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WINDMILL PARK LN

9834 WINDMILL PARK LN, HOUSTON TX 77064

THE SPACE

Location	9834 Windmill Park Ln Houston, TX 77064
County	Harris
Traffic Count	Gessner
Square Feet	18000
Annual Rent PSF	\$9.50
Lease Type	NNN

Notes Two warehouses adjoined. Two office areas, adjoining warehouse

HIGHLIGHTS

- Multiple connected Warehouses with interior connectivity and separate exterior entrances
- Oversized Outdoor Storage Area
- Multiple Expansive Office, interior adjacent and separate exterior entrances
- 15 ton crane
- Multiple electric rollup doors from 16' to over 20'
- Fully Fenced Property
- Card access security system to entire building(s)
- Secluded area, all industrial. Perfect for heavy or light, especially with important or proprietary equipment
- Conference Room, Kitchen, Breakout Rooms, Bullpen, 5 Offices and 2 Executive Offices.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,164	100,332	288,460

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$106,637	\$104,363	\$95,911

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
827	34,088	101,534

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	18,000
LAND SF	551
LAND ACRES	3
YEAR BUILT	1982
YEAR RENOVATED	1985
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	Ample
CEILING HEIGHT	20'
GRADE LEVEL DOORS	4
FENCED YARD	Yes
OFFICE SF	3,000

MECHANICAL

HVAC	Office only
ELECTRICAL / POWER	3 Phase 1200a 480v
LIGHTING	Y

CONSTRUCTION

EXTERIOR	Metal
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NW Houston/Tomball

Locator Map

- Strategic Location and Connectivity

- Proximity to Major Highways: Northwest Houston is well-positioned near major highways like U.S. 290, Beltway 8, and the Grand Parkway (TX 99). This offers easy access to other parts of Houston, the Port of Houston, and key interstate routes, making it ideal for logistics and distribution.

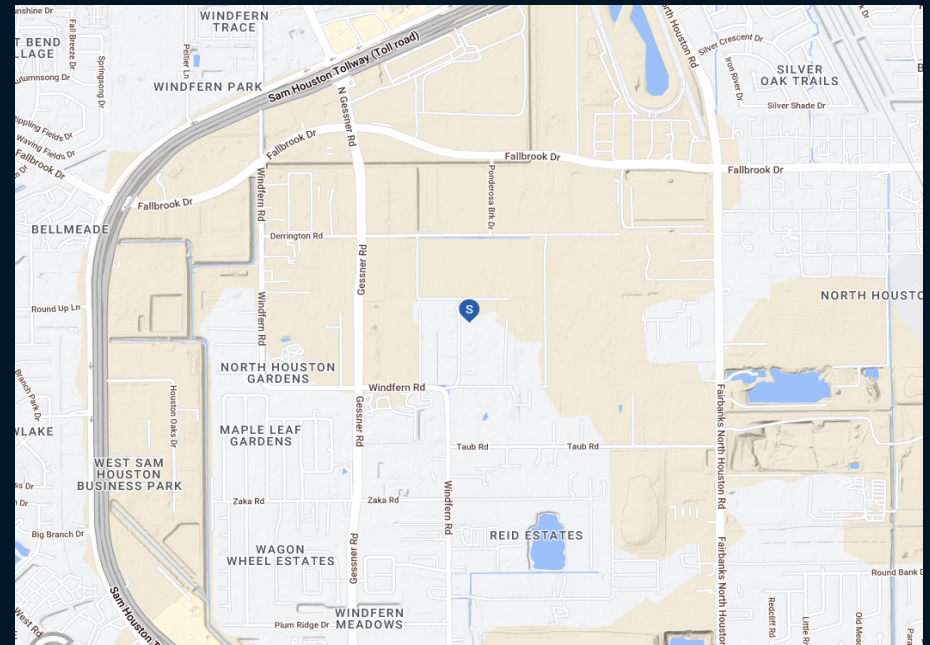
- Air and Rail Access: The area benefits from its proximity to George Bush Intercontinental Airport and connections to major rail lines, further enhancing its appeal for companies reliant on national and international transportation.

- Demand Drivers

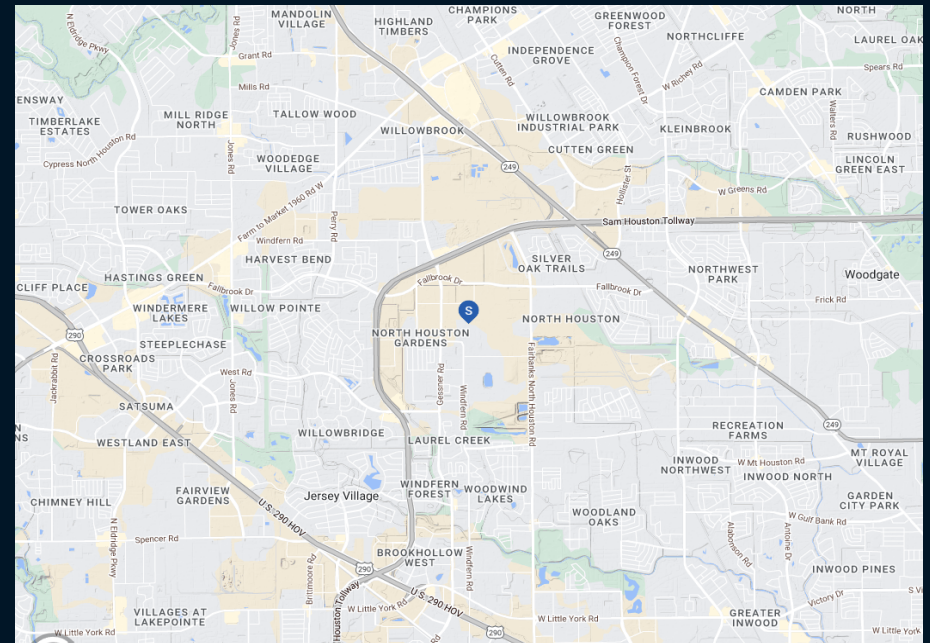
- E-commerce Boom: The rapid growth of e-commerce has spurred demand for warehouse and distribution centers as companies focus on last-mile delivery capabilities. This has led to a surge in industrial developments, especially for logistics and fulfillment centers.

- Population Growth: Houston, as a whole, has seen significant population growth, particularly in suburban areas like Northwest Houston. This increase in population drives demand for goods, which in turn increases the need for industrial space to support supply chain operations.

- Diversified Industry Base: While energy remains a key sector, Houston has diversified into healthcare, manufacturing, and technology, creating a varied demand for industrial spaces.



Regional Map



- The industrial real estate market in Northwest Houston is expected to remain robust, supported by the ongoing demand for logistics, manufacturing, and e-commerce fulfillment spaces. As long as the region continues to develop its infrastructure and maintain its connectivity to major trade routes, the area should see sustained interest from both investors and occupiers.

This combination of strong demand, advantageous location, and ongoing development activity makes Northwest Houston a key area to watch in the industrial real estate sector.

















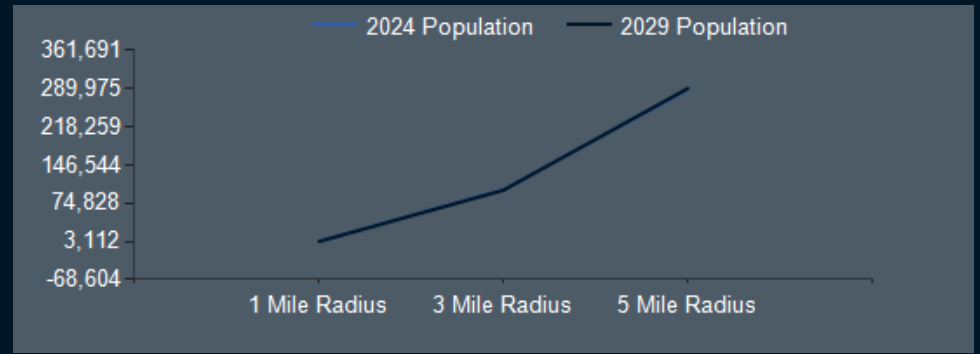
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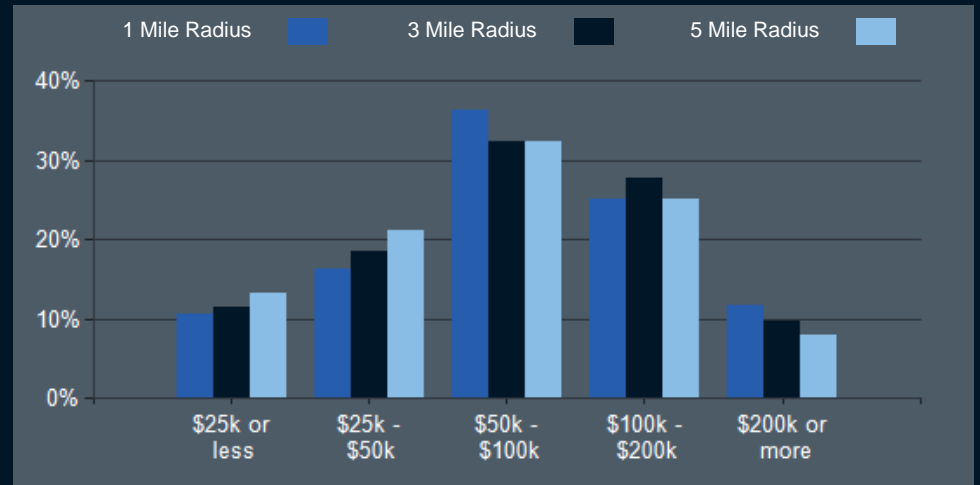
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,761	73,207	208,591
2010 Population	2,714	94,968	266,468
2024 Population	3,164	100,332	288,460
2029 Population	3,112	99,237	289,975
2024-2029: Population: Growth Rate	-1.65%	-1.10%	0.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	26	2,210	7,403
\$15,000-\$24,999	62	1,718	6,070
\$25,000-\$34,999	21	2,163	7,931
\$35,000-\$49,999	114	4,183	13,655
\$50,000-\$74,999	222	6,279	19,193
\$75,000-\$99,999	78	4,765	13,753
\$100,000-\$149,999	162	5,879	16,427
\$150,000-\$199,999	45	3,604	9,004
\$200,000 or greater	96	3,286	8,098
Median HH Income	\$69,844	\$76,955	\$68,913
Average HH Income	\$106,637	\$104,363	\$95,911

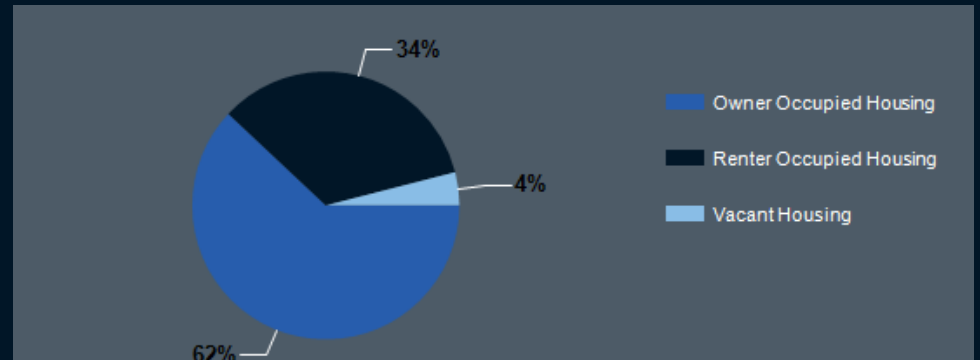
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	473	24,729	76,355
2010 Total Households	746	31,355	92,226
2024 Total Households	827	34,088	101,534
2029 Total Households	823	34,296	103,718
2024 Average Household Size	3.74	2.93	2.83
2024-2029: Households: Growth Rate	-0.50%	0.60%	2.15%



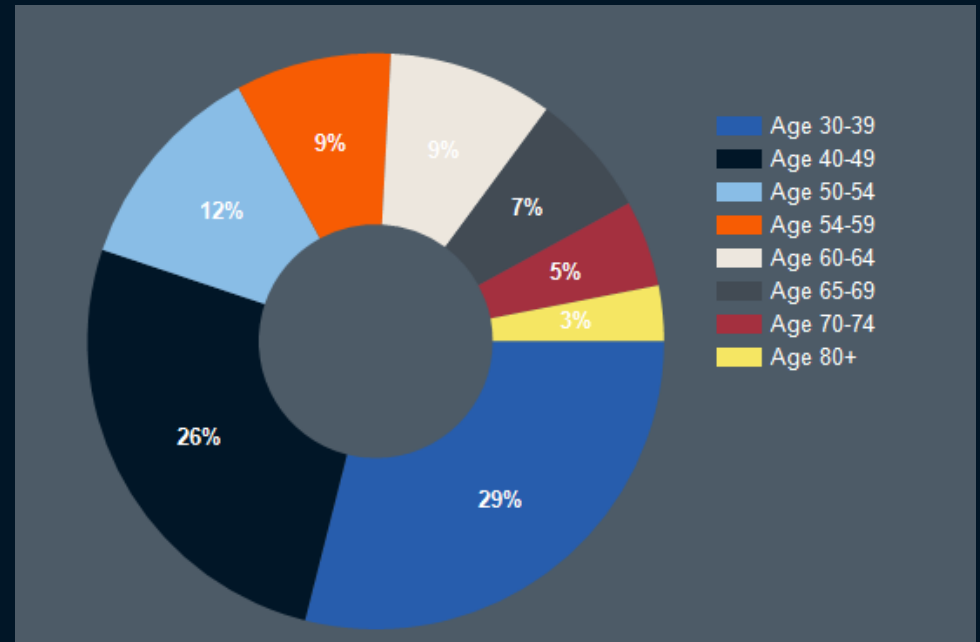
2024 Household Income



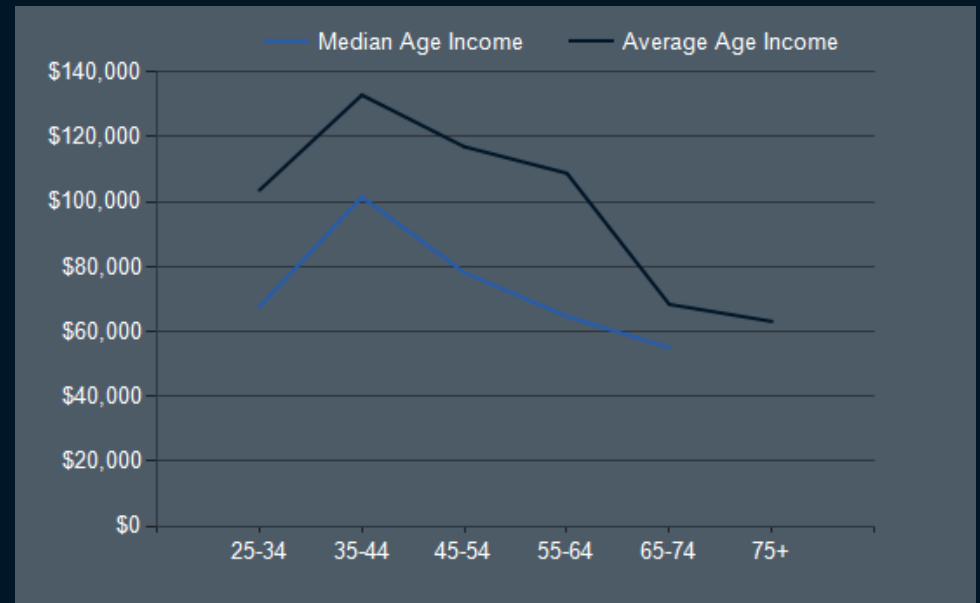
2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	249	7,333	22,072
2024 Population Age 35-39	235	6,858	20,237
2024 Population Age 40-44	249	6,823	19,496
2024 Population Age 45-49	189	6,282	17,634
2024 Population Age 50-54	200	6,725	18,618
2024 Population Age 55-59	146	5,929	16,422
2024 Population Age 60-64	155	5,866	16,265
2024 Population Age 65-69	116	5,162	13,906
2024 Population Age 70-74	81	3,756	10,357
2024 Population Age 75-79	52	2,357	6,849
2024 Population Age 80-84	36	1,245	3,886
2024 Population Age 85+	37	979	3,279
2024 Population Age 18+	2,320	77,148	221,780
2024 Median Age	33	36	36
2029 Median Age	34	37	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,556	\$72,040	\$65,764
Average Household Income 25-34	\$103,588	\$95,029	\$88,303
Median Household Income 35-44	\$101,539	\$87,481	\$77,949
Average Household Income 35-44	\$132,930	\$115,896	\$105,195
Median Household Income 45-54	\$78,164	\$90,552	\$81,691
Average Household Income 45-54	\$116,985	\$118,079	\$109,462
Median Household Income 55-64	\$64,722	\$85,648	\$77,733
Average Household Income 55-64	\$108,836	\$115,635	\$105,926
Median Household Income 65-74	\$55,025	\$65,614	\$59,980
Average Household Income 65-74	\$68,386	\$92,923	\$87,094
Average Household Income 75+	\$63,136	\$68,600	\$67,234



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