

14100 Beamer Rd  
Friendswood, TX 77546





# INVESTMENT SUMMARY

Seize this rare chance to acquire 17.398 acres of fully entitled industrial-zoned land in one of the Houston metro's most sought-after submarkets. Strategically positioned at 14100 Beamer Rd in Friendswood, this expansive parcel offers unparalleled access to major thoroughfares, including I-45, Beltway 8, and the Port of Houston—placing your operations at the heart of regional logistics and commerce.

**Utilities & Infrastructure:** All essential services available at the site, ensuring seamless build-out and cost efficiency.

**Investment Upside:** High-demand area with limited supply of large-acreage industrial tracts—positioned for long-term appreciation in a pro-business community.

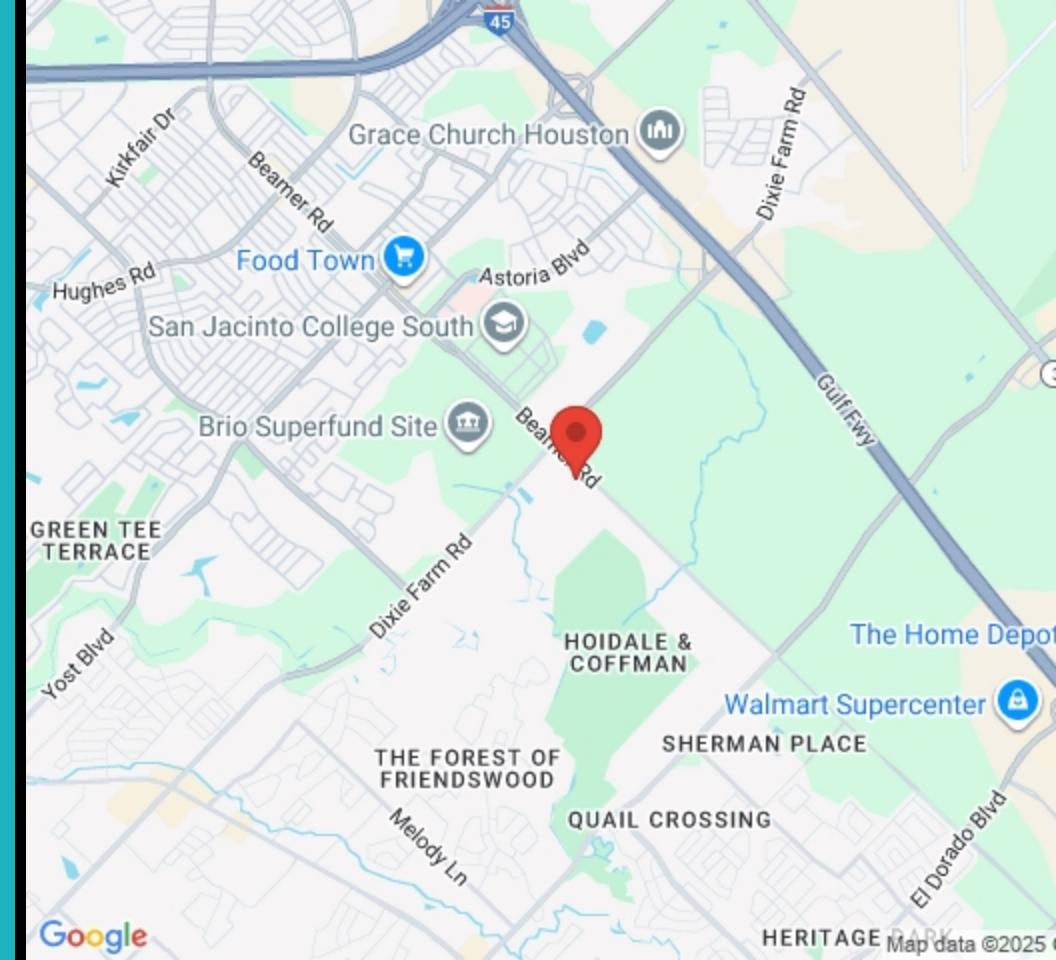


# PROPERTY SUMMARY

Offering Price	Negotiable
Property Type	Land
Zoning Type	Industrial
Lot Size (acres)	17.40
Lot Size (SF)	757,857.00 SqFt
County	Harris
Frontage	652.00 Ft
Coordinates	29.57070, -95.19735
Parcel ID	1408520010001

# INVESTMENT HIGHLIGHTS

- Acreage: 17.398 acres (758,246 SF)
- Zoning: Industrial (I) – Friendswood ETJ
- Access: Direct ingress/egress via Beamer Rd; signalized intersection <0.5 mile
- Transportation:
  - 2.5 miles to I-45
  - 4 miles to Beltway 8
  - 18 miles to Port of Houston
- Proximity:
  - 8 miles to Ellington Airport
  - 12 miles to Hobby Airport
  - 25 miles to Texas Medical Center





# LOCATION HIGHLIGHTS

- **Friendswood Advantage:** Ranked #1 Safest City in Texas (2024); top-rated schools, low taxes, and business-friendly ETJ governance
- **Logistics Hub:**
  - 2.5 mi to I-45 (Gulf Freeway)
  - 4 mi to Beltway 8/Sam Houston Parkway
  - 18 mi to Port of Houston (Barbours Cut & Bayport terminals)
- **Labor & Growth:** Within 10-mile radius of 250,000+ residents; explosive industrial expansion along I-45 South corridor (Amazon, FedEx, DSV, etc.)
- **Houston Metro Epicenter:** 20 minutes to downtown Houston; equidistant to Energy Corridor, Texas Medical Center, and NASA/Johnson Space Center
- **Aviation Access:**
  - 8 mi to Ellington Airport (EFD)
  - 12 mi to Hobby Airport (HOU)
  - 35 mi to Bush Intercontinental (IAH)
- **Beamer Rd Corridor:** Proven industrial submarket with several successful businesses surrounding the immediate area.





# CITY OF FRIENDSWOOD

COUNTY

HARRIS/GALVESTON

## AREA

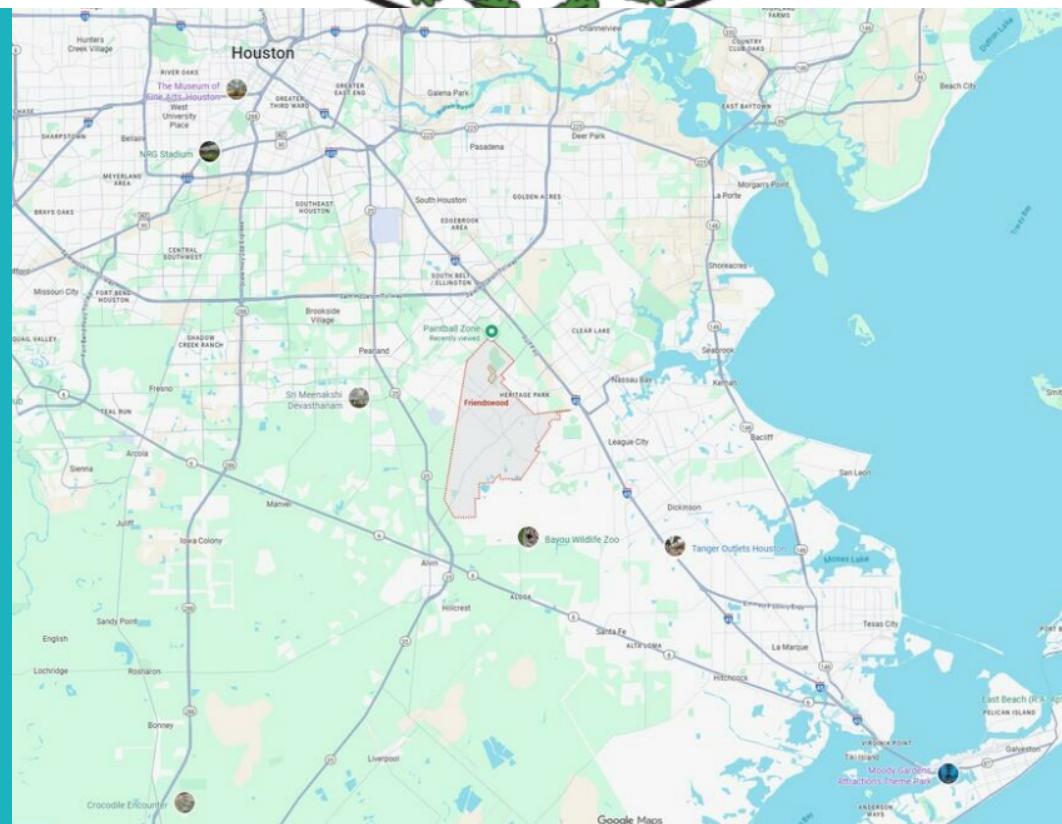
## POPULATION

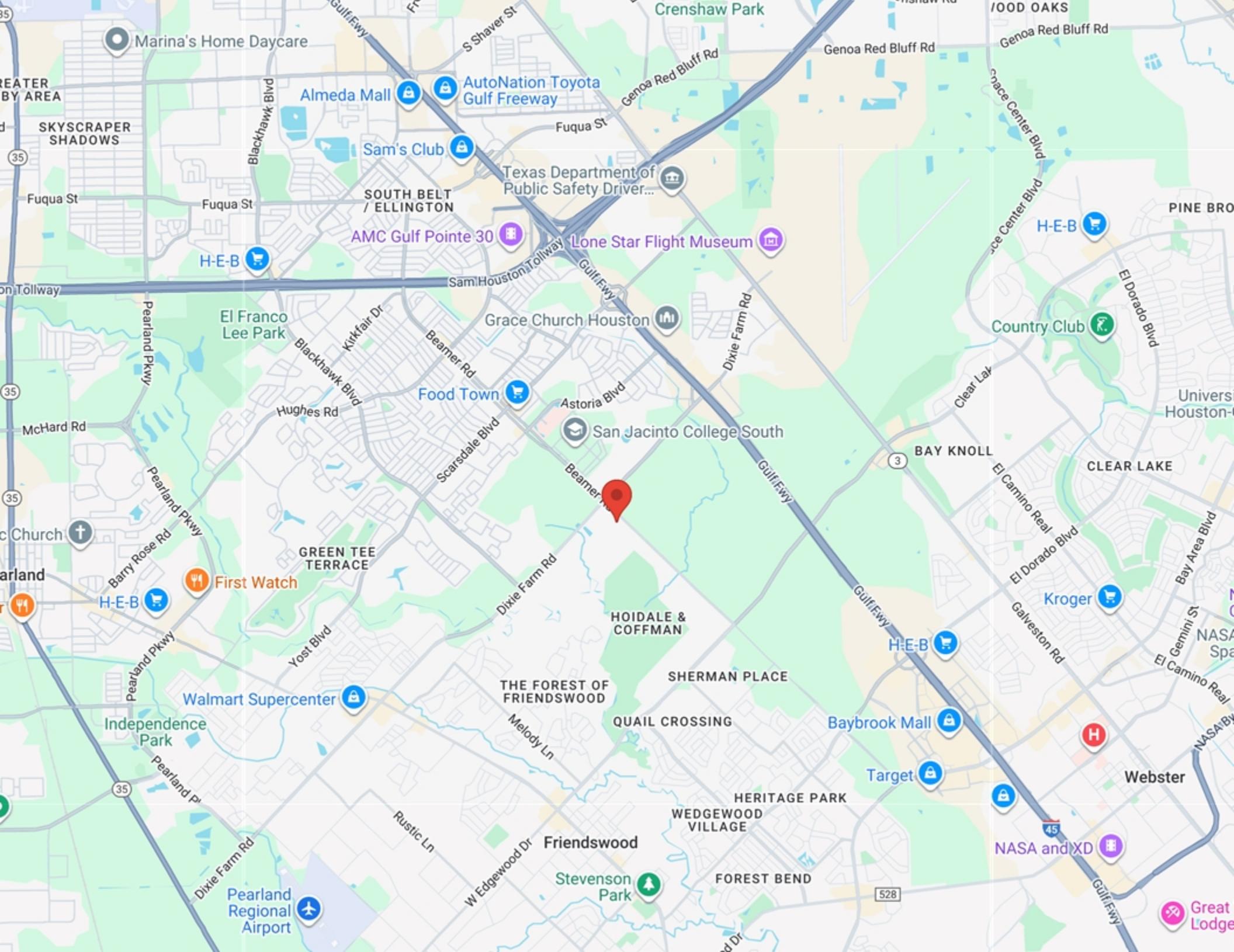
CITY	20.9 SQ MI
LAND	20.8 SQ MI
WATER	0.1 SQ MI
ELEVATION	30 FT



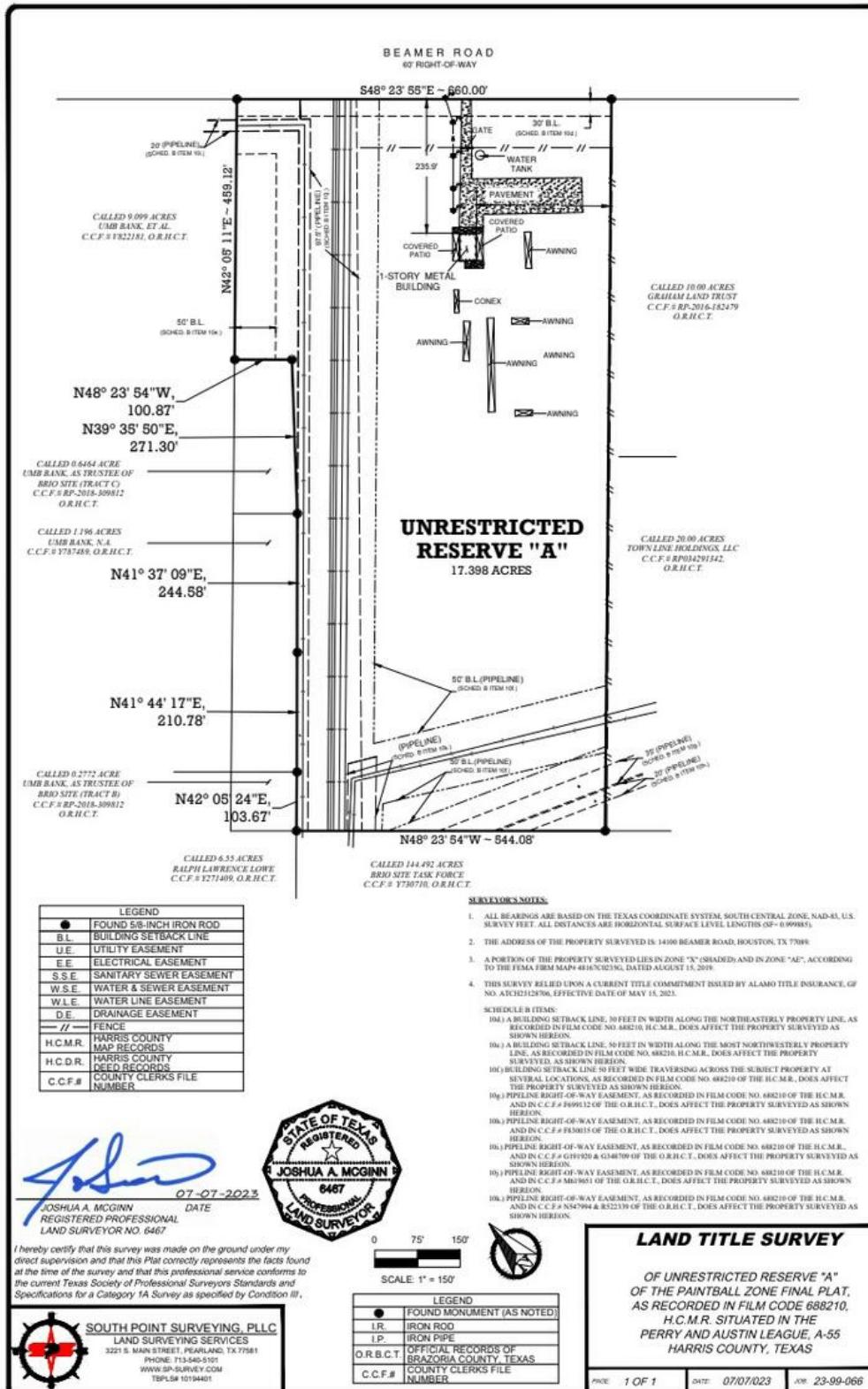
## ABOUT FRIENDSWOOD

Friendswood is consistently ranked the #1 safest city in Texas, offering a secure environment for businesses and employees alike. With top-rated schools, low property taxes, and business-friendly governance in the ETJ, it's an ideal location for industrial growth. Just 20 minutes from downtown Houston, the Texas Medical Center, NASA, and the Energy Corridor, it provides unmatched access to key economic drivers. The Beamer Road corridor is a proven industrial hub with near-full occupancy and surging demand.









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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE UTR TEXAS REALTORS ADVISOR FOR MORE DETAILS.**

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