



8 ACRE IOS SITE
MILLS RD IN NW HOUSTON

IOS Site Opportunity
±8 Acres
FOR LEASE

EXECUTIVE SUMMARY

PROPERTY DETAIL

Address	Mills Rd, Houston, TX 77064
Price	Contact Broker for \$/Acre/Month
Site Area	±8 Acres
Zoning/Restrictions	None
Harris CAD Account #	0420710000025
Utilities	City of Houston / 12" water main / 15" wastewater main
Floodplain	500 Year
Frontage	±520' on Solon Road

Property Highlights

- 8-acre IOS site for lease
- Price is negotiable based on size, term and credit
- Property is demisable into ± 2-acre sites
- Property will be delivered to tenant(s) cleared of trees with stabilized base, security fencing & security lighting
- Build-to-suit options available for tenant(s) needing office/warehouse space
- 6 minutes from Amazon / Home Depot distribution centers; 3 minutes from Costco Wholesale



Executive Summary

Franklin Street is pleased to present an exclusive lease opportunity in Northwest Houston for an ±8 acre site ideal for industrial outdoor storage. The property is located along the south side of Mills Road west of Gessner Road, east of FM 1960, and north of Solon Street in Houston, Harris County, Texas.

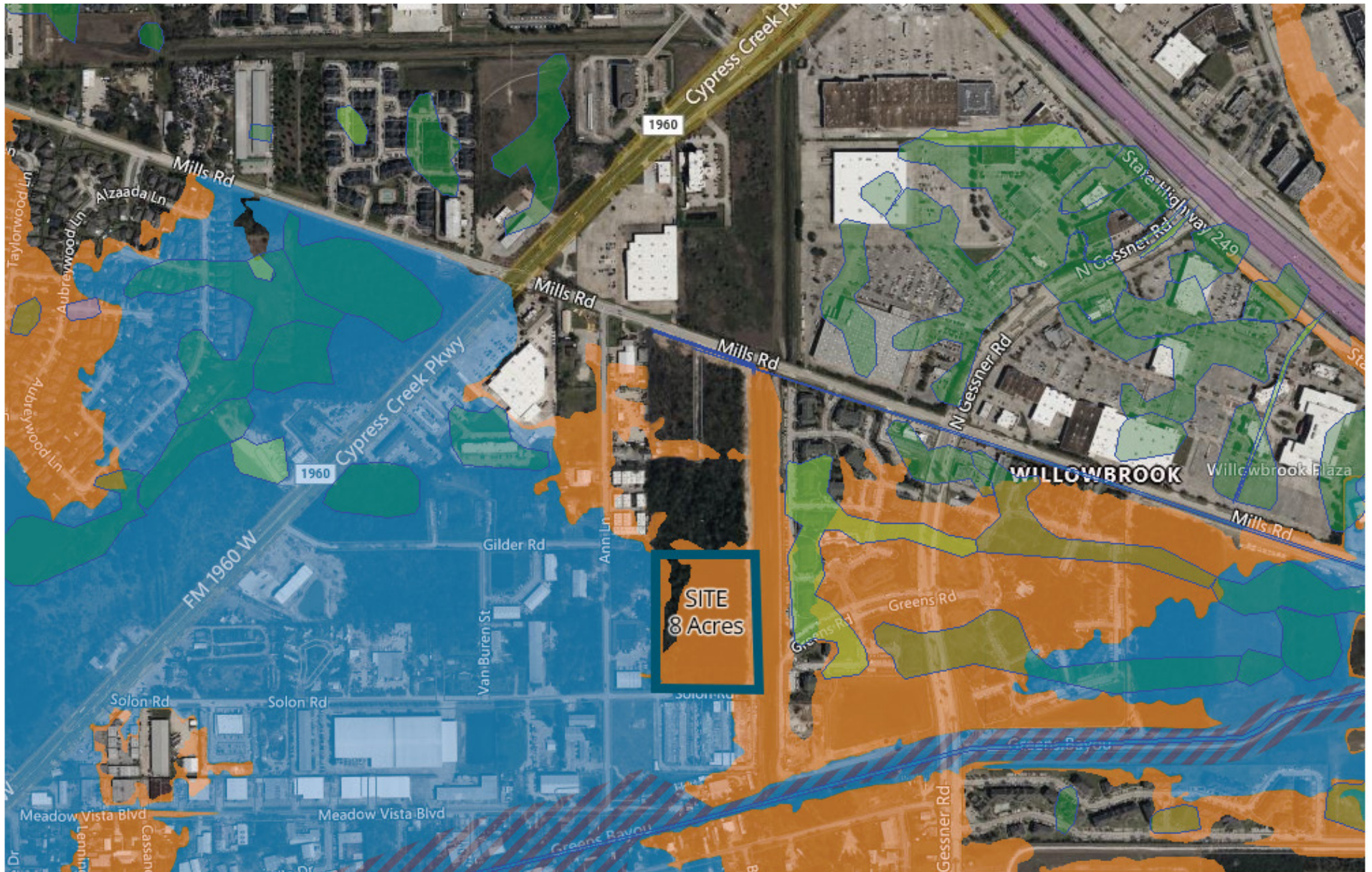
Northwest Houston, Texas, is a rapidly growing area characterized by significant business developments and a robust economy. Home to major employers such as Hewlett-Packard, ExxonMobil, and Baker Hughes, the region has established itself as a critical hub for the energy, technology, and healthcare sectors. The presence of these industry giants has spurred continuous growth, attracting numerous supporting businesses and fostering a dynamic economic environment.

In recent years, the area has seen substantial development with the expansion of commercial real estate projects, modern office spaces, and state-of-the-art facilities designed to accommodate the needs of diverse industries. The nearby Energy Corridor and the Cypress Creek Parkway further enhance its appeal, providing excellent connectivity and access to key markets. As a result, northwest Houston continues to draw in a skilled workforce and innovative enterprises, solidifying its position as a thriving center for business and economic activity.

SITE AERIAL

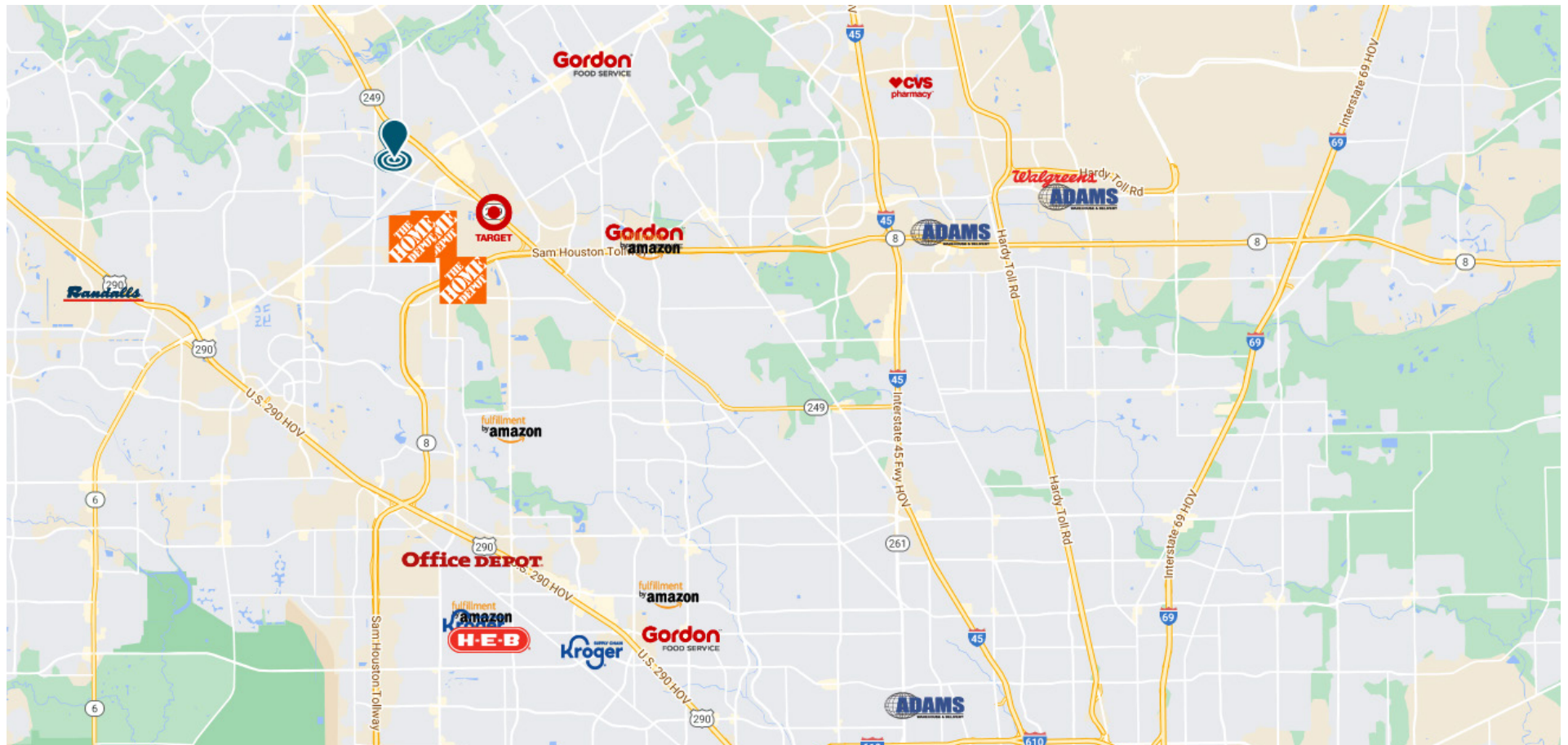


FLOODPLAIN AERIAL



WAREHOUSE & DISTRIBUTION CENTER MAP

Industrial Outdoor Storage (IOS) has undergone a significant transformation over the past few years. It has gone from being a small-scale operation mostly owned by individual investors to a market valued at \$200 billion. The sector has been rapidly growing, attracting significant investment from institutional investors and private equity firms. As the demand for e-commerce and logistics continues to soar, the need for industrial storage space has never been higher. With ample square footage and a secure, weather-resistant environment, industrial outdoor storage provides the perfect solution for businesses looking to store and manage their products, vehicles, and equipment. The demand for IOS facilities has risen due to the growth of e-commerce during the pandemic and the need for businesses to have locations for last-mile delivery and access to ports and major industrial corridors. This property type is primarily used for truck terminals, trailer storage, container storage, pallet storage, and construction equipment yards. The majority of IOS facilities are used for trucking and truck parking, especially by third-party logistics companies.



HOUSTON TEXAS

ECONOMIC & DEMOGRAPHIC OVERVIEW

2023 Population

2,328,285

2023 Employed Population

1,130,000

Median Age

33.9

2023 Median Household Income

\$60,440

2023 Median Property Value

\$235,000

1-Year Employment Growth

1.04%

METRO HIGHLIGHTS

Financial Stability & Job Security



Houston, TX, is known for its financial stability and strong job market, bolstered by diverse industries such as energy, healthcare, and aerospace. Major corporations like ExxonMobil and the Texas Medical Center provide ample job opportunities. The city's low cost of living and lack of state income tax further enhance financial security for residents, making it an attractive place to live and work.

Economy and Growth



Houston's economy is dynamic and rapidly expanding, with a solid base in the energy sector and significant growth in technology, manufacturing, and biotechnology. The Houston Ship Channel and Port of Houston are crucial for international trade. Strategic location, infrastructure investments, and a pro-business environment continue to attract businesses, fueling ongoing economic development.

Industrial Environment



Houston's industrial environment is thriving, supported by robust infrastructure and strategic location. The city hosts numerous oil and gas companies, chemical manufacturers, and logistics firms. The Port of Houston, a major trade hub, handles vast amounts of cargo annually. Houston's transportation network, including highways, railroads, and airports, strengthens its industrial capabilities, making it a key manufacturing and distribution center.

Education



Houston has a top-tier education system with excellent school districts, private schools, and renowned institutions like Rice University and the University of Houston. These institutions offer diverse programs and research opportunities, ensuring a well-educated workforce and preparing students for modern job market demands.

Mills Rd

Houston, TX 77064

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