

350 Nursery Rd - Building 4 - Grogan's Gate Professional Center



Location: **Building 4**
The Woodlands Cluster
The Woodlands Submarket
Montgomery County
Spring, TX 77380

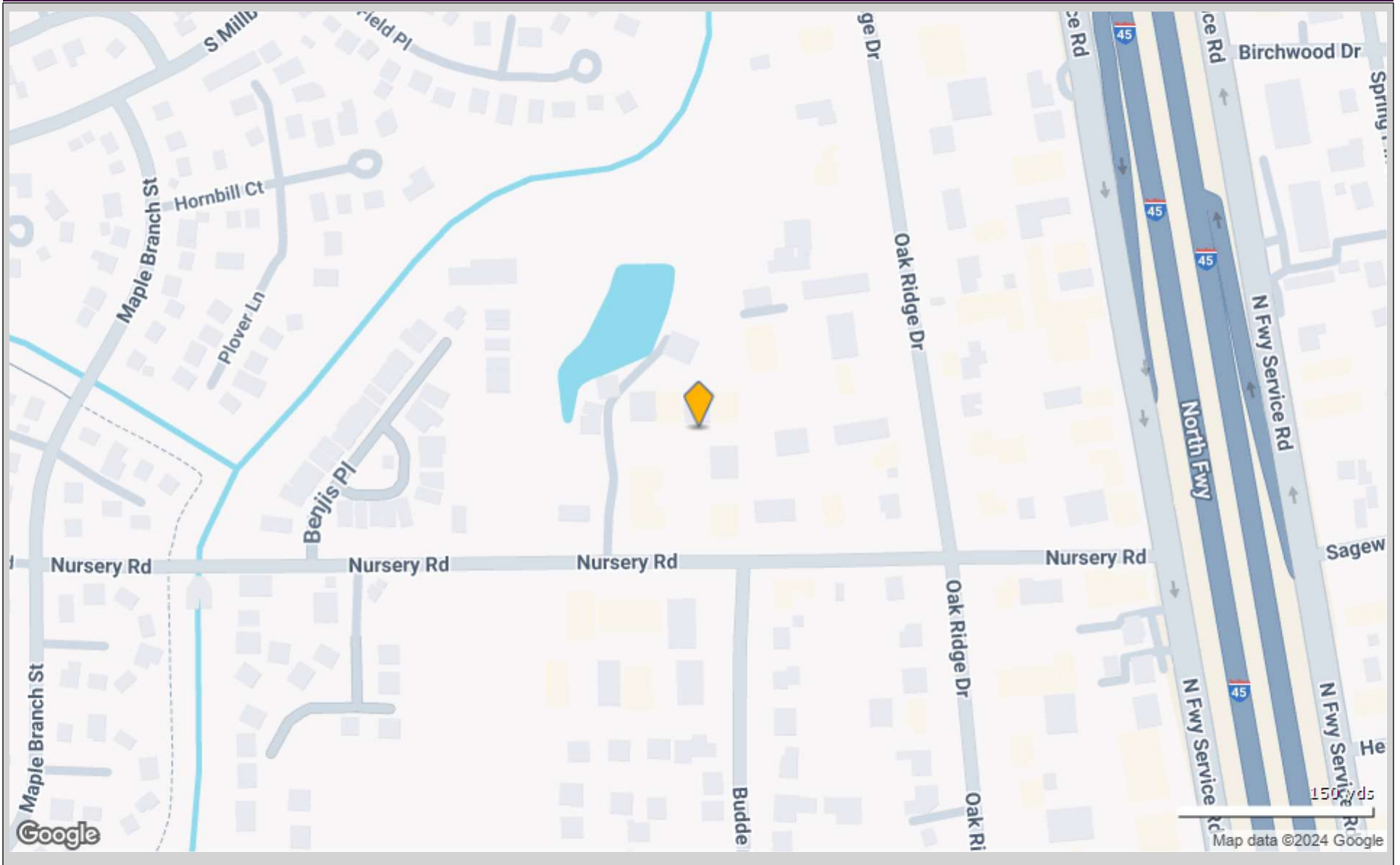
Developer: -
Management: -
Recorded Owner: -

Expenses: **2019 Tax @ \$8.87/sf**
Parcel Number: **0599-00-01000**

Building Type: **Class B Office**
Status: **Built Feb 2020**
Stories: **1**
RBA: **3,584 SF**
Typical Floor: **3,584 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Building 4

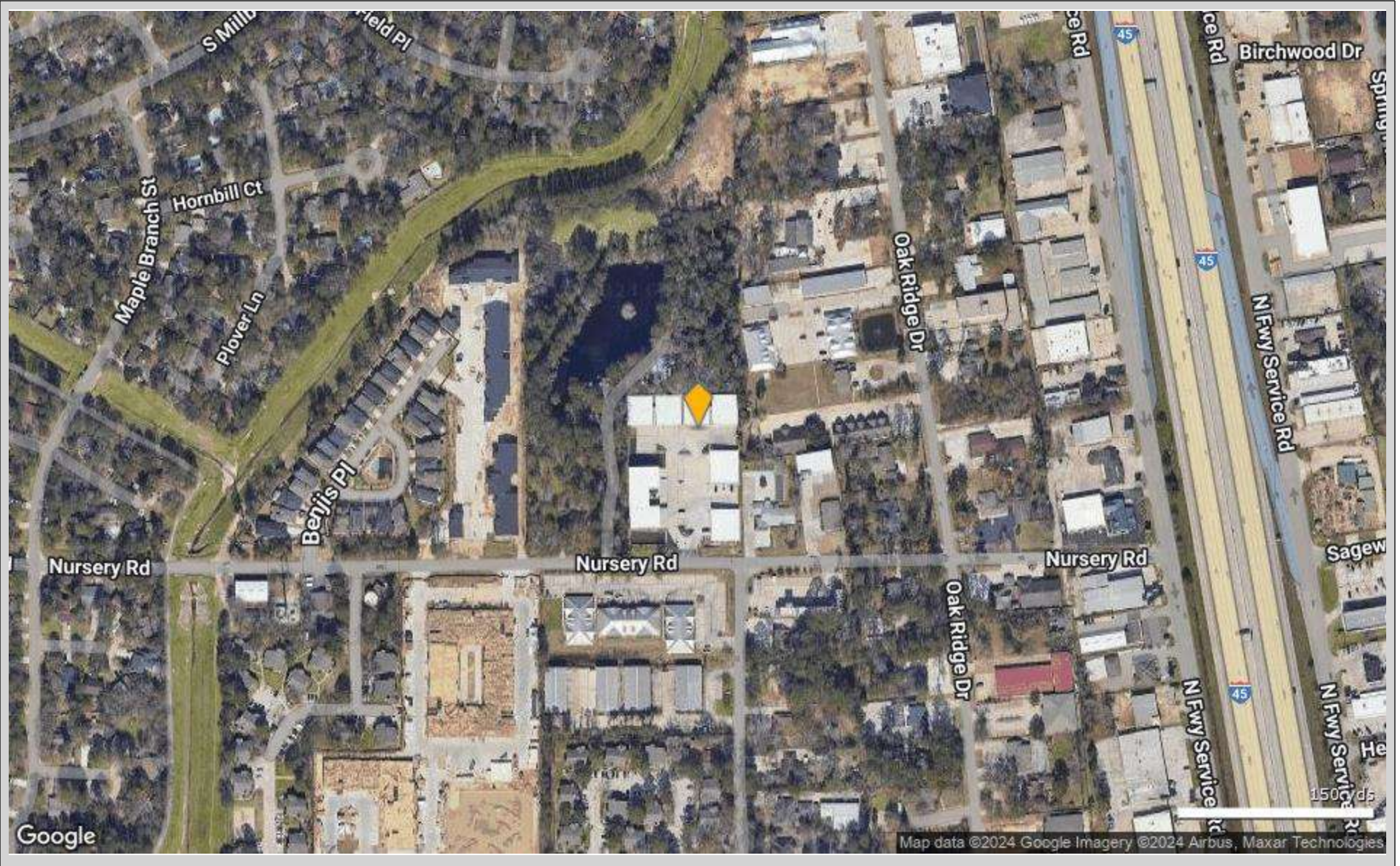
350 Nursery Rd - Spring, TX 77380



All measurements and information should be verified by the interested party!
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Building 4

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Building 4

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No Site Plan image was found for this property

350 Nursery Rd

Building 4

Grogan's Gate Professional Center

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
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Regenache Ache Institute	1,792	1						
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Total Tenants for 350 Nursery Rd: **1**

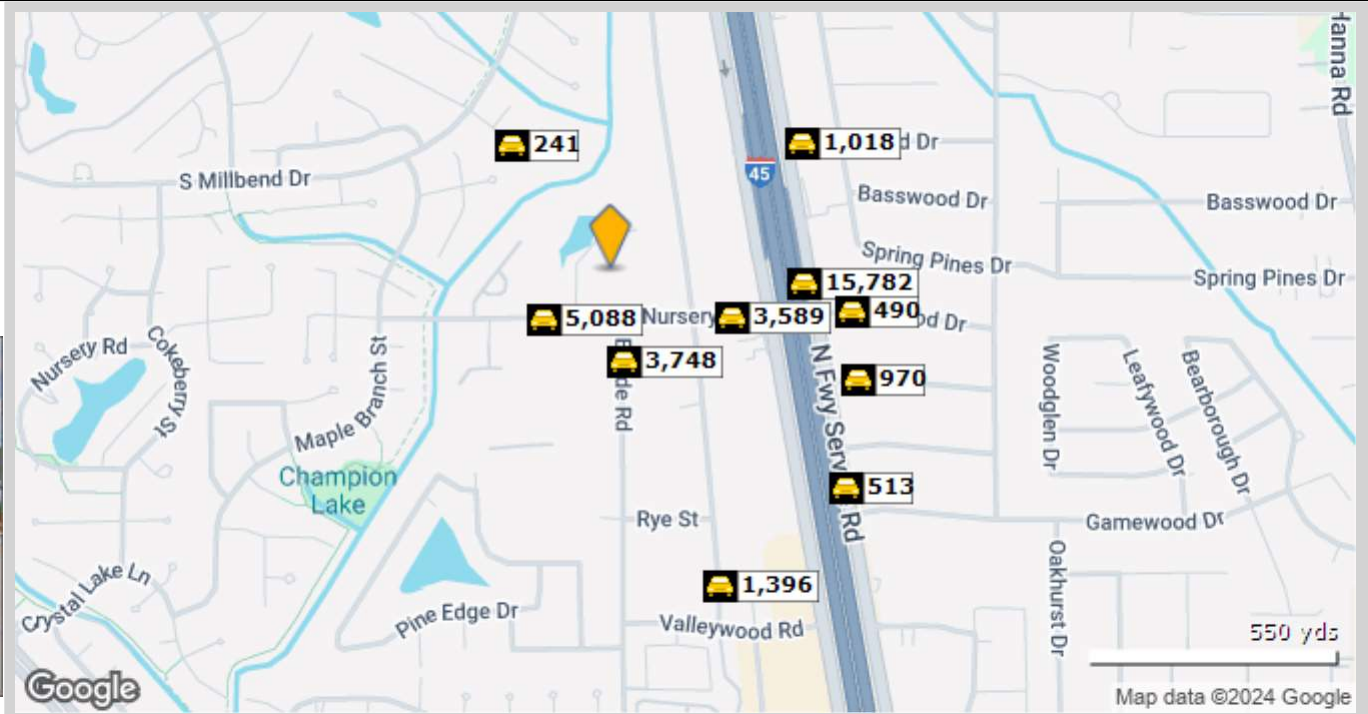
Total Tenants for report: 1

Traffic Count Report

Building 4

350 Nursery Rd, Spring, TX 77380

Building Type: **Class B Office**
 Class: **B**
 RBA: **3,584 SF**
 Typical Floor: **3,584 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Nursery Rd	Budde Rd	0.10 E	2022	5,088	MPSI	.10
2	Budde Rd	Nursery Rd	0.06 N	2022	3,748	MPSI	.12
3	Nursery Rd	Oakridge Dr	0.05 W	2022	3,589	MPSI	.17
4	Green Field Pl	Crested Jay Ln	0.03 NW	2022	241	MPSI	.21
5	I - 45 Frontage Rd		0.00	2022	15,782	MPSI	.25
6	Birchwood Dr	I- 45	0.02 W	2022	1,018	MPSI	.30
7	Sagewood Dr	I- 45	0.05 W	2022	490	MPSI	.32
8	Heatherwood Dr	I- 45	0.04 W	2018	970	MPSI	.35
9	I - 45 Frontage Rd		0.00	2018	513	MPSI	.41
10	Oakridge Dr	Valley Wood Dr	0.06 S	2022	1,396	MPSI	.42

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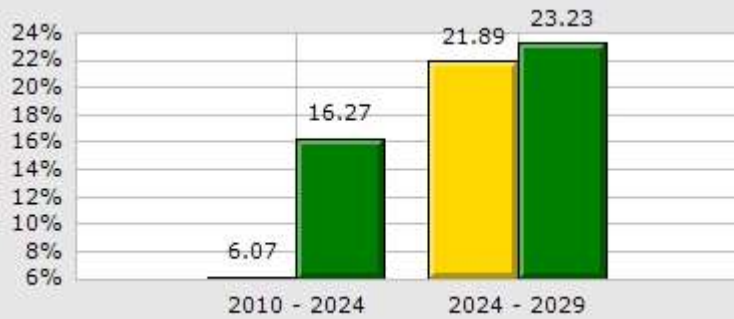
Building 4

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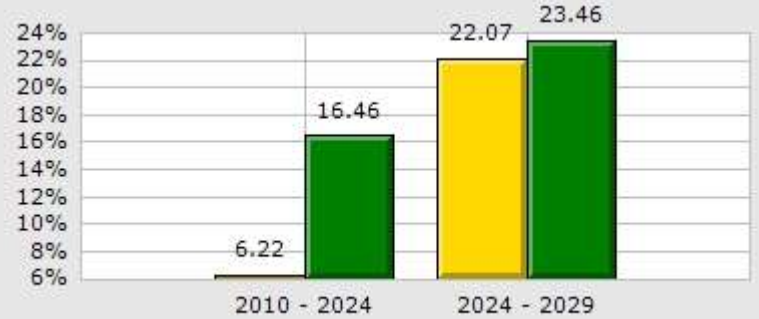
Type: **Class B Office**
 County: **Montgomery**

1 Mile
County

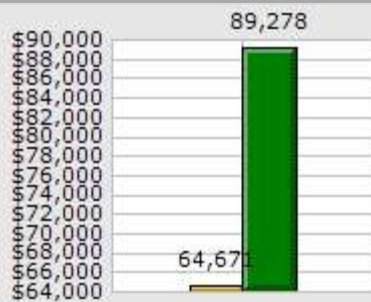
Population Growth



Household Growth



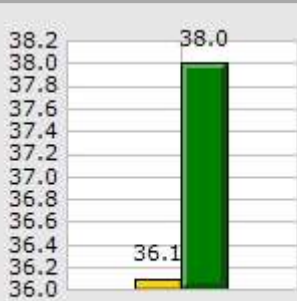
2024 Med Household Inc



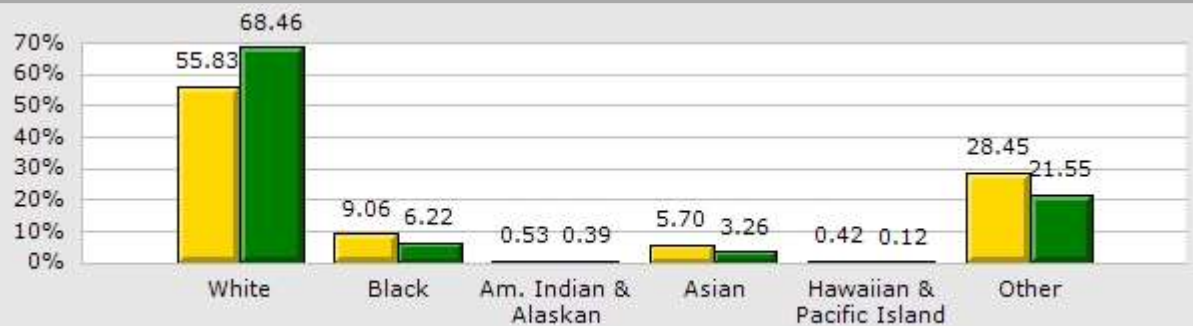
2024 Households by Household Income



2024 Median Age



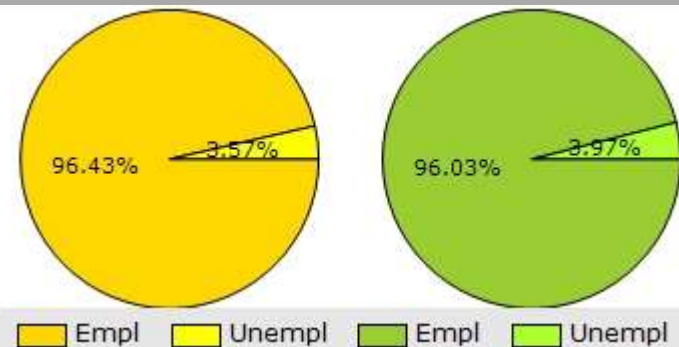
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

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%
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	



Demographic Summary Report

Building 4 350 Nursery Rd, Spring, TX 77380

Building Type: **Class B Office**
 Class: **B**
 RBA: **3,584 SF**
 Typical Floor: **3,584 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	15,834		81,991		214,772	
2024 Estimate	12,990		67,464		182,588	
2010 Census	12,247		61,196		169,296	
Growth 2024 - 2029	21.89%		21.53%		17.63%	
Growth 2010 - 2024	6.07%		10.24%		7.85%	
2024 Population by Hispanic Origin	4,367		16,089		44,171	
2024 Population	12,990		67,464		182,588	
White	7,252	55.83%	43,106	63.89%	113,736	62.29%
Black	1,177	9.06%	6,532	9.68%	18,128	9.93%
Am. Indian & Alaskan	69	0.53%	268	0.40%	983	0.54%
Asian	741	5.70%	3,747	5.55%	11,003	6.03%
Hawaiian & Pacific Island	54	0.42%	110	0.16%	303	0.17%
Other	3,696	28.45%	13,701	20.31%	38,436	21.05%
U.S. Armed Forces	0		332		476	
Households						
2029 Projection	6,300		33,555		80,278	
2024 Estimate	5,161		27,507		67,915	
2010 Census	4,859		24,501		62,510	
Growth 2024 - 2029	22.07%		21.99%		18.20%	
Growth 2010 - 2024	6.22%		12.27%		8.65%	
Owner Occupied	2,146	41.58%	14,047	51.07%	43,130	63.51%
Renter Occupied	3,016	58.44%	13,461	48.94%	24,785	36.49%
2024 Households by HH Income	5,163		27,507		67,916	
Income: <\$25,000	880	17.04%	4,447	16.17%	8,303	12.23%
Income: \$25,000 - \$50,000	1,009	19.54%	3,746	13.62%	8,653	12.74%
Income: \$50,000 - \$75,000	1,096	21.23%	4,446	16.16%	9,063	13.34%
Income: \$75,000 - \$100,000	589	11.41%	3,329	12.10%	7,998	11.78%
Income: \$100,000 - \$125,000	532	10.30%	2,804	10.19%	7,433	10.94%
Income: \$125,000 - \$150,000	250	4.84%	2,167	7.88%	6,054	8.91%
Income: \$150,000 - \$200,000	376	7.28%	2,706	9.84%	8,190	12.06%
Income: \$200,000+	431	8.35%	3,862	14.04%	12,222	18.00%
2024 Avg Household Income	\$89,868		\$111,323		\$126,612	
2024 Med Household Income	\$64,671		\$83,369		\$99,815	

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Building 4
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Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **3,584 SF** Rent/SF/Yr: **-**
 Typical Floor: **3,584 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,363	7,624	6
Retail & Wholesale Trade	146	1,015	7
Hospitality & Food Service	51	1,058	21
Real Estate, Renting, Leasing	88	567	6
Finance & Insurance	139	454	3
Information	14	155	11
Scientific & Technology Services	155	787	5
Management of Companies	10	30	3
Health Care & Social Assistance	430	1,672	4
Educational Services	21	298	14
Public Administration & Sales	5	140	28
Arts, Entertainment, Recreation	15	68	5
Utilities & Waste Management	41	230	6
Construction	89	429	5
Manufacturing	32	175	5
Agriculture, Mining, Fishing	3	22	7
Other Services	124	524	4

Consumer Spending Report

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 Typical Floor: **3,584 SF**
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 Rent/SF/Yr: **-**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$148,520	\$909,584	\$2,495,694
Total Apparel	\$8,274	\$48,003	\$132,431
Women's Apparel	3,125	18,772	51,320
Men's Apparel	1,672	9,985	27,142
Girl's Apparel	610	3,365	9,941
Boy's Apparel	462	2,445	7,177
Infant Apparel	438	2,258	6,099
Footwear	1,968	11,179	30,752
Total Entertainment & Hobbies	\$22,055	\$135,723	\$365,120
Entertainment	2,401	13,478	35,205
Audio & Visual Equipment/Service	5,288	31,002	82,162
Reading Materials	254	1,733	4,657
Pets, Toys, & Hobbies	3,606	23,028	63,267
Personal Items	10,505	66,482	179,830
Total Food and Alcohol	\$42,166	\$246,501	\$660,915
Food At Home	21,651	122,076	326,774
Food Away From Home	17,647	106,613	286,740
Alcoholic Beverages	2,869	17,812	47,400
Total Household	\$23,312	\$151,187	\$426,378
House Maintenance & Repair	4,088	27,472	83,588
Household Equip & Furnishings	9,264	59,338	165,004
Household Operations	7,234	45,373	125,064
Housing Costs	2,726	19,004	52,723

Consumer Spending Report

Building 4

350 Nursery Rd, Spring, TX 77380

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$36,512	\$221,686	\$616,614
Vehicle Purchases	17,098	106,083	303,979
Gasoline	10,502	59,059	158,152
Vehicle Expenses	775	5,469	15,614
Transportation	3,492	23,441	64,951
Automotive Repair & Maintenance	4,645	27,633	73,918
Total Health Care	\$7,064	\$43,363	\$115,907
Medical Services	4,002	24,838	67,174
Prescription Drugs	2,274	13,711	36,012
Medical Supplies	788	4,814	12,721
Total Education/Day Care	\$9,137	\$63,122	\$178,329
Education	5,839	40,683	115,098
Fees & Admissions	3,297	22,439	63,231