



JAN 2026 DELIVERY



AVAILABLE FOR LEASE 1,500 - 10,350

RISE INDUSTRIAL PARK | 67,500 SF | 7 BUILDINGS
25366 Richards Rd, Spring, TX 77386

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 **SENDERO**
REAL ESTATE



PROPERTY DETAILS

Located on Richards Rd, just North of Rayford Rd and less than 1 mile east of I-45, Rise Industrial Park is a 7 building, 67,500 SF, class A flex development. The park provides a multi-functional offering support for various uses that include retail, office, and light industrial spaces. The site serves The Greater Woodlands area with over 640,000 people within a 20 minute drive time. The park includes a shared truck well providing businesses with 18-wheeler accessibility. Designed with a clean, modern aesthetic and ample store-front glass with build-to-suit options for the unit interiors. The project has an estimated completion date of January 2026.

LOCATION INFORMATION

LOCATION	Richards Rd, North of Sawdust Rd East of I-45
SUBMARKET	The Woodlands/Spring
BUILDINGS	7 BUILDINGS; 67,500 SF
UNIT SIZES	1,500 - 10,350 SF
YEAR BUILT	2025; under construction
LEASE PRICE	Call for pricing
LEASE TYPE	NNN
LEASE TERM	3-5 years
UTILITIES	MUD
FLOOD PLAIN	Not in flood plain

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED ON RICHARDS RD, 1/4 MILE FROM RAYFORD RD, LESS THAN 1 MILE FROM I-45, AND 5 MINUTES TO 99
- ⊕ BOOMING WOODLANDS SUBMARKET
- ⊕ NO FLOOD PLAIN
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE
- ⊕ 12x14' DOCK HIGH DOORS
- ⊕ BUILD-TO-SUIT OPTIONS AVAILABLE
- ⊕ HIGH END ARCHITECTURAL FINISHES INCLUDING AMPLE WINDOWS FOR NATURAL LIGHT
- ⊕ 18 WHEELER ACCESSIBILITY & A SHARED TRUCK WELL
- ⊕ 3 PHASE-POWER
- ⊕ OPTIONAL HVAC WAREHOUSE

DEMOGRAPHIC SUMMARY

25342-25426 Richards Rd

Drive time of 20 minutes

KEY FACTS

639,441

Population



232,318

Households

35.4

Median Age

\$74,661

Median Disposable Income

8.4%



No High School Diploma



27.5%

Some College/
Associate's
Degree



42.5%

Bachelor's/Grad/
Prof Degree

21.6%

High School Graduate

INCOME



\$89,523

Median Household Income



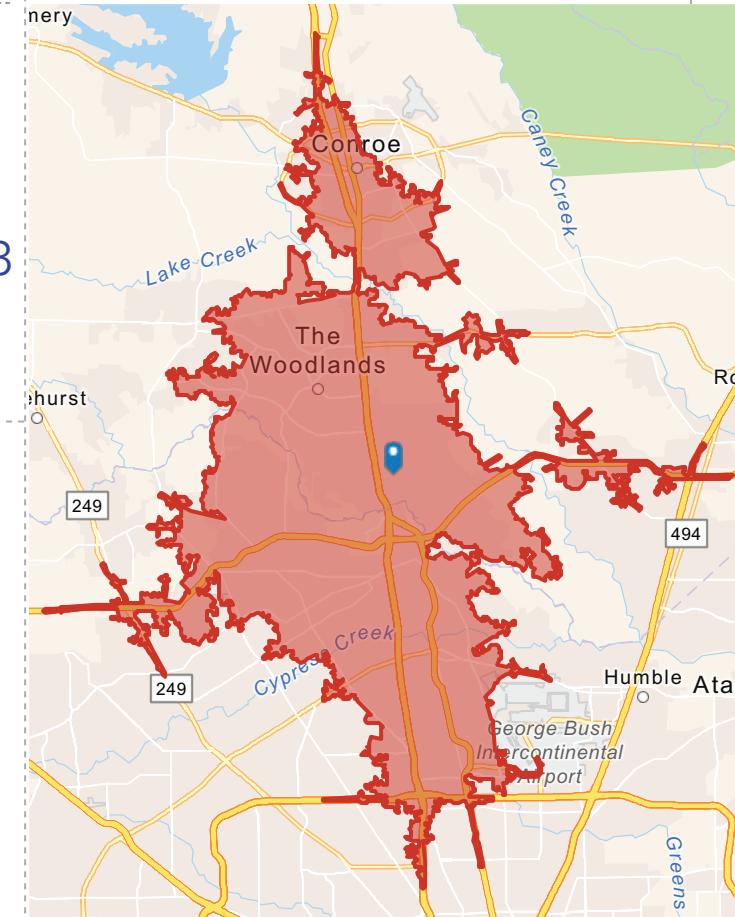
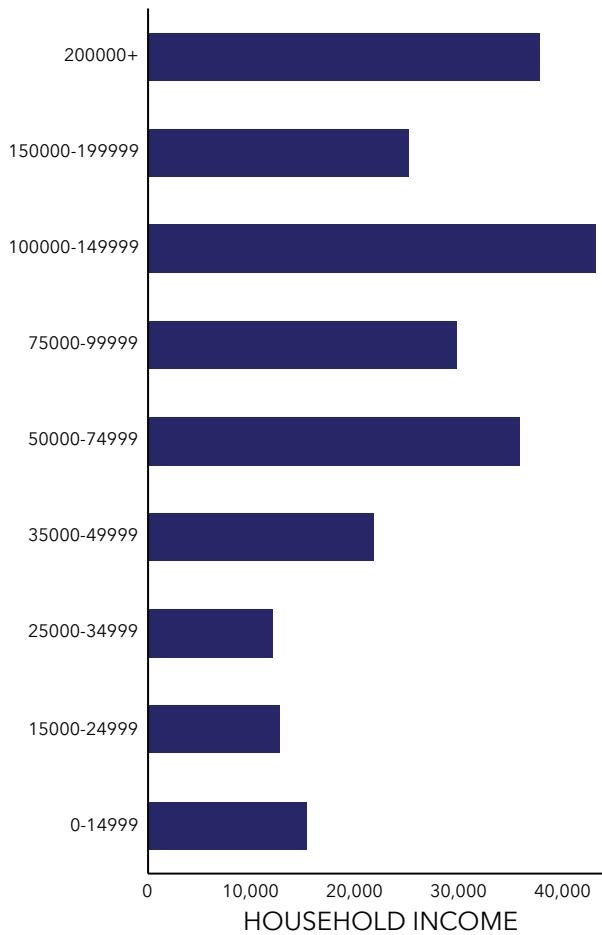
\$45,504

Per Capita Income



\$219,583

Median Net Worth



EMPLOYMENT

White Collar

Blue Collar

Services

67.4%



19.9%



15.1%



3.3%

Unemployment Rate

The Woodlands





BUILDING A & B - FRONT



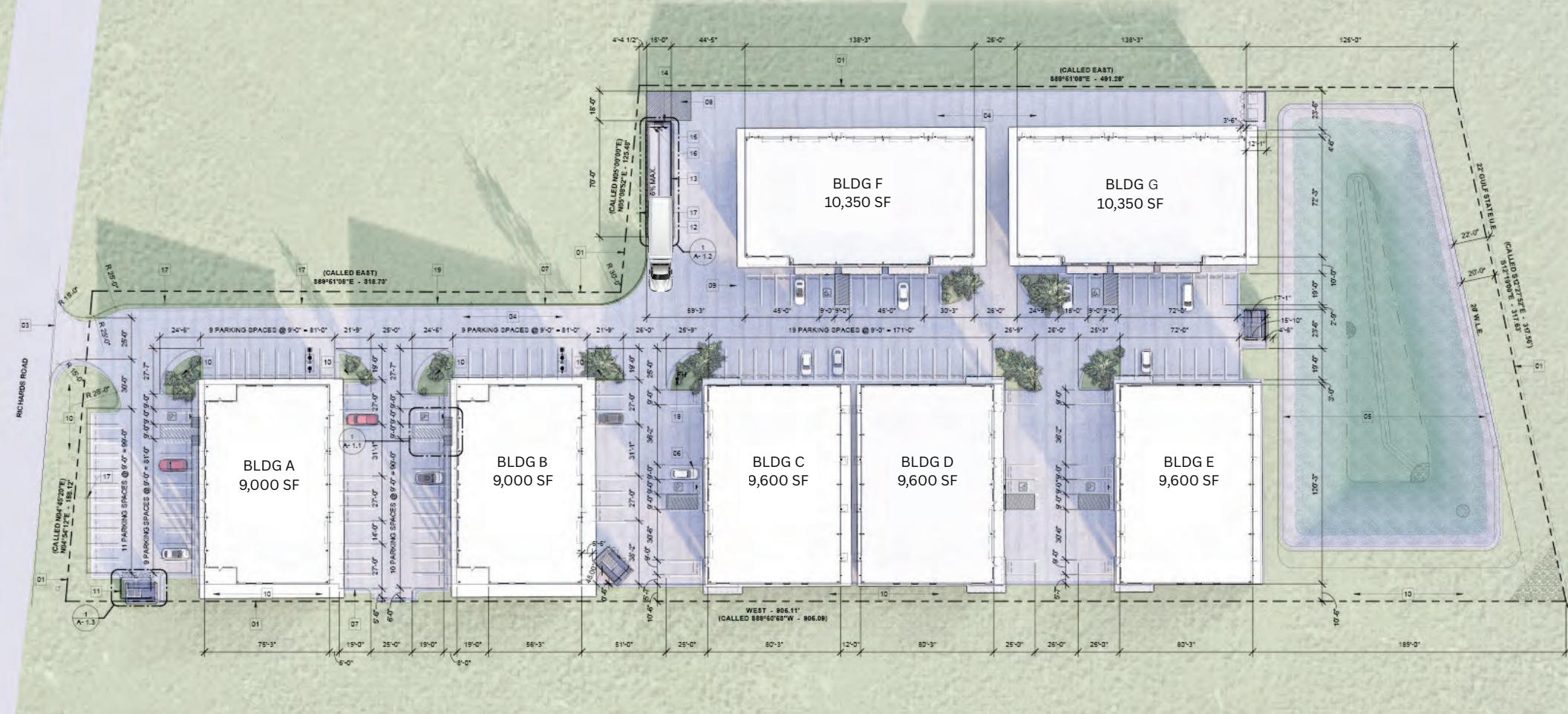
BUILDING F & G - FRONT



BUILDING A & B - REAR



BUILDING F & G - REAR



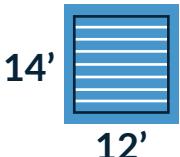
IDEAL LOCATION IN
THE WOODLANDS/
SPRING SUBMARKET



18 WHEELER
ACCESS & SHARED
TRUCK WELL



HVAC
WAREHOUSE
OPTIONS



12X14' GRADE
LEVEL DOORS



MODERN DESIGN
WITH AMPLE STORE
FRONT GLASS



24/7 ACCESS



HEAVY POWER
3-PHASE AVAILABLE

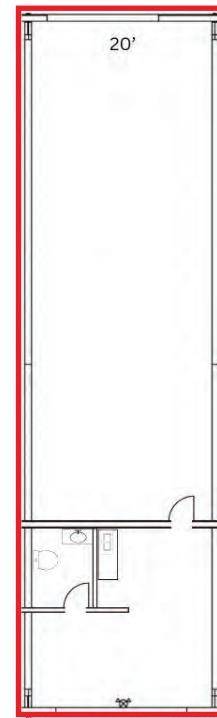


OFFICE SPACE
(BUILD TO SUIT)

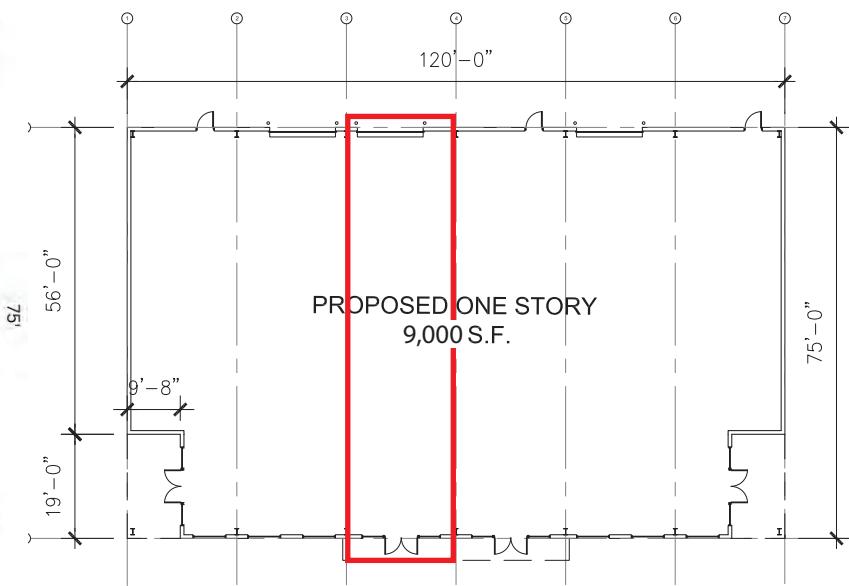
BUILDING A & B DETAILS

- ⊕ 1,500 to 9,000 SF UNITS AVAILABLE
- ⊕ ESTIMATED COMPLETION Q1 2026
- ⊕ OPTIONS WITH REAR LOAD 12X14' DOORS
- ⊕ CLEAR HEIGHT 23' | EAVE HEIGHT 17'
- ⊕ END CAPS HAVE 200 SF COVERED PATIOS
- ⊕ OFFICE BUILDOUT NEGOTIABLE
- ⊕ ACCESS TO SHARED TRUCK WELL
- ⊕ LEASE RATE: CALL FOR PRICING

SAMPLE FLOOR PLAN



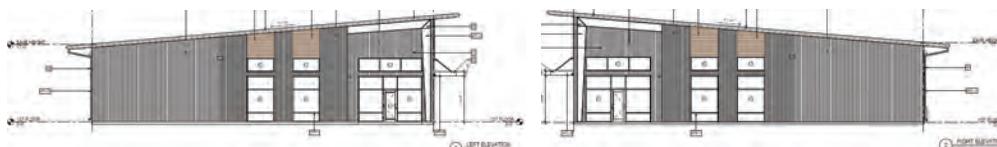
BUILDING -A & B



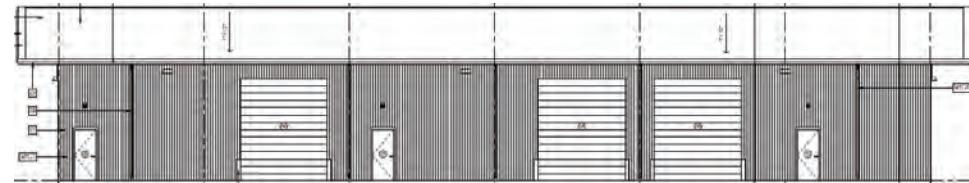
FRONT ELEVATION



SIDE ELEVATIONS

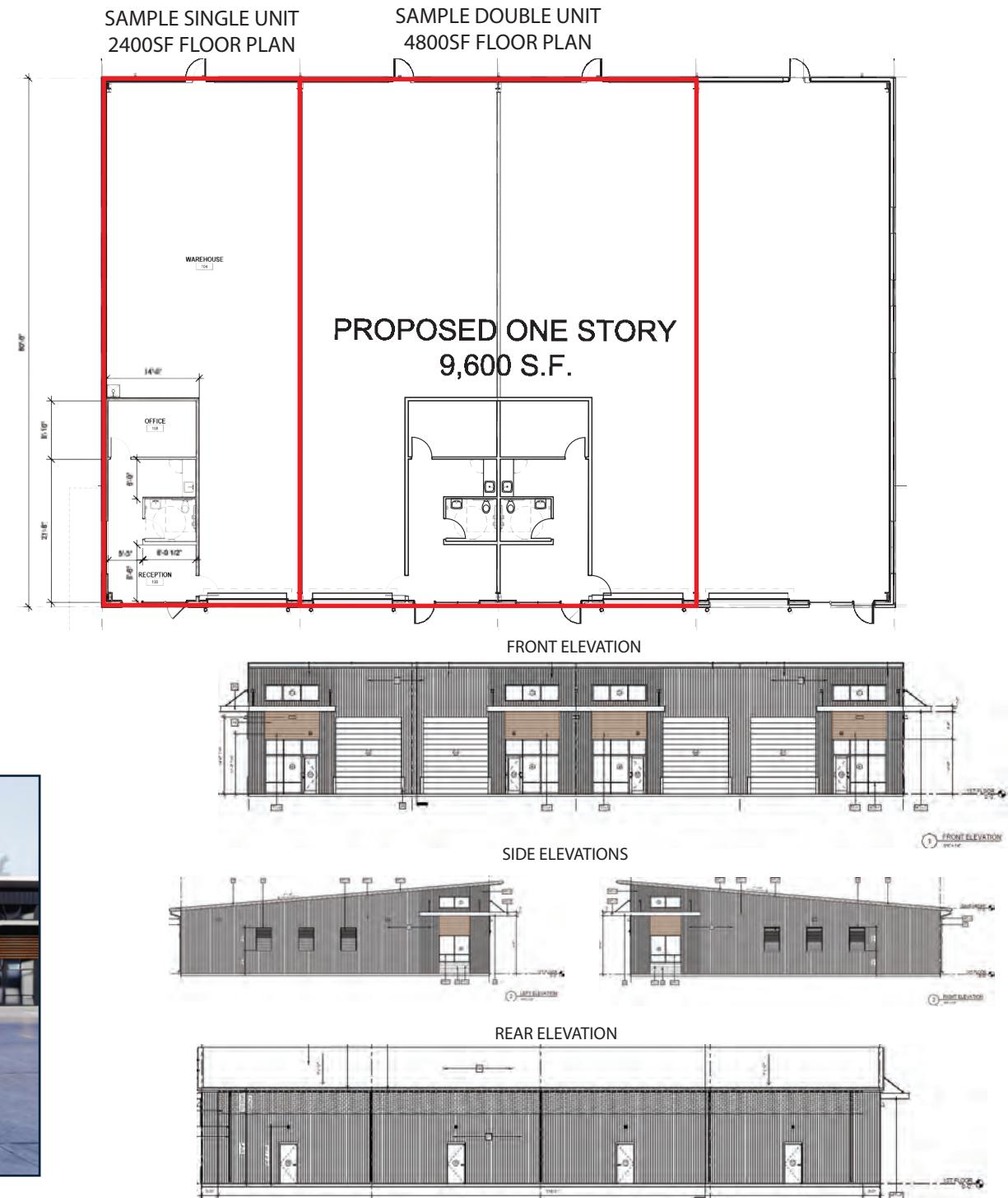


REAR ELEVATION



BUILDING C, D & E DETAILS

- 2,400 TO 9,600 SF UNITS AVAILABLE
- ESTIMATED COMPLETION Q1 2026
- FRONT LOAD 12X14' BAY DOORS
- CLEAR HEIGHT 23.5' | EAVE HEIGHT 17'
- OFFICE BUILDOUT NEGOTIABLE
- ACCESS TO SHARED TRUCK WELL
- LEASE RATE: CALL FOR PRICING

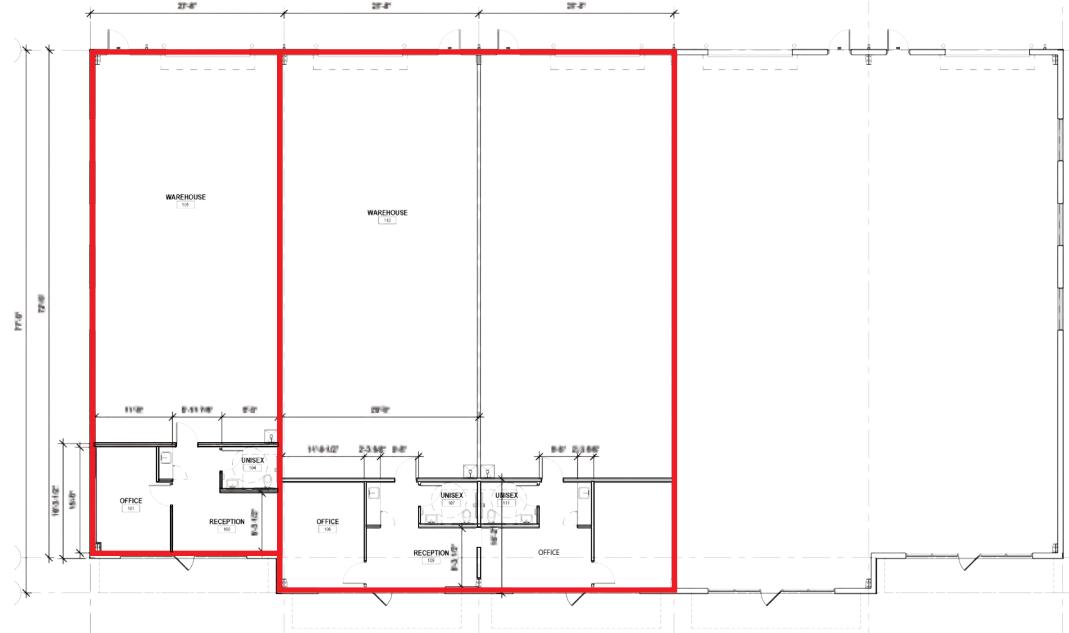


BUILDING F & G DETAILS

- ⊕ 1,980 -10,358 SF UNITS AVAILABLE
- ⊕ ESTIMATED COMPLETION JAN 2026
- ⊕ REAR LOAD 12X14' BAY DOORS
- ⊕ CLEAR HEIGHT 25' | EAVE HEIGHT 19'
- ⊕ OFFICE BUILDOUT NEGOTIABLE
- ⊕ ACCESS TO SHARED TRUCK WELL
- ⊕ LEASE RATE: CALL FOR PRICING



SAMPLE SINGLE UNIT
1980SF FLOOR PLAN



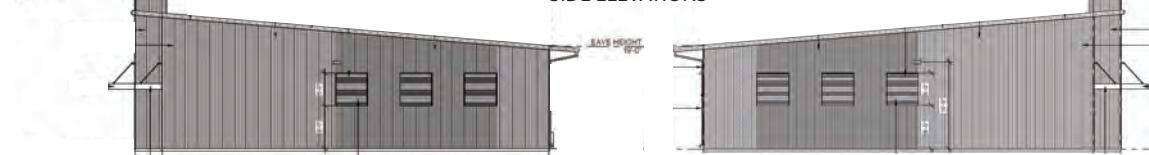
FRONT ELEVATION

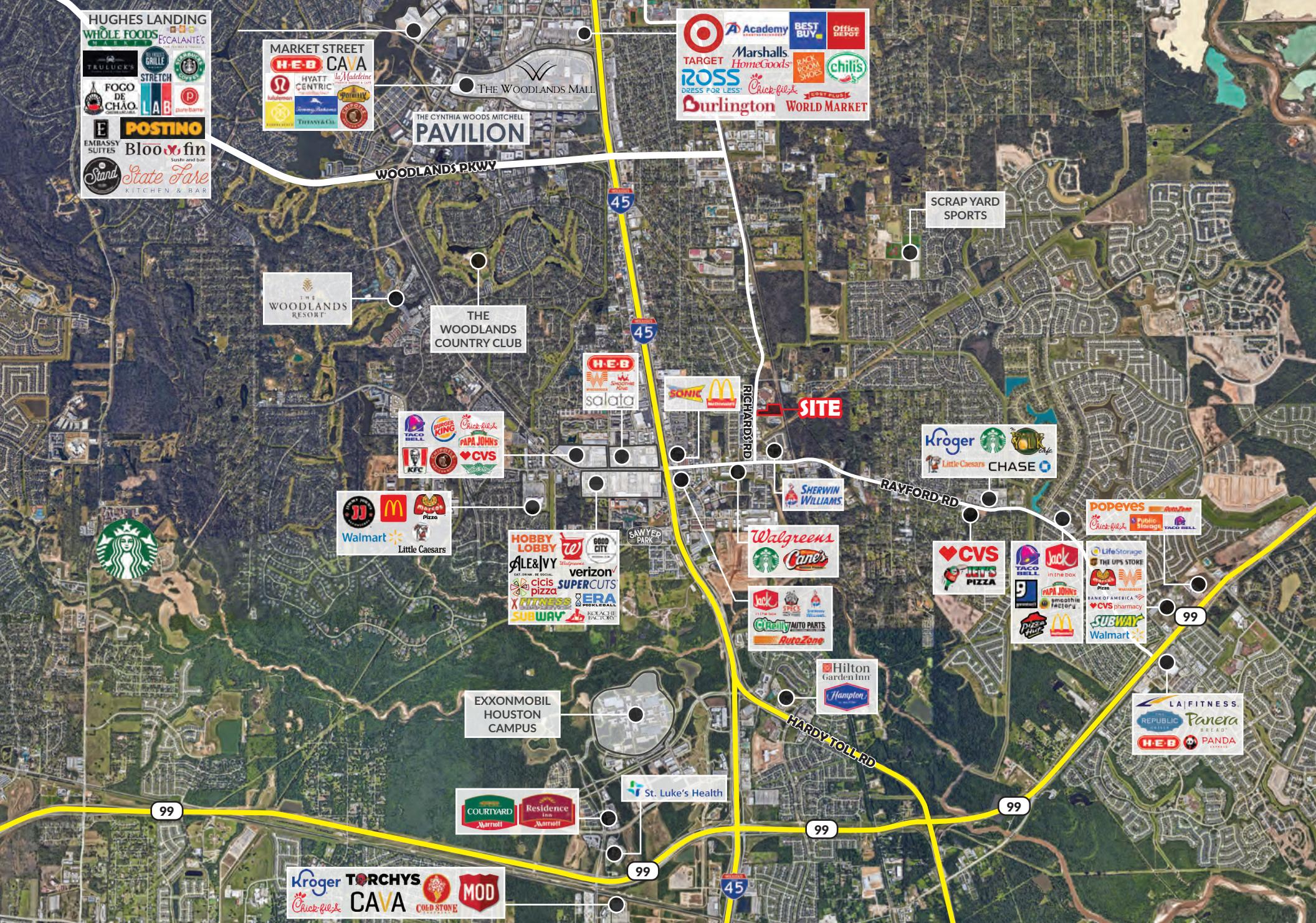


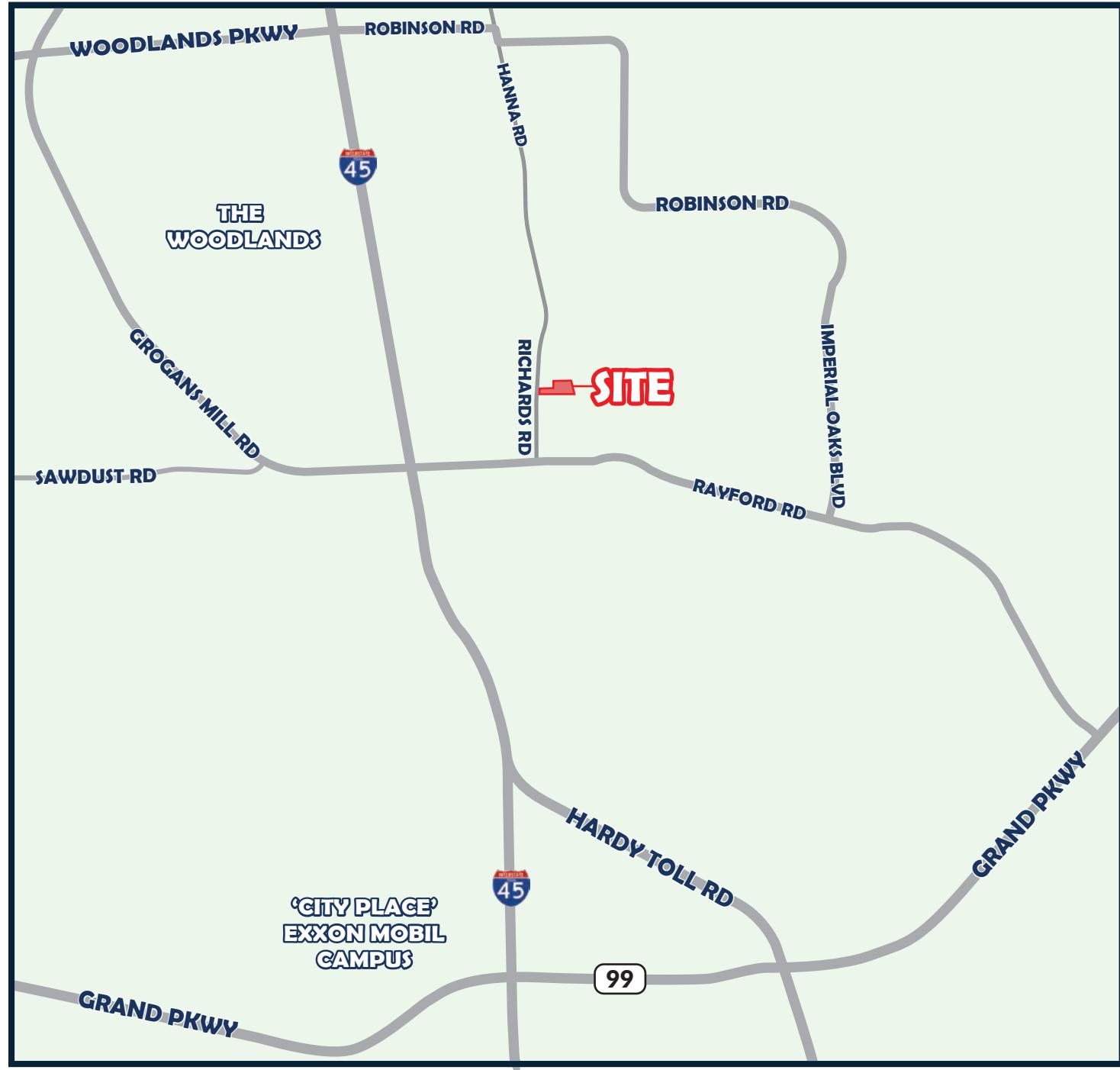
REAR ELEVATION



SIDE ELEVATIONS







Easy Connectivity
Located only:

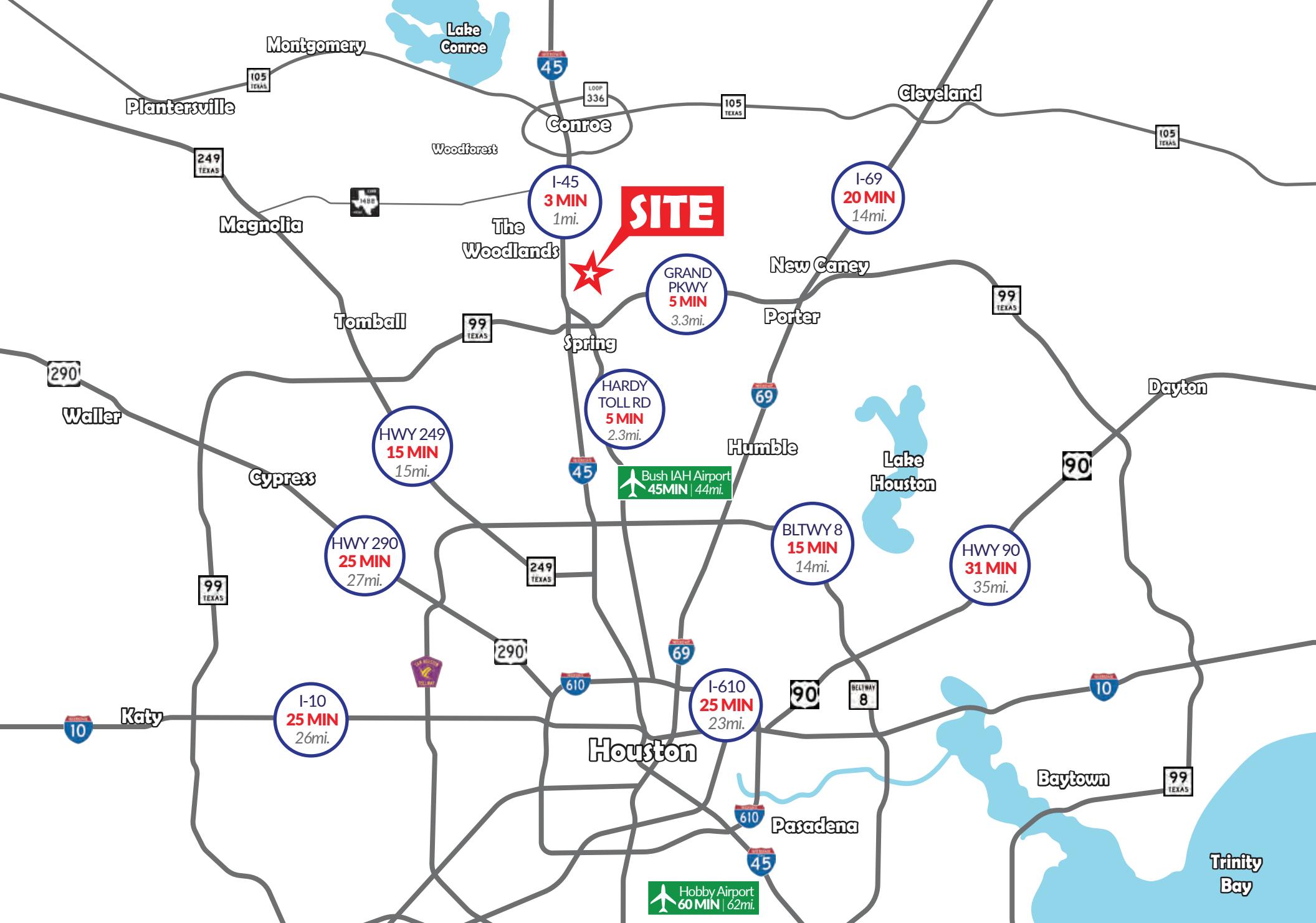
RAYFORD RD
1 MIN
0.25mi.

I-45
3 MIN
1mi.

WOODLANDS PKWY
5 MIN
2.5mi.

HARDY TOLL RD
5 MIN
2.3mi.

GRAND PKWY/99
5 MIN
3.3mi.





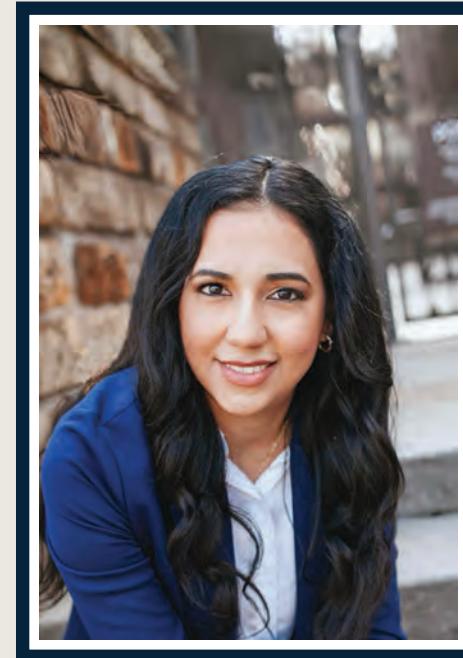
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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:
 - 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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Buyer/Tenant/Seller/Landlord Initials		Date	