



**FOR LEASE  
±4.36 AC**

**BUILD TO SUIT UC**

**LEASED**

**LEASED**

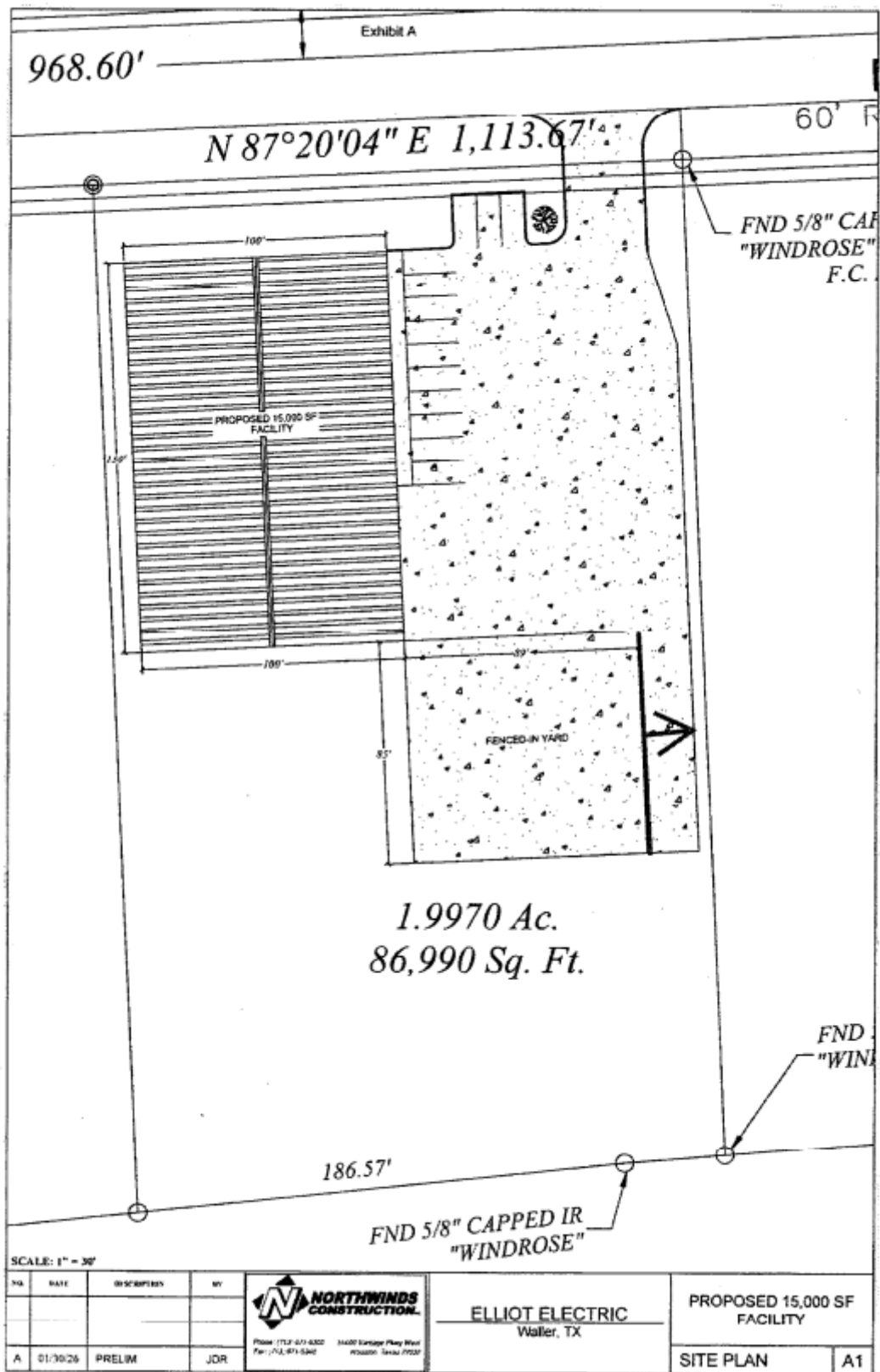


**24,150 SF & BUILD TO SUIT OPTIONS FOR LEASE  
30103 BINFORD PARK RD**

**WALLER, TX 77484**

 **INTERACTIVE OFFERING MEMORANDUM**

**MATTHEWS™**



## EXCLUSIVELY LISTED BY



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# MATTHEWS™



**FOR LEASE**

CONTACT LISTING AGENT FOR RENTAL RATE



**±24,150 SF**

TOTAL GLA



**±2,000 SF**

OFFICE SPACE



**±2.15 AC**

LOT SIZE

## **PROPERTY HIGHLIGHTS**

**ESTIMATED DELIVERY  
Q4 2026**

**3 PHASE HEAVY POWER**

**10 TON CRANE READY**

**28' EVE HEIGHT**

**20+ ACRES OF BUILD TO SUIT  
OPTIONS AVAILABLE**

**CONTACT BROKER FOR  
ADDITIONAL INFORMATION**

 **Oxford at the Ranch**  
±224 Units



±14 Miles Away  
**H-E-B**  
Hempstead Distribution Center



±39 Miles Away  
**Blinn College**  
±18,000 Students



**Built to Suit**



 **Waller High School**  
±2,846 Students

**For Lease**  
±4.36AC

**Built to Suit - UC**

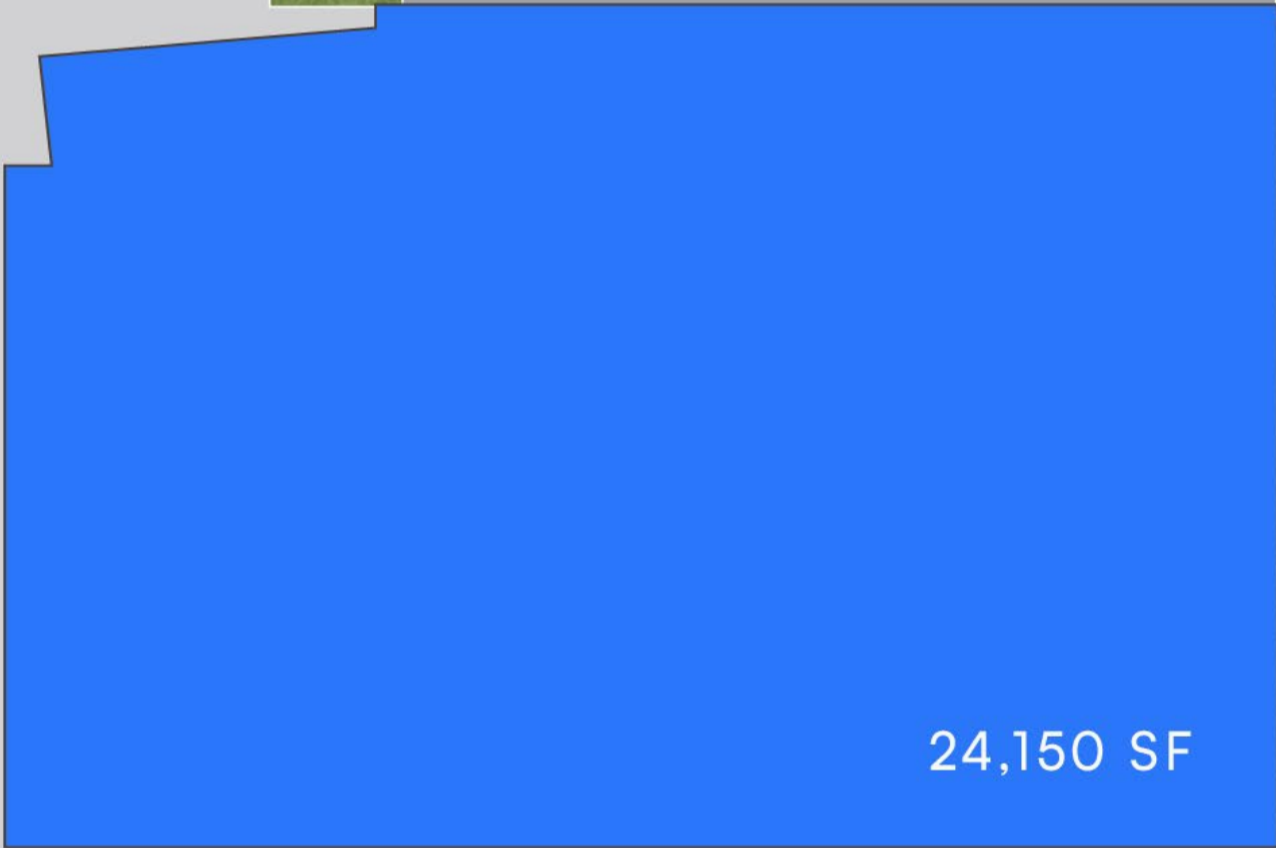


**Blinn College**

**Leased**



**Binford Rd**



24,150 SF



Additional IOS Available

# EXAMPLE OFFICE PLAN



# WALLER, TX

Waller, Texas is a rapidly growing area positioned northwest of Houston, offering a strategic location for industrial development. With direct access to major transportation routes such as U.S. Highway 290 and State Highway 6, the area serves as a key gateway for businesses looking to connect with Houston's expansive economy while maintaining a more cost-effective operational base. Waller's blend of rural and industrial development provides companies with ample space for large-scale operations, warehousing, and manufacturing, all while benefiting from a business-friendly environment that encourages growth and investment.

Owning an industrial building in Waller presents significant advantages, particularly due to its proximity to Houston's major markets, ports, and workforce. Businesses can tap into the region's extensive logistics network, which includes access to the Port of Houston, George Bush Intercontinental Airport, and numerous rail lines, facilitating efficient distribution and supply chain management. Additionally, Waller offers a lower cost of land and operational expenses compared to Houston's core industrial hubs, allowing companies to maximize their investment while still benefiting from the resources of a major metropolitan area.

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Estimate	2,200	10,260	60,684
2030 Projection	2,373	11,093	65,223

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	795	3,639	18,609
2030 Projection	863	3,930	20,060

INCOME	3-MILE	5-MILE	10-MILE
2024 Average Household Income	\$109,700	\$110,700	\$110,800



# HOUSTON, TX

Houston, Texas, is a dynamic and diverse metropolitan area that serves as a major economic hub in the United States. Known for its strategic location, Houston has a robust infrastructure supported by four of the country's largest ports, two international airports, and extensive highway and rail networks. This infrastructure facilitates the growth of various industries, including energy, life sciences, manufacturing, and aerospace. The region is home to a highly educated workforce of over three million, which is essential for meeting the talent needs of both traditional and emerging sectors. Houston's favorable business environment, characterized by state and local incentives as well as a competitive tax structure, attracts companies of all sizes.

The industrial sector in Houston plays a pivotal role in the local economy, demonstrating resilience amid changing market conditions. As of Q3 2024, the industrial market has shown strong net absorption rates, indicating continued demand despite a slight cooling in new construction activity. With 5.7 million square feet absorbed during this period and a diverse tenant base that includes logistics, distribution, and e-commerce companies, the industrial sector remains well-positioned for future growth. However, the overall vacancy rate has increased to 7.7%, reflecting an adjustment to supply levels as new deliveries outpace demand. Major projects are underway across various submarkets, highlighting Houston's ongoing commitment to expanding its industrial capabilities and maintaining its status as a key player in the national economy.



# LOCAL AREA MAP



**±45 MIN** FROM DOWNTOWN HOUSTON



# HOUSTON MARKET OVERVIEW

**Access to Northwest Houston Growth:** This area is part of a growing region, with increasing developments in retail, logistics, and transportation, which contribute to rising demand for rental properties.

**Consistent Occupancy Rates:** This area tends to maintain high occupancy rates due to demand from long-term renters, including local workers, students, and service employees, offering stable cash flow potential for investors.

**Rent Growth Potential:** Houston has experienced moderate rent increases over the years, and with continued economic growth, properties in this region may benefit from upward pressure on rental rates, increasing ROI.

**Population Growth in Houston:** Houston is one of the fastest-growing metro areas in the United States, attracting new residents each year due to job opportunities in energy, healthcare, manufacturing, and tech. This contributes to a solid rental market.

**Proximity to Major Employers:** Areas around the Gulf Freeway have access to Houston's large employment hubs, including the petrochemical industry, medical sectors, and logistics firms, all of which create a consistent base of renters.



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **30103 Binford Park Rd, Waller, TX 77484** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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WALLER, TX 77484

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# MATTHEWS™



# 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.

11-2-2015



### 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:
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date