

# 13600 GESSNER RD

**FOR LEASE:**  
THREE NEWLY CONSTRUCTED  
OFFICE/WAREHOUSE BUILDINGS

 S GESSNER RD | 31,225 VPD



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# 13600

## EXECUTIVE SUMMARY

Now available for lease, the industrial business park located at 13600 S Gessner Rd presents a compelling opportunity for investors, owner-users, and industrial operators seeking modern, small-bay warehouse space in one of Southwest Houston's rapidly expanding industrial corridors. Situated on approximately 8.17 acres, the development offers a collection of newly constructed, free-standing industrial buildings designed to accommodate a variety of distribution, manufacturing, storage, and service-oriented uses.

Strategically positioned along South Gessner Road with convenient access to Beltway 8, Highway 90A, US-59/I-69, and the Fort Bend Parkway, the property provides excellent regional connectivity throughout the greater Houston metropolitan area. Its location within the thriving Southwest/Fort Bend industrial submarket offers strong access to labor, population centers, and major distribution routes, making it well suited for logistics, last-mile delivery, fabrication, contractor services, and light industrial operations.

The project's flexible site configuration, modern construction standards, and functional design make it an attractive solution for tenants seeking efficient industrial space with long-term scalability. Featuring ample parking, grade-level loading, and high-visibility frontage along South Gessner Road, the business park is positioned to meet the growing demand for quality small-bay industrial product in a market that continues to experience strong commercial and population growth.



### BUILDING 3



### BUILDINGS 5 & 6



**Building 5**

- 27'1" total height
- 5,000 SF
- 100 X 50
- 21'7"-23'9" clear height
- 0.54 AC

**Building 6**

- 27'8" total height
- 6,500 SF
- 100 X 65
- 21'4"-24'1" clear height
- 0.64 AC

**Building 3**

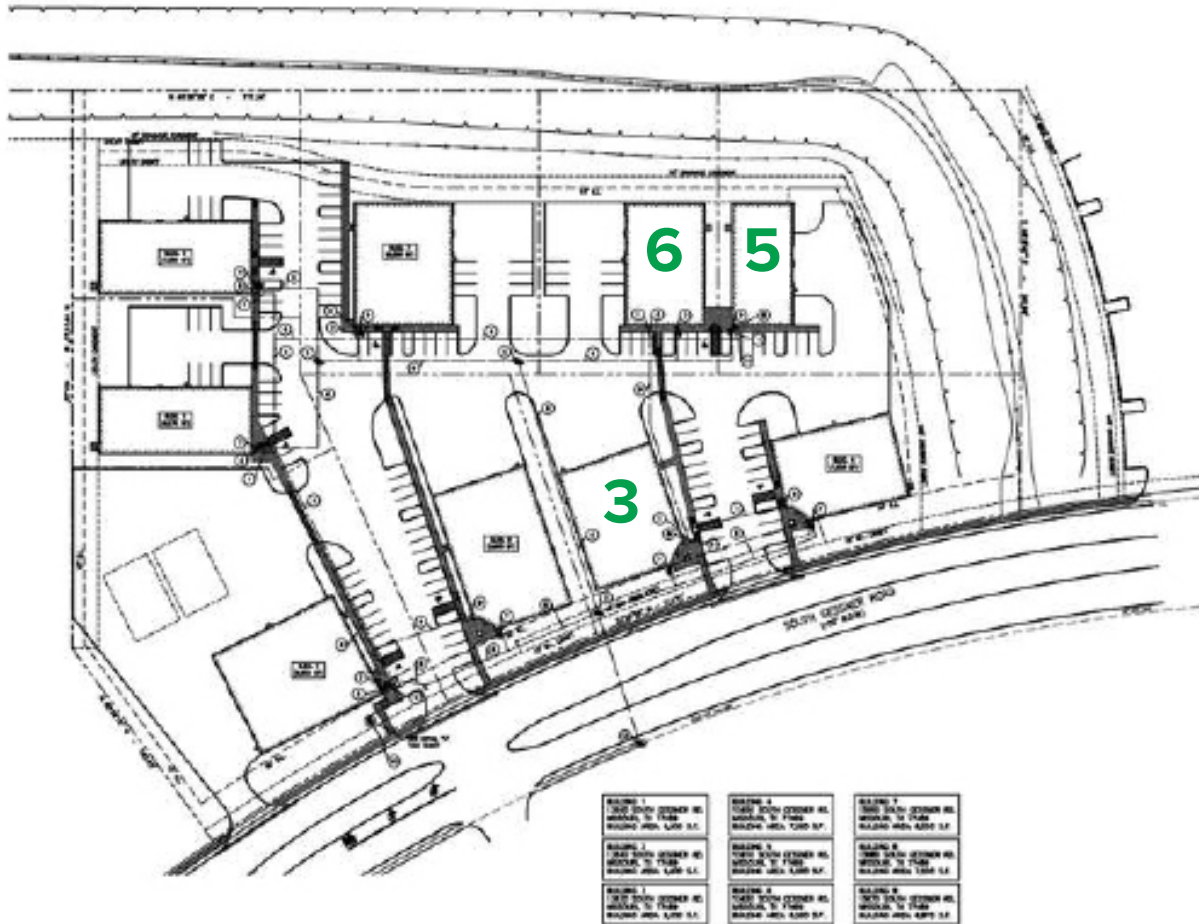
- 28'10" total height
- 8,000 SF
- 100 X 80
- 21'1"-24'2" clear height
- 0.65 AC



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## SITE PLAN & PHOTOS



# 13600

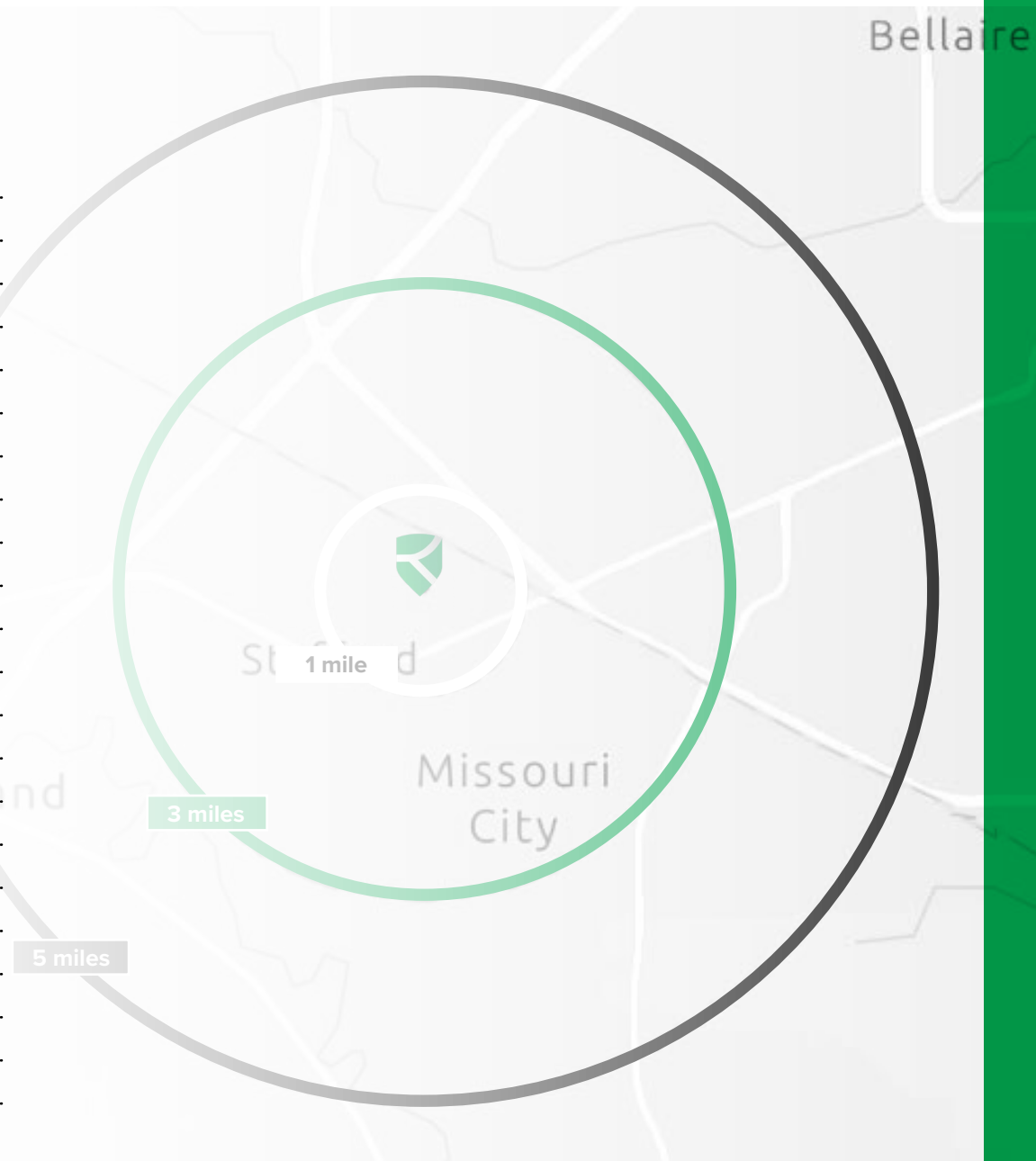
**\$90,213** average household income within 5 miles

Employees within 5 miles total **194,827**

## DEMOGRAPHIC DATA

<b>2025 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	5,431	112,781	370,114
Households	1,959	41,499	134,541
Families	1,424	27,969	92,774
Average Household Size	2.77	2.71	2.74
Owner Occupied Housing Units	1,153	20,029	66,949
Renter Occupied Housing Units	806	21,470	67,592
Median Age	38.8	36.5	36.6
Median Household Income	\$90,720	\$62,453	\$64,171
Average Household Income	\$109,426	\$83,816	\$90,213

<b>2030 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	5,797	118,076	380,519
Households	2,109	44,318	140,977
Families	1,524	29,656	96,686
Average Household Size	2.75	2.66	2.69
Owner Occupied Housing Units	1,254	21,732	72,366
Renter Occupied Housing Units	855	22,586	68,611
Median Age	39.7	37.4	37.5
Median Household Income	\$98,652	\$69,159	\$71,241
Average Household Income	\$117,286	\$92,588	\$99,261



PRESENTED BY

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