

**FOR SALE**

**8835 WHEAT CROSS DRIVE  
HOUSTON, TX 77095**



# 56,125 SF Fully Climate-Controlled Warehouse

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**partners**



# Property Highlights

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## PROPERTY HIGHLIGHTS:

- 56,125 SF Athletic Facility Situated On  $\pm 3.99$  AC In The Heart Of Cypress, TX With A 5-Mile Population Of 323,841
- 100% Fully Climate-Controlled And Air Conditioned
- Three (3) Big Ass Fans Throughout The Property
- Immediate Access to West Rd, and in Close Proximity to Barker Cypress Rd, Hwy 6, SH 290, and Grand Pkwy 99
- The Property Has Been Exceptionally Well Maintained And Offers Flexibility To Support A Variety Of Industrial Uses
- Dual Ingress And Egress Points Allow For Efficient And Convenient Site Access
- Approximately 290 Parking Spaces Provide The Opportunity For Outside Storage Or Future Retail Use

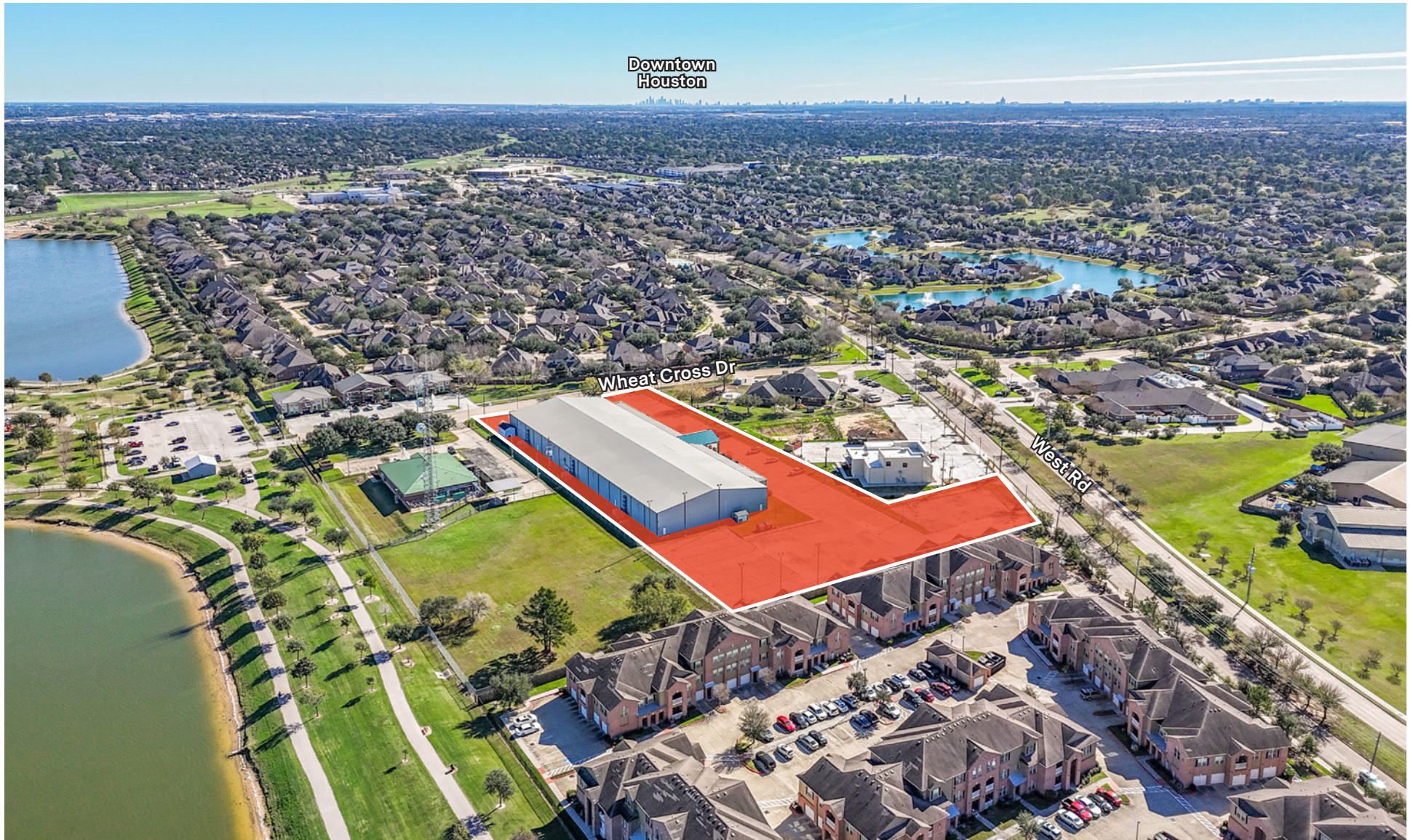
## SALE PRICE:

Contact Broker



# Property Aerial

8835 WHEAT CROSS DRIVE  
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# Interior Photos

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# Exterior Photos

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# Submarket Overview

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12 Mo Deliveries in SF

926K

12 Mo Net Absorption SF

1.7M

Vacancy Rate

3.1%

Market Asking Rent Growth

4.9%

## SUMMARY

The Northwest Outliers Submarket is benefiting from exceptionally strong industrial fundamentals. Vacancy rates are near historic lows thanks to limited new supply and robust tenant demand, with major incoming tenants like Tesla and EDA International expected to tighten vacancies further. Tesla’s planned \$200 million battery-storage facility could add up to 1,500 jobs, reinforcing the area’s growth momentum.

Leasing activity is exceptionally strong—about 4.5 million SF over the past year, more than double the pre-2020 average—as logistics and manufacturing firms continue expanding. Large commitments from tenants such as Inventec and EDA International highlight sustained demand. This strong activity is motivating developers to continue launching major projects, including Prologis’ 400,000-SF Legacy Point Building 5.

The submarket’s appeal is enhanced by excellent transportation access via SH-99, I-10, and US-290, as well as proximity to fast-

growing suburbs like Katy and Fulshear. Population and business expansion along these corridors has made the area one of Houston’s hottest industrial submarkets, with inventory doubling over the past decade to 47.2 million SF—placing it among Houston’s top five largest submarkets.

Rents remain high by metro standards at \$10.20/SF, supported by strong historical growth: over 10% in the past three years and roughly 35% over the past decade. Landlords continue to benefit from the ability to raise in-place rents as leases roll. Small-bay properties experience minimal concessions due to tight supply and strong demand.

Long-term prospects remain highly favorable, supported by substantial population growth—over 80% of Houston’s growth in the past 15 years has occurred in nearby unincorporated Harris County—positioning industrial users to benefit from sustained demand well into the future.

Source: Costar



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## KEY INDICATORS

| Current Quarter        | RBA               | Vacancy Rate | Market Asking Rent | Availability Rate | Net Absorption SF | Deliveries SF  | Under Construction |
|------------------------|-------------------|--------------|--------------------|-------------------|-------------------|----------------|--------------------|
| Logistic               | 37,798,252        | 3.0%         | \$9.59             | 5.9%              | 1,254,210         | 713,748        | 1,122,228          |
| Specialized Industrial | 7,135,843         | 1.5%         | \$11.70            | 1.5%              | 18,750            | 0              | 0                  |
| Flex                   | 2,803,942         | 9.6%         | \$14.77            | 9.8%              | (9,113)           | 20,000         | 0                  |
| <b>Submarket</b>       | <b>47,738,037</b> | <b>3.1%</b>  | <b>\$10.20</b>     | <b>5.4%</b>       | <b>1,263,847</b>  | <b>733,748</b> | <b>1,122,228</b>   |

| Annual Trends             | 12 Month    | Historical Average | Forecast Average | Peak      | When    | Trough   | When    |
|---------------------------|-------------|--------------------|------------------|-----------|---------|----------|---------|
| Vacancy                   | -1.6% (YOY) | 5.4%               | 5.1%             | 10.7%     | 2021 Q1 | 2.1%     | 2002 Q4 |
| Net Absorption SF         | 1.7M        | 1,271,296          | 1,021,512        | 4,811,385 | 2023 Q1 | (62,069) | 2024 Q2 |
| Deliveries SF             | 926K        | 1,342,903          | 1,239,074        | 5,014,797 | 2020 Q4 | 192,836  | 2011 Q4 |
| Market Asking Rent Growth | 4.9%        | 2.6%               | 2.8%             | 9.5%      | 2000 Q2 | -2.1%    | 2004 Q1 |
| Sales Volume              | \$4.3M      | \$55.7M            | N/A              | \$567.6M  | 2022 Q2 | \$0      | 2006 Q3 |

Source: Costar



## Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|                                                                    |                |                                        |                     |
|--------------------------------------------------------------------|----------------|----------------------------------------|---------------------|
| PCR Brokerage Houston, LLC dba Partners                            | <b>9003949</b> | licensing@partnersrealestate.com       | <b>713-629-0500</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                  | Phone               |
| Jon Silberman                                                      | <b>389162</b>  | jon.silberman@partnersrealestate.com   | <b>713-629-0500</b> |
| Designated Broker of Firm                                          | License No.    | Email                                  | Phone               |
| Jon Silberman                                                      | <b>389162</b>  | jon.silberman@partnersrealestate.com   | <b>713-629-0500</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                  | Phone               |
| Hunter Stockard                                                    | <b>709742</b>  | hunter.stockard@partnersrealestate.com | <b>713-316-7026</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                                  | Phone               |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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