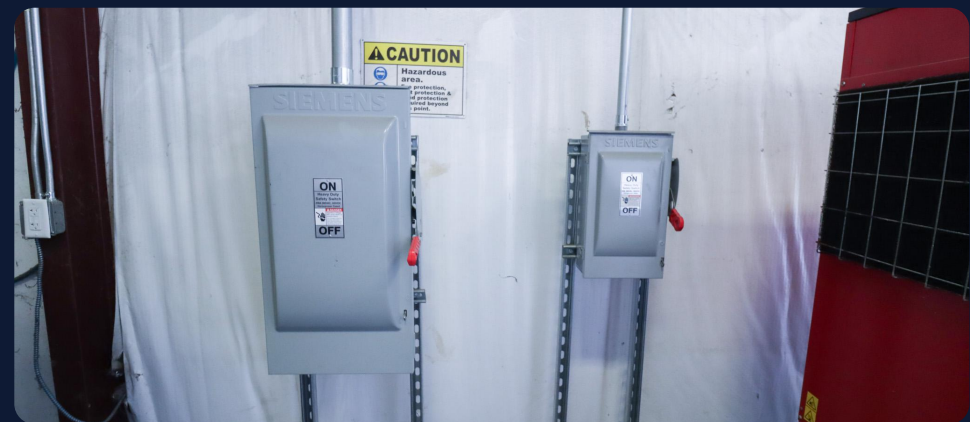
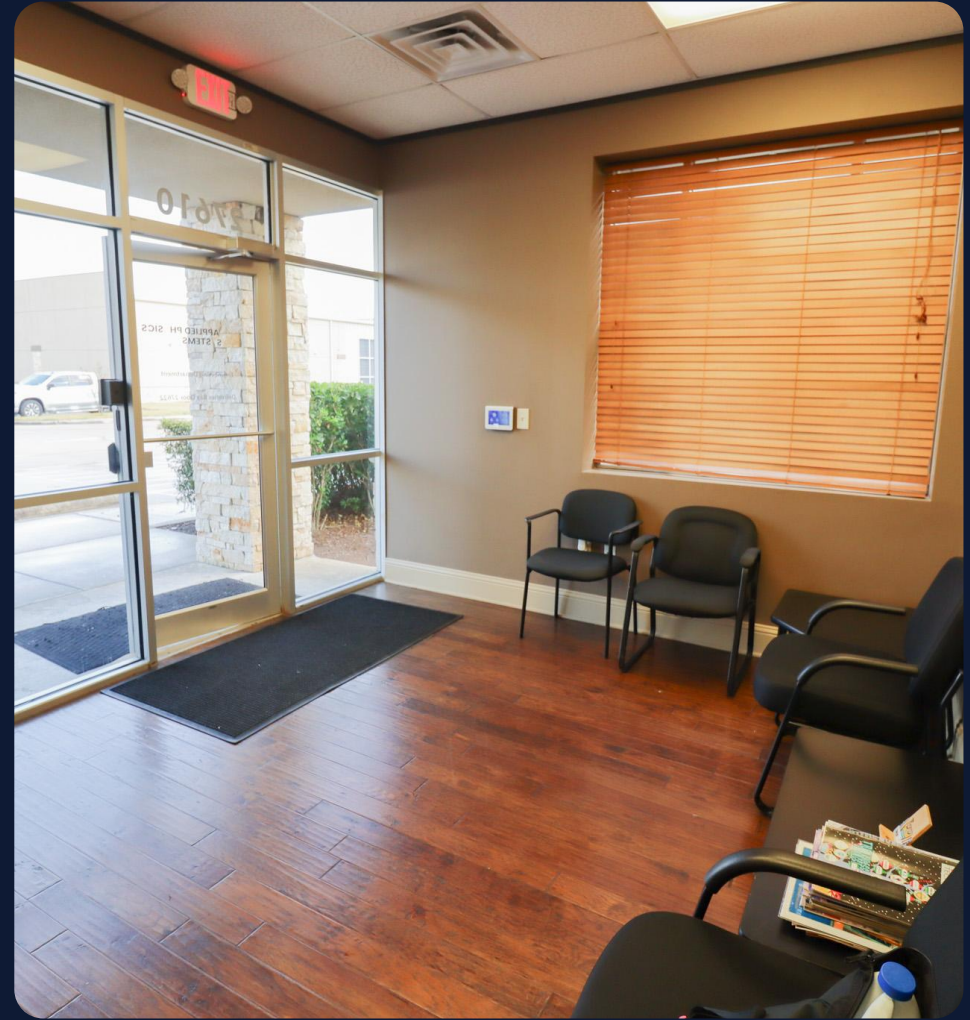
Heavy Power

\$1.10 PSF NNN

Lease Rate



Property Photos





+ Nexus Children's Hospital - Shenandoah
±457 Beds



Portofino Shopping Center



+ Memorial Hermann The Woodlands Medical Center
±457 Beds



±235,700 VPD

Research Forest Dr ±40,200 VPD



Oak Ridge High
±2,705 Students



Lake Woodlands Dr ±25,000 VPD



Subject Property

Woodlands Pkwy ±45,000 VPD

The Woodlands Mall



Oak Ridge North , TX

Market Demographics



3,019
Total Population

\$117,188
Median HH Income

1,130
of Households

96.5%
Homeownership Rate

1,640
Employed Population

25.7%
% Bachelor's Degree

43.4
Median Age

\$282,100
Median Property Value

Local Market Overview

Oak Ridge North is strategically positioned along the I-45 corridor within the North Houston industrial market, offering direct access to The Woodlands, Conroe, and the broader Houston metro. The area attracts industrial users seeking proximity to major distribution routes, a growing residential base, and a favorable tax environment. Its accessibility and location just 45 minutes from the Port of Houston support a range of uses, including light manufacturing, distribution, and last-mile logistics.

Industrial fundamentals in the surrounding submarket remain strong, with steady absorption, limited vacancy, and demand outpacing new supply. Oak Ridge North, in particular, has seen limited industrial development, creating an undersupplied niche for smaller-scale flex and office/warehouse users. Continued population and employment growth in Montgomery County further support long-term demand and rental stability for well-located industrial assets in the area.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,286	79,805	184,781
Current Year Estimate	5,462	67,688	164,650
2020 Census	5,316	58,065	149,717
Growth Current Year-Five-Year	15.08%	17.90%	12.23%
Growth 2020-Current Year	2.74%	16.57%	9.97%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,377	33,476	73,489
Current Year Estimate	2,014	27,399	63,295
2020 Census	1,927	22,343	55,588
Growth Current Year-Five-Year	18.01%	22.18%	16.11%
Growth 2020-Current Year	4.49%	22.63%	13.86%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$150,462	\$148,539	\$153,046

Houston, TX MSA

Houston, Texas is the fourth-largest city in the United States and a key industrial center in the Southeast. It serves as a primary base for the energy, manufacturing, and aerospace sectors. The city is home to numerous oil and gas corporations, engineering firms, and industrial service providers that support global operations in exploration, refining, and petrochemicals. NASA's Johnson Space Center anchors Houston's aerospace industry, providing research and training facilities central to U.S. space operations. Beyond energy and aerospace, the city supports strong logistics and shipping industries, with the Port of Houston ranking among the nation's busiest in foreign tonnage and petrochemical exports.

Houston's infrastructure includes extensive rail, highway, and pipeline networks that connect industrial sites throughout the Gulf Coast. Its workforce is supported by major universities and technical institutions supplying engineering, science, and skilled trade professionals. With ongoing investment in energy technology and manufacturing capacity, Houston remains a strategic hub for U.S. industrial development.

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

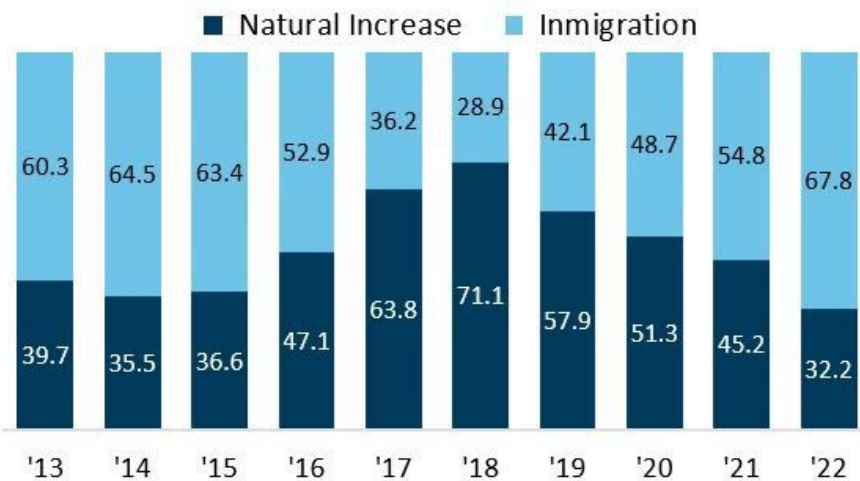
5th Largest MSA Currently

By 2100, Houston is Expected To Be The 2nd Largest MSA In The Country With Over 31m People

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of 27610 Commerce Oaks Dr, Oak Ridge North, TX 77385 (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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:

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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