ST FranklinStreet



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



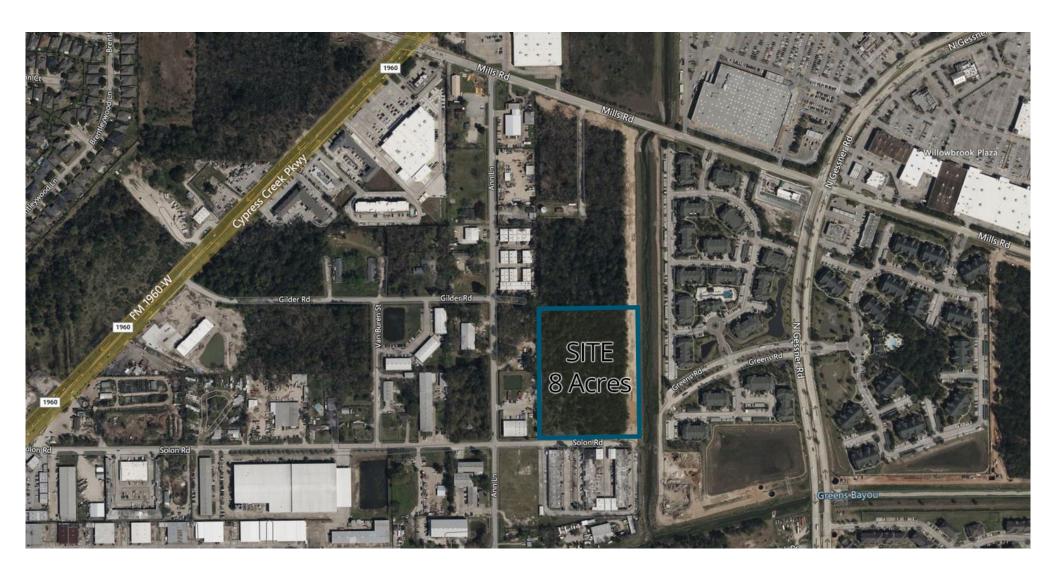
Executive Summary

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**

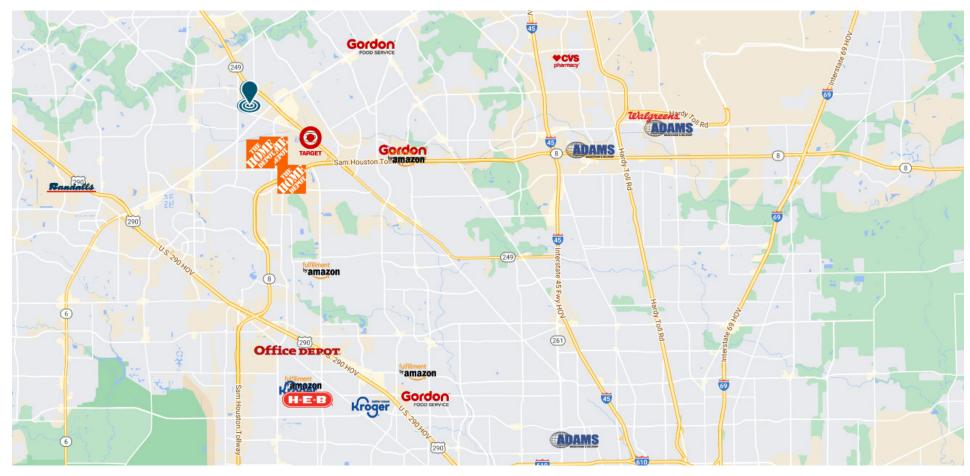


FLOODPLAIN AERIAL



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

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 probusiness environment continue to attract businesses, fueling ongoing economic development.

2023 Median Household Income

\$60,440

2023 Median Property Value

\$235,000

1-Year Employment Growth

1.04%

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

Presented By:

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials