

INDUSTRIAL FOR SALE

23609 W HARDY RD, SPRING, TX 77373-5713, HARRIS COUNTY

COMMERCIAL WAREHOUSE(S) WITH PROFESSIONAL OFFICE SPACE



FOR SALE

KW COMMERCIAL | HOUSTON

1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

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0695022, Texas

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23609 WEST HARDY ROAD



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KW COMMERCIAL | HOUSTON MEMORIAL

1220 Augusta Drive Suite 300
Houston, TX 77057



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PRESENTED BY:

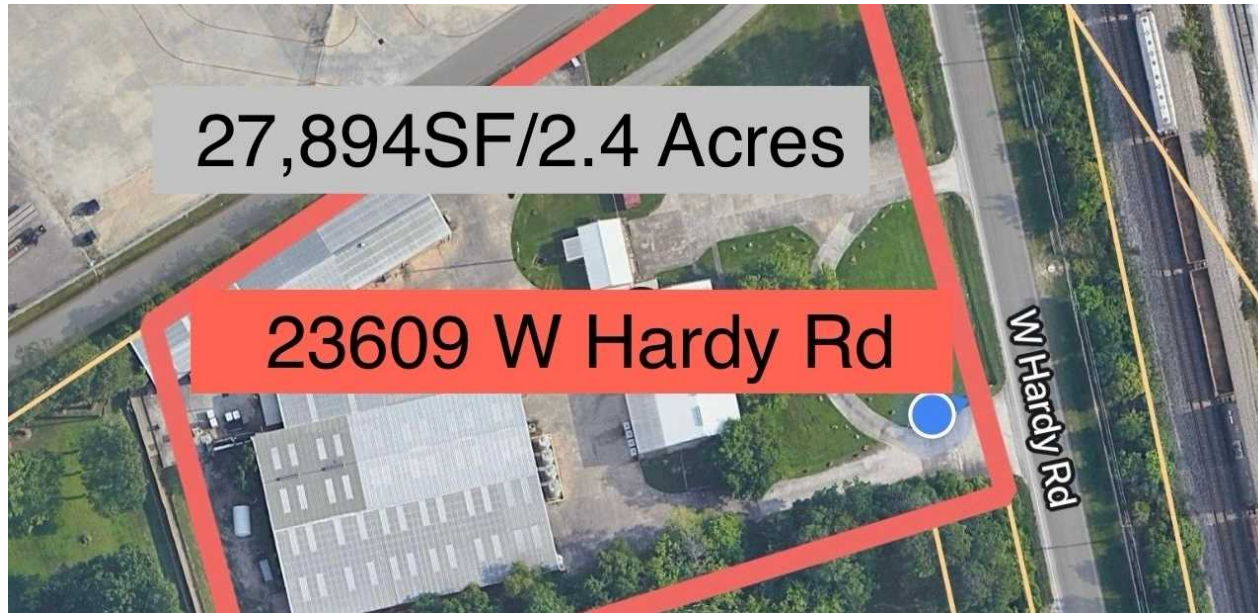
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EXECUTIVE SUMMARY

23609 WEST HARDY ROAD



OFFERING SUMMARY

PRICE:	\$3,250,000
BUILDING SF:	27,894
PRICE / SF:	\$116.51
LOT SIZE:	103,620 SF
WAREHOUSE SF:	26,500 SF
YEAR BUILT:	1978

PROPERTY OVERVIEW

Located off of Hardy Toll Rd, multiple bldgs with approximately 27,894SF/103,620SF Lot (2.3788 Acres), built in 1978. The current user is an Owner-Occupant who will vacate the property at COE. Warehouses, professional office space, breakrooms, locker room. Fully insulated, energy-efficient light fixtures, grade-level roll-up doors, & carport storage areas. Employee entrance & exit gates, designated front and rear employee parking, and more. A semi-circular driveway allows heavy trucks to enter and exit the property with ease, and there's security fencing around the buildings.

PROPERTY HIGHLIGHTS

- Multiple buildings: 27,894SF/103,620SF Lot (2.3788 Acres); built in 1978, renovated 2020. Heavy power: 1200AMP/480V.
- Fully insulated with energy-efficient light fixtures, grade-level roll-up doors, and additional carport storage areas throughout the property.
- A semi-circular driveway allows heavy trucks to enter and exit the property with ease, security fencing around buildings.
- Close to downtown Houston, TX, this Spring location is located between Beltway 8 and the Grand Parkway, SH-99, and easy access both north and south along the toll roads.

LOCATION & HIGHLIGHTS

23609 WEST HARDY ROAD



LOCATION INFORMATION

Building Name: 23609 W Hardy Toll Rd- Ind Warehouse, Office
Street Address: 23609 W Hardy Rd
City, State, Zip: Spring, TX 77373-5713
County: Harris
Market: North Houston
Sub-market: North Spring
Cross Streets: E. Cypresswood Drive

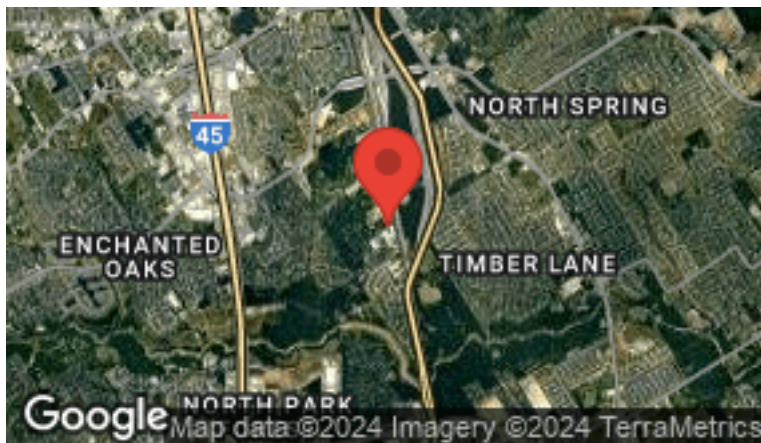


LOCATION OVERVIEW

Close to downtown Houston, TX, this Spring location is located between Beltway 8 and the Grand Parkway, SH-99, and easy access both north and south along the toll roads.

PROPERTY HIGHLIGHTS

- Multiple buildings: 27,894SF/103,620SF Lot (2.3788 Acres); built in 1978, renovated 2020. Heavy power: 1200AMP/480V.
- Owner-Occupant is vacating at the Close of Escrow.
- The front building consists primarily of professional office space, a breakroom, a small rear section of warehouse space, a 2nd employee operations break room, and a locker room.
- The warehouses are fully insulated with energy-efficient light fixtures, grade-level roll-up doors, and additional carport storage areas throughout the property.
- A semi-circular driveway allows heavy trucks to enter and exit the property with ease, and there's security fencing around the buildings.
- Multi-Tenant opportunity with several detached warehouses, additional parking, and great location right off of the W Hardy Toll Rd.



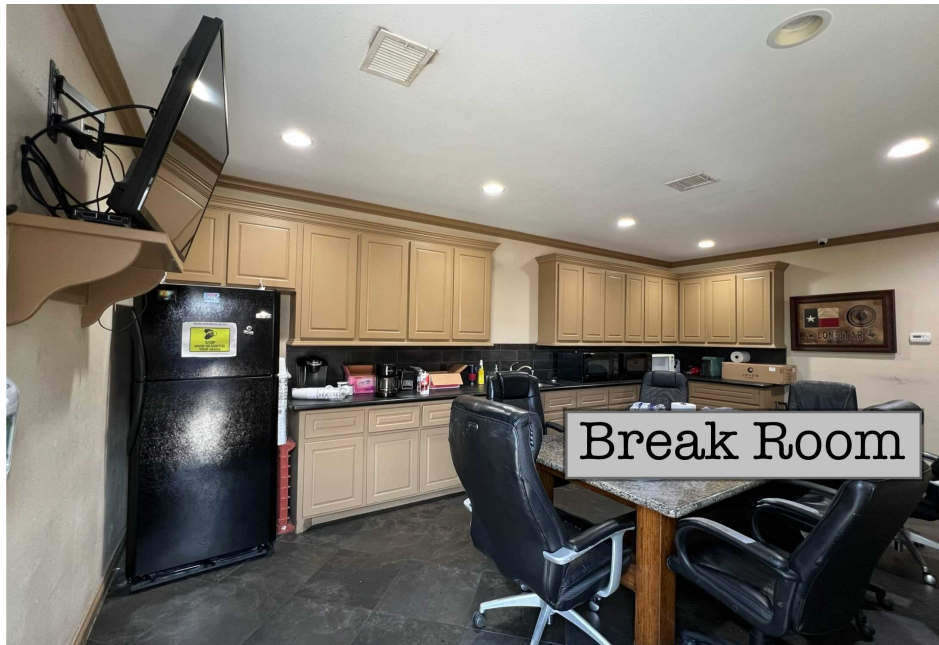
PROPERTY PHOTOS

23609 WEST HARDY ROAD



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Main Warehouse



Front Offices & Warehouse

Test Lab



2nd Warehouse

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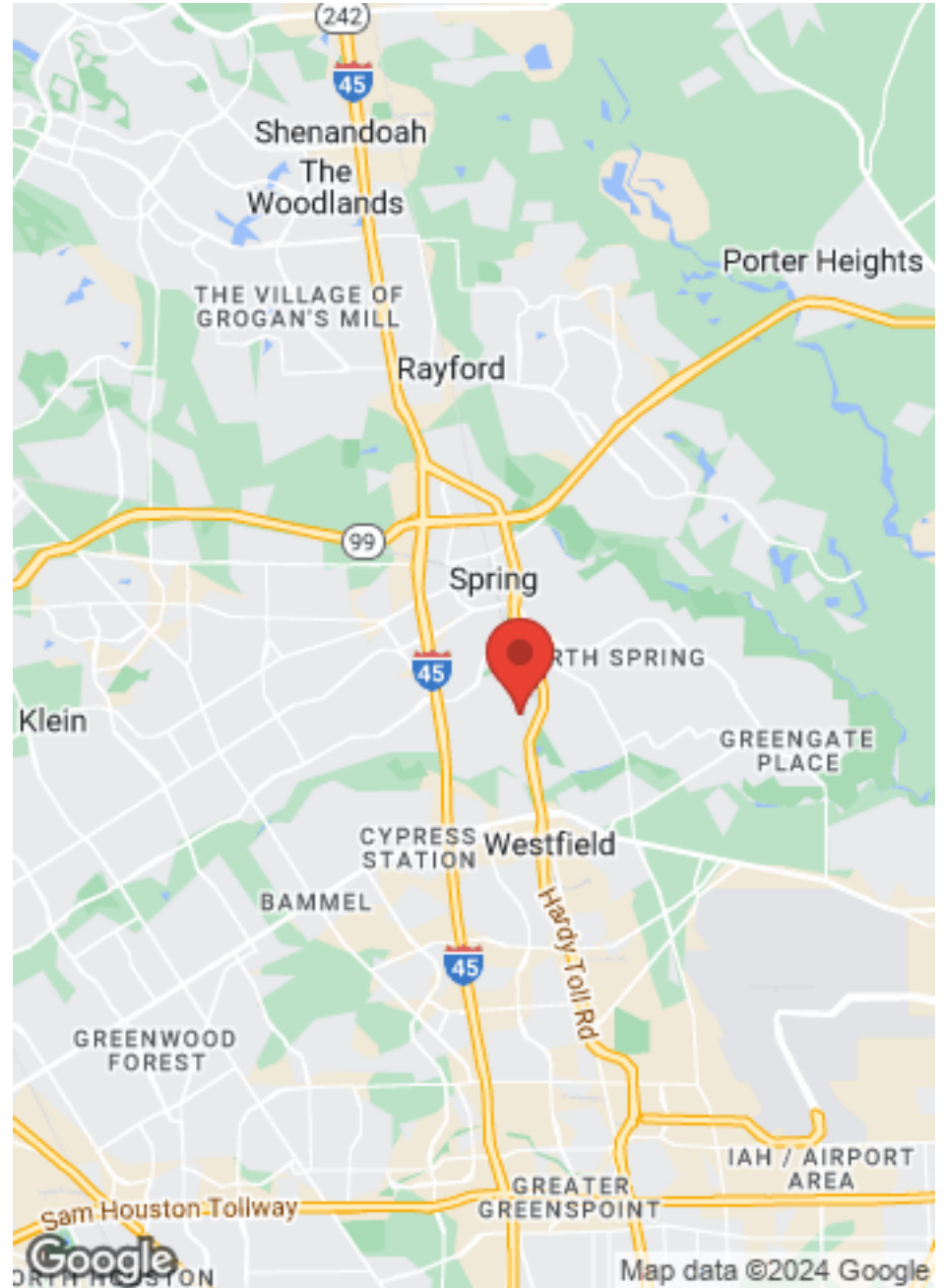
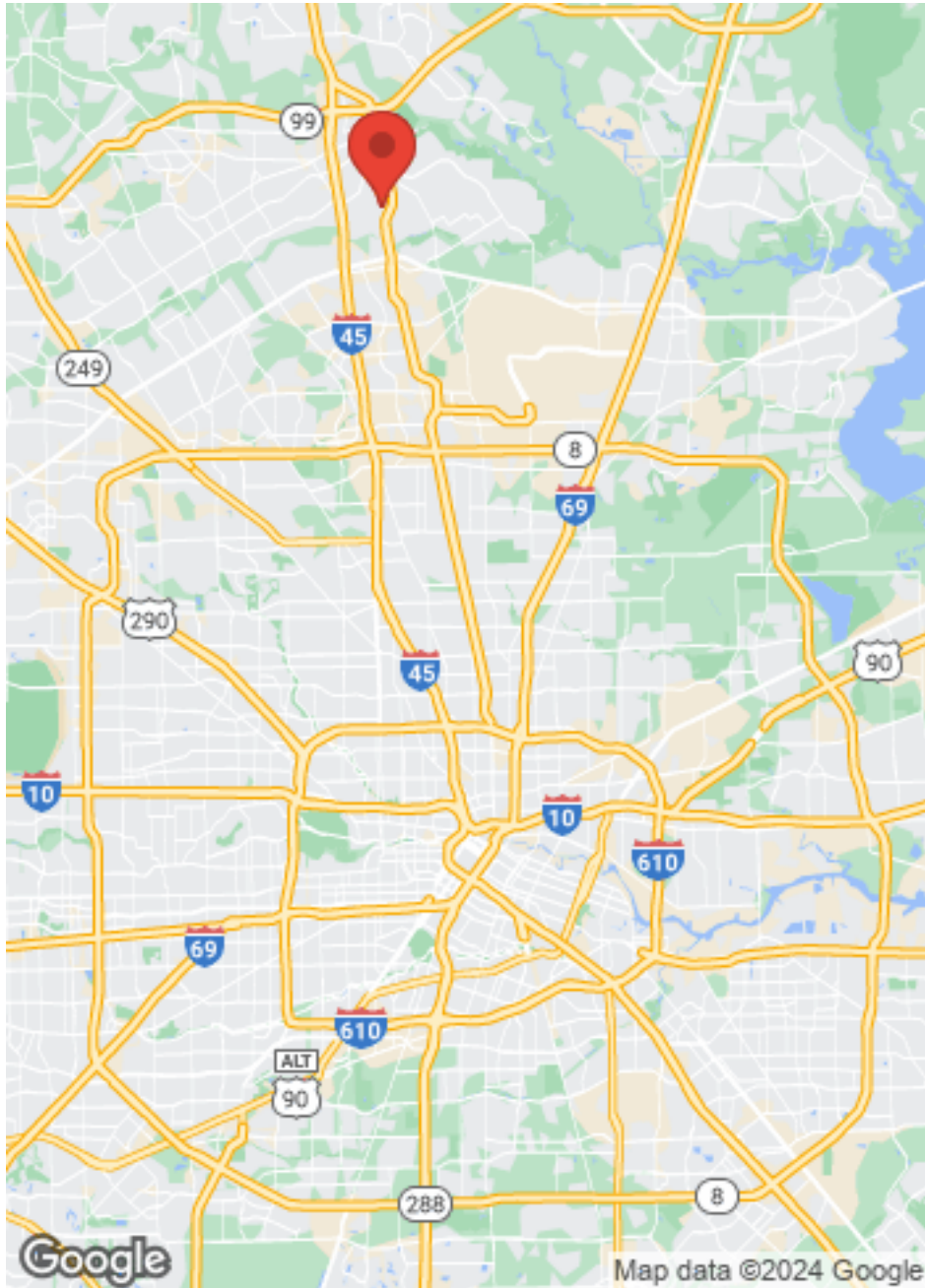
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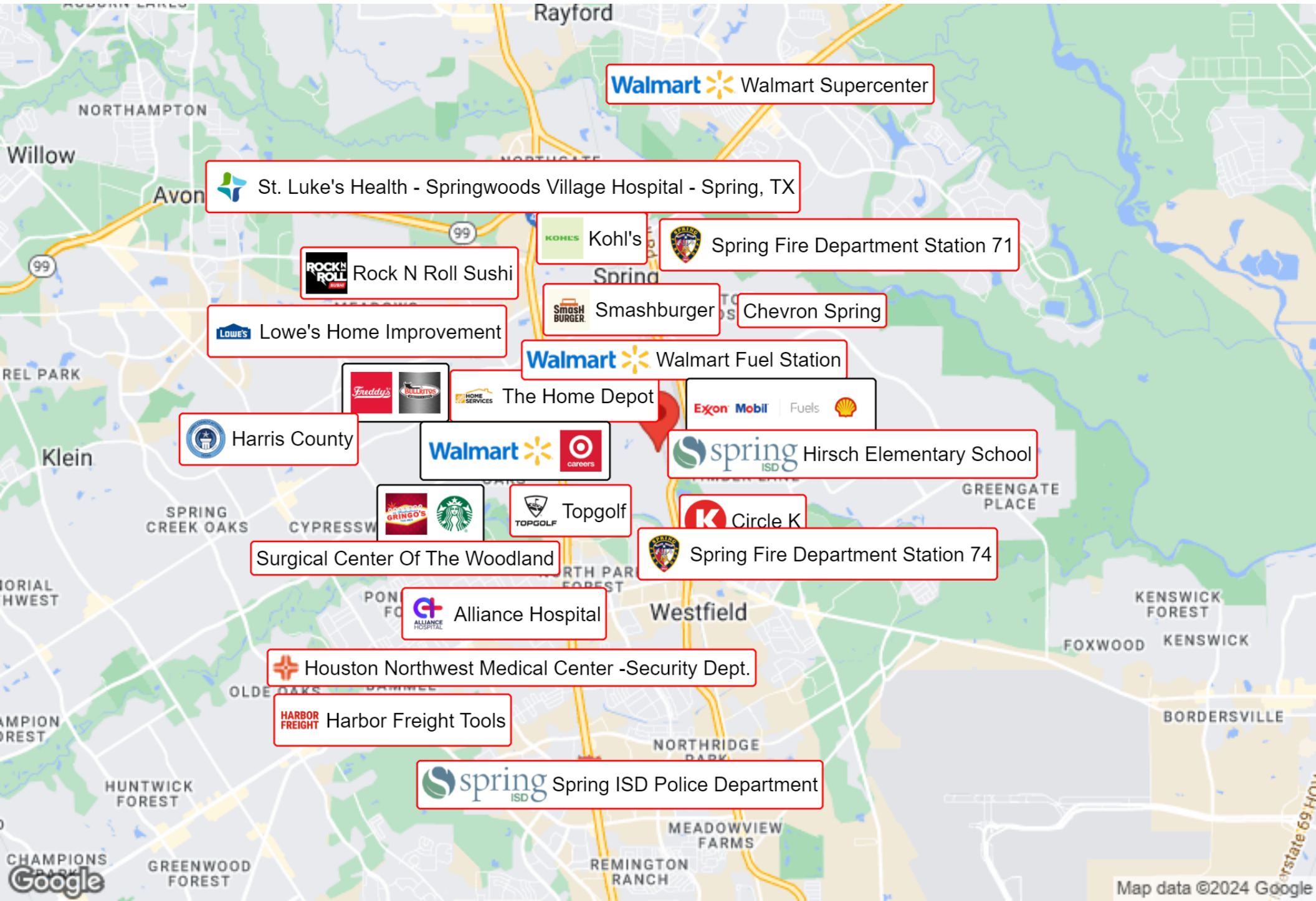
LOCATION MAPS

23609 WEST HARDY ROAD



BUSINESS MAP

23609 WEST HARDY ROAD



Walmart Supercenter

St. Luke's Health - Springwoods Village Hospital - Spring, TX

Kohl's

Spring Fire Department Station 71

Rock N Roll Sushi

Smashburger

Chevron Spring

Lowe's Home Improvement

Walmart Fuel Station

Fred's

The Home Depot

Exxon Mobil Fuels

Harris County

Walmart

Target

Spring Hirsch Elementary School

Gringo's

Starbucks

Topgolf

Circle K

Surgical Center Of The Woodland

Spring Fire Department Station 74

Alliance Hospital

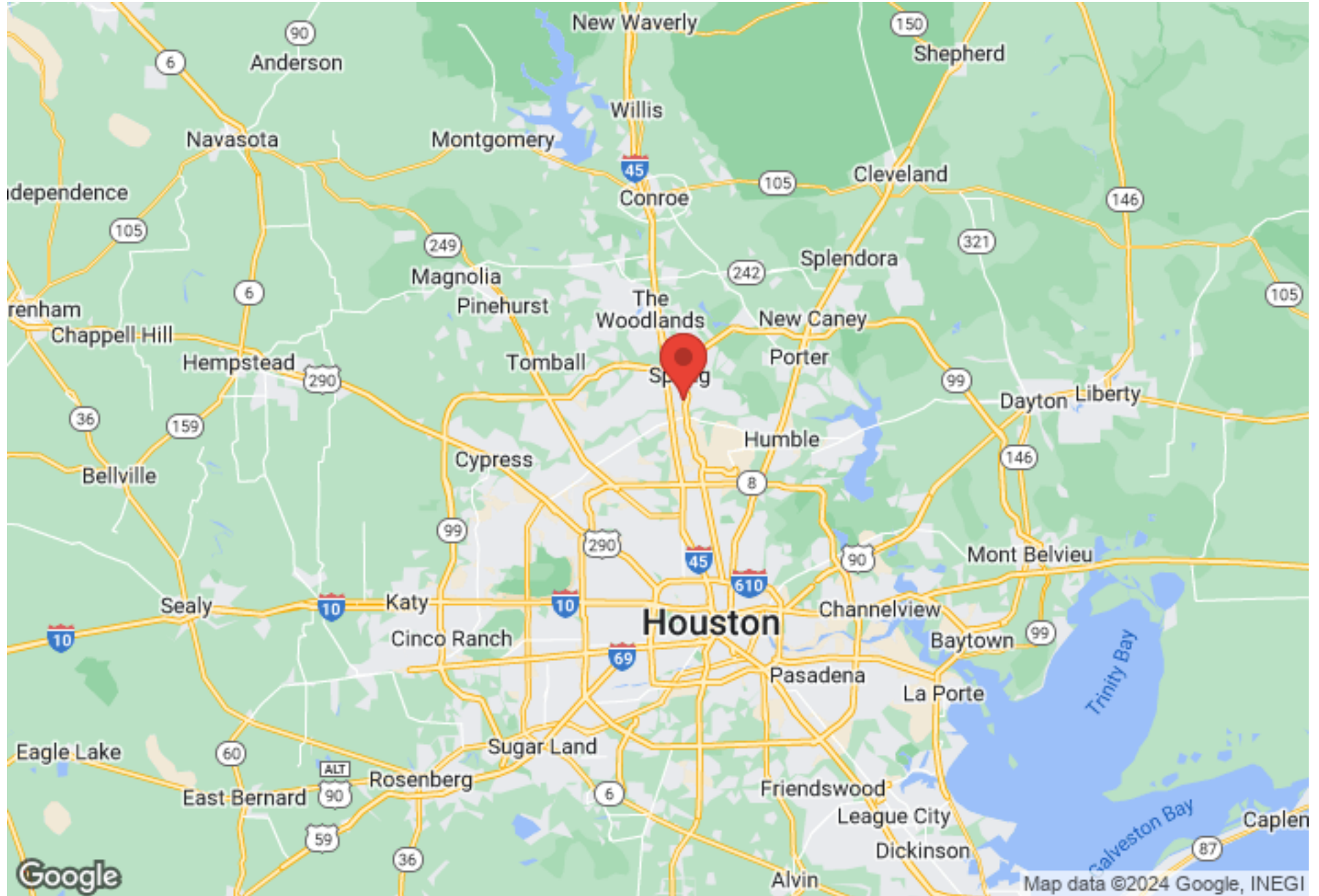
Houston Northwest Medical Center -Security Dept.

Harbor Freight Tools

Spring ISD Police Department

REGIONAL MAP

23609 WEST HARDY ROAD



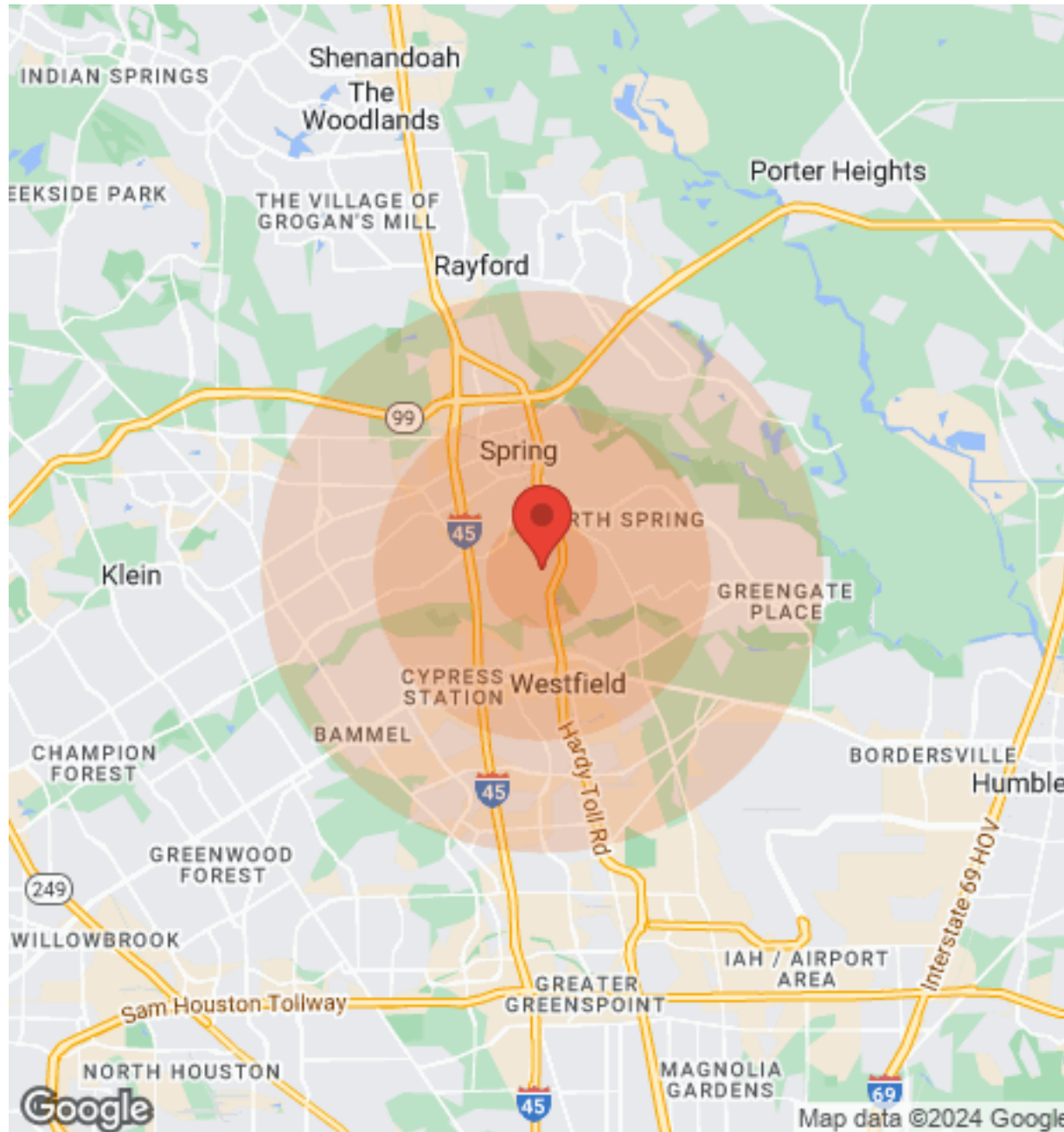
AERIAL MAP

23609 WEST HARDY ROAD



DEMOGRAPHICS

23609 WEST HARDY ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,598	45,664	94,237
Female	6,376	46,640	98,692
Total Population	12,974	92,304	192,929

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,000	22,602	47,031
Ages 15-24	2,035	13,944	29,043
Ages 25-54	4,652	36,172	75,474
Ages 55-64	1,440	9,876	20,520
Ages 65+	1,847	9,710	20,861

Race	1 Mile	3 Miles	5 Miles
White	8,308	52,743	113,851
Black	2,513	22,763	42,841
Am In/AK Nat	19	120	326
Hawaiian	N/A	123	167
Hispanic	3,708	30,617	62,415
Multi-Racial	3,040	27,878	58,042

Income	1 Mile	3 Miles	5 Miles
Median	\$72,074	\$63,204	\$62,218
< \$15,000	297	2,806	4,970
\$15,000-\$24,999	163	2,879	5,942
\$25,000-\$34,999	133	3,076	5,856
\$35,000-\$49,999	422	4,832	9,921
\$50,000-\$74,999	1,205	6,546	14,592
\$75,000-\$99,999	816	5,405	10,733
\$100,000-\$149,999	1,045	4,519	9,891
\$150,000-\$199,999	217	1,027	3,066
> \$200,000	100	742	1,730

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,951	35,417	73,568
Occupied	4,632	31,902	66,673
Owner Occupied	3,672	20,292	43,093
Renter Occupied	960	11,610	23,580
Vacant	319	3,515	6,895

FEMA FLOOD MAP

23609 WEST HARDY ROAD

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National Flood Hazard Layer FIRMette

95°24'56"W 30°3'14"N



95°24'19"W 30°2'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
-
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2024 at 10:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

11/2/2015



Information About Brokerage Services

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

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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
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
IABS 1-0 Date