

LEASE

CORPORATE WOODS BUSINESS PARK

331 Corporate Woods Drive Magnolia, TX 77354



PROPERTY DESCRIPTION

Corporate Woods Business Park is a 10-building office warehouse center designed for businesses that demand both convenience and security. Each high-end, turnkey space is tailored to meet the needs of industries like oil and gas, distribution, fulfillment, manufacturing, and more.

Corporate Woods Business Park is designed to support businesses of all sizes with robust infrastructure, flexible leasing options, and a premier location. Whether you're looking to expand, streamline, or relocate, this is an opportunity to establish your operations in one of Houston metro's fastest-growing markets.

Contact Us Today!

Secure your space in Corporate Woods Business Park and position your business for success. Contact us today for leasing information and to schedule a tour.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	30
Available SF:	1,633 - 5,981 SF
Lot Size:	9.01 Acres
Building Size:	105,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	66	424
Total Population	10	206	1,319
Average HH Income	\$159,122	\$206,678	\$210,607

Quenton Rockwell

Principal

O: (832) 658-1796 | C: (832) 877-2703

quenton.rockwell@cbrealty.com

Hannelise Blease

O: (480) 686-2277

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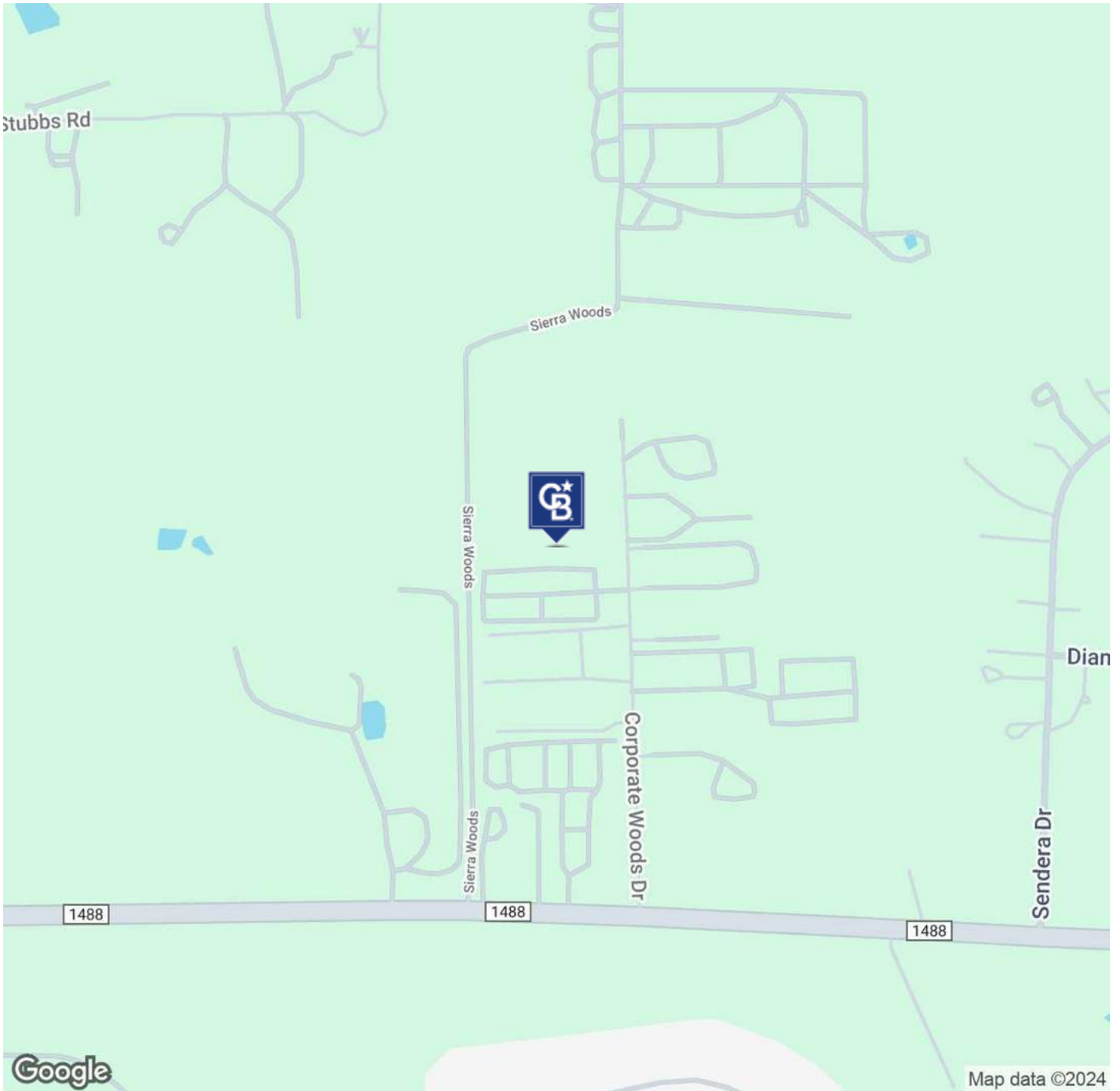


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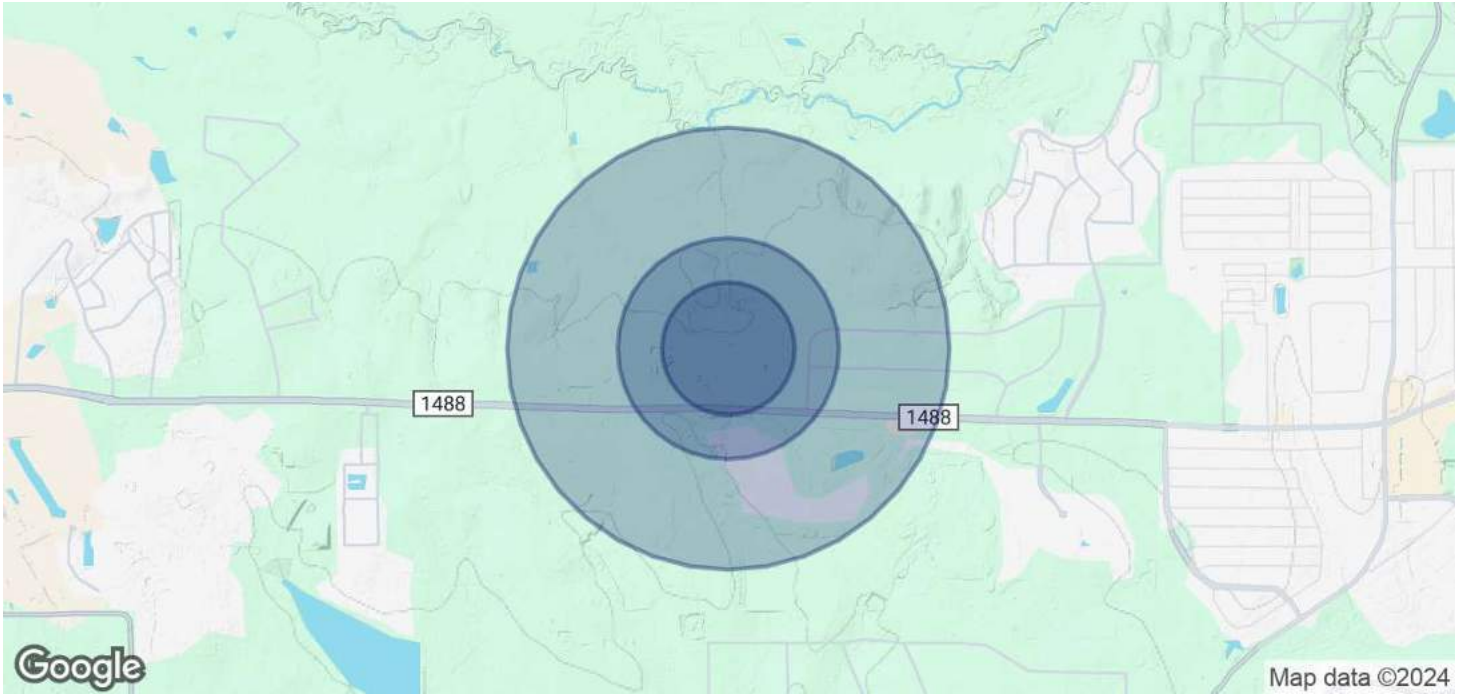


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	10	206	1,319
Average Age	42	43	42
Average Age (Male)	42	42	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3	66	424
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$159,122	\$206,678	\$210,607
Average House Value	\$563,733	\$548,483	\$531,429

Demographics data derived from AlphaMap

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