



ADAM OLSEN, CCIM

713-614-2670 ADAM@THECOMMERCIALPROFESSIONALS.COM

#### **GABE RODARTE**

713-614-2670
GABE@THECOMMERCIALPROFESSIONALS.COM

### PROPERTY **SUMMARY**

9360 Osr Midway, TX 75852

LEASE RATE: \$5,000.00 per month

LEASE TERM: Negotiable

NUMBER OF UNITS: 1

**SPACE SIZE:** 7,320 SF

**PROPERTY TYPE:** Land

LOT SIZE: 5.37 Acres

This prime 5.37-acre property is strategically located at the bustling intersection of OSR and Hwy 21, offering unmatched visibility in a high-traffic area. The 7,000-square-foot versatile workshop features six roll-up doors, providing excellent functionality for a wide range of operational needs.



FOR LEASE: 9360 OSR MIDWAY, TX 75852

### PROPERTY HIGHLIGHTS

# For Lease: Prime 5.37-Acre Commercial Corner Site at OSR & Hwy 21

Situated in a rapidly growing sector, this location offers outstanding opportunities for development or expansion. Don't miss this incredible opportunity—schedule your private tour today

- 7,320 SF building suitable for industrial, warehouse,
   and distribution use
- NNN: \$900 a month
- Versatile space ideal for various operational needs
- One unit, providing focused and exclusive usage
- Strategic location in the vibrant Midway area
- Ample space for storage, manufacturing, or logistics operations
- Solid construction offering durability and reliability
- Potential for customization to meet specific business requirements
- Convenient accessibility for transportation and logistical needs
- Promising investment opportunity in a growing commercial sector



FOR LEASE: 9360 OSR MIDWAY, TX 75852

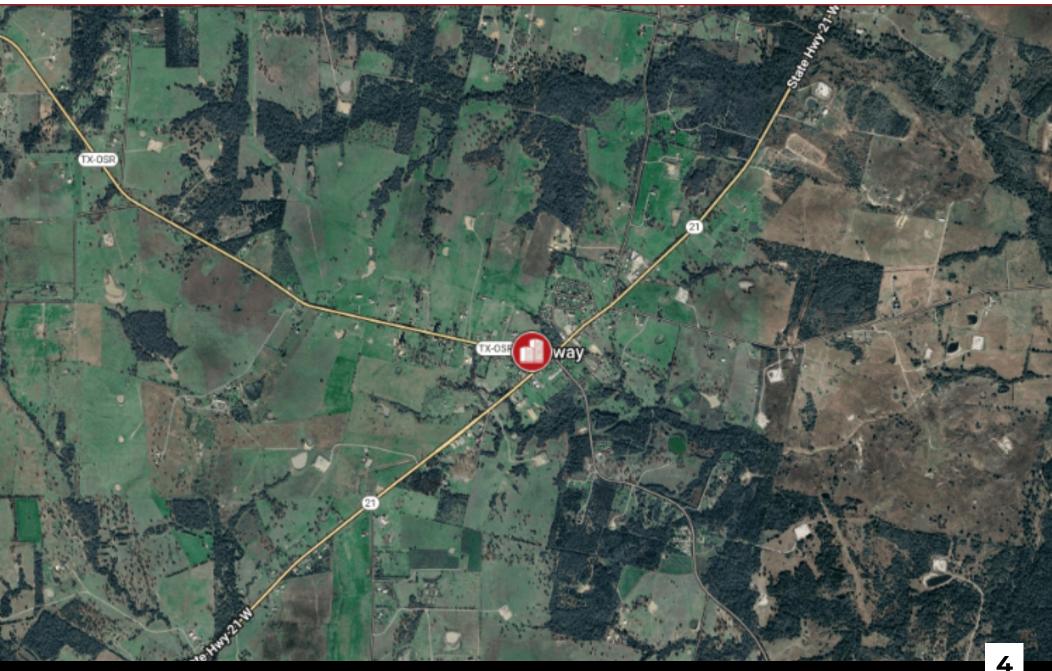


### AREA **OVERVIEW**

Nestled at the intersection of OSR and Hwy 21, the area surrounding Cornerstone Prime 5.37-acre commercial site offers a dynamic backdrop for industrial, warehouse, and distribution endeavors. Located in the vibrant community of Midway, this location provides strategic advantages for businesses seeking to thrive in a robust commercial environment.

	0.3 Miles	0.5 Miles	1 Miles
Total households	7	25	55
Total population	23	83	186
Persons per household	3.3	3.3	3.4
Average household income	\$76,626	\$76,139	\$76,635
Average house value	\$214,122	\$212,981	\$214,141
Average age	41	41	41
Average age male	41	41	41
Average age female	44	44	44

## LOCATION MAP



FOR LEASE: 9360 OSR MIDWAY, TX 75852

