

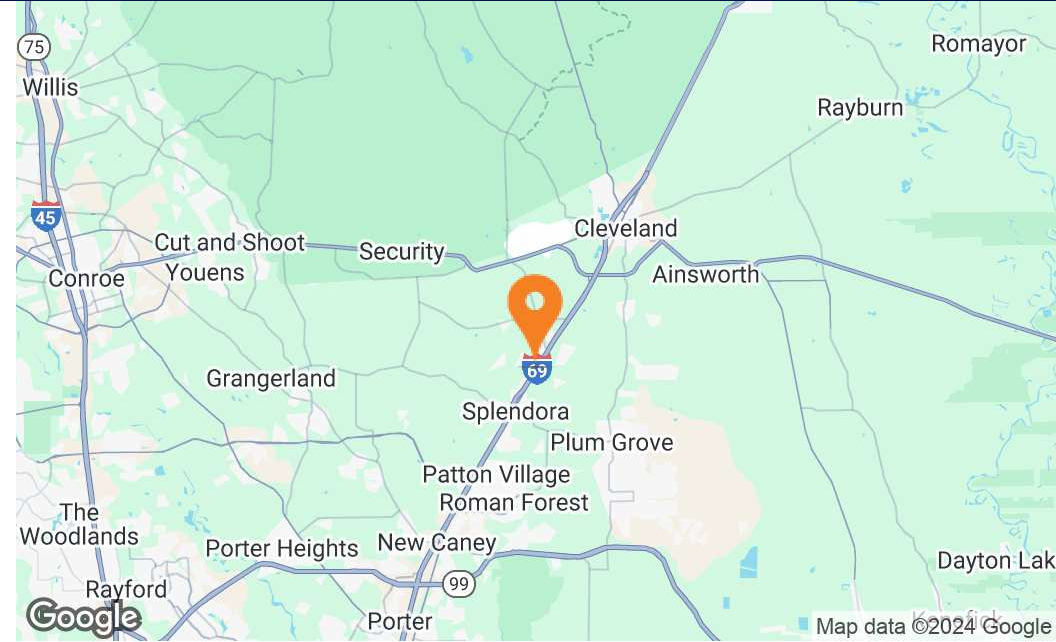


RIVERSTONE
COMMERCIAL REAL ESTATE

26623 BRICE LN
SPLENDORA, TX 77372

JARRED TAYLOR 936.525.0069 | ZACH HORN 832.794.0767

www.riverstoneecos.com | 1095 Evergreen Circle, Suite 218, The Woodlands, TX 77380



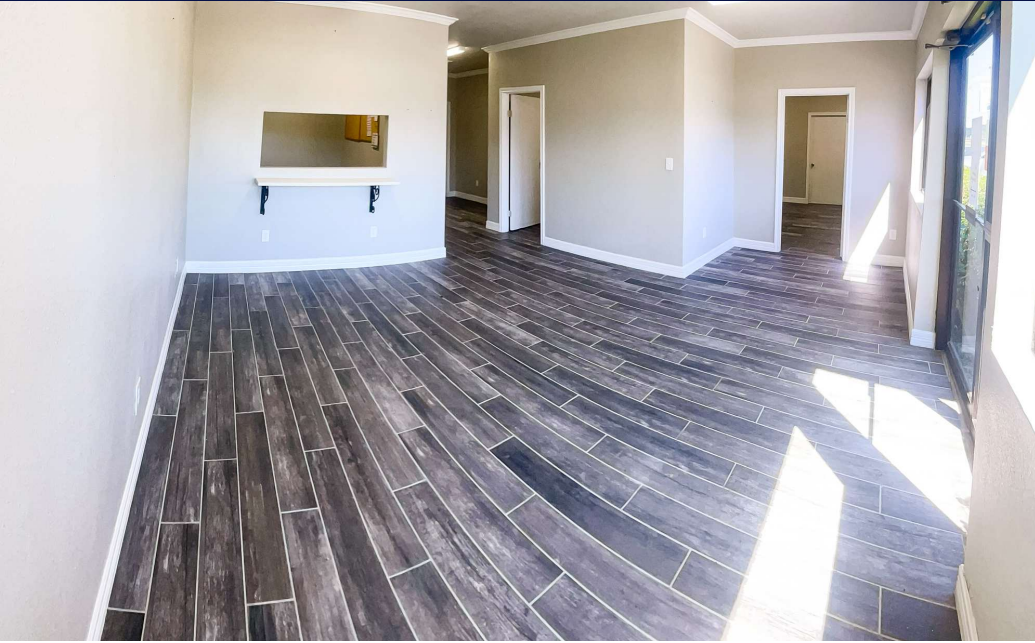
PROPERTY HIGHLIGHTS

- 2,800 SF (Office: 1,400 SF + Warehouse: 1,400 SF)
- Security Cameras in Place
- (4) Offices, Kitchen, and Bathroom
- (2) 8' x 10' Bay Doors
- Perimeter Fencing with Gate
- On-Site Septic System
- 50,171 VPD along U.S. 59

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Modified Gross)
Available SF:	2,800 SF





RIVERSTONE
COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner

936.525.0069 | jarred.taylor@riverstoneecos.com

ZACH HORN
Advisor

832.794.0767 | zach.horn@riverstoneecos.com



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



RIVERSTONE
COMMERCIAL REALESTATE

JARRED TAYLOR
Managing Director - Partner

936.525.0069 | jarred.taylor@riverstoneecos.com

ZACH HORN
Advisor

832.794.0767 | zach.horn@riverstoneecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

35.3

Median Age



7,637

Households

\$56,078

Median Disposable Income



24,273

2023 Total Population

EDUCATION

20%

No High School Diploma



41%

High School Graduate



29%

Some College



10%

College Graduate

INCOME



\$88,099

Average Household Income



\$27,672

Per Capita Income



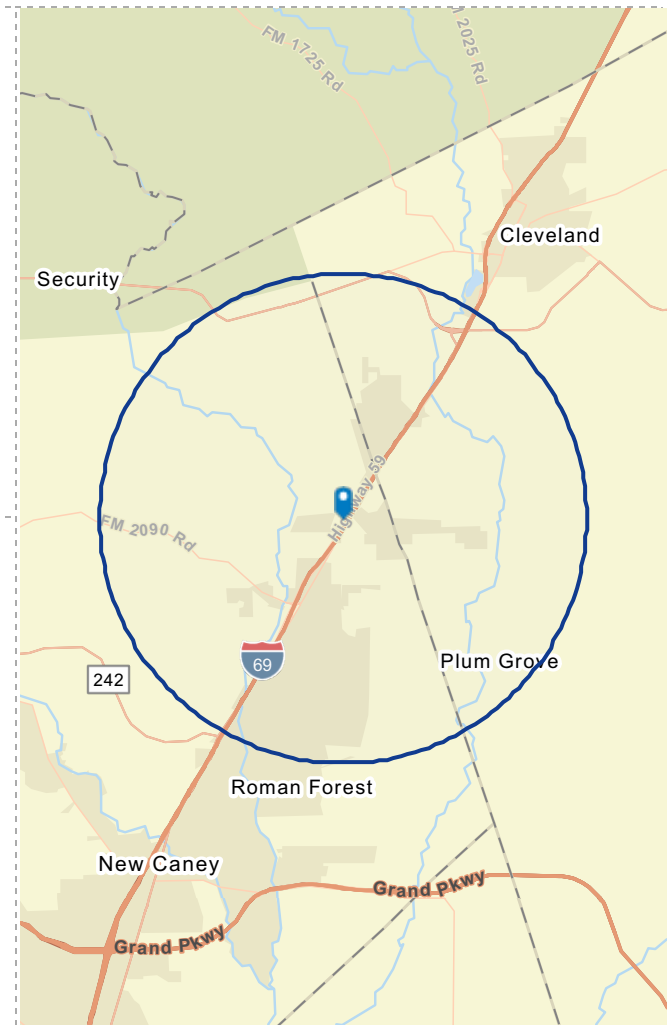
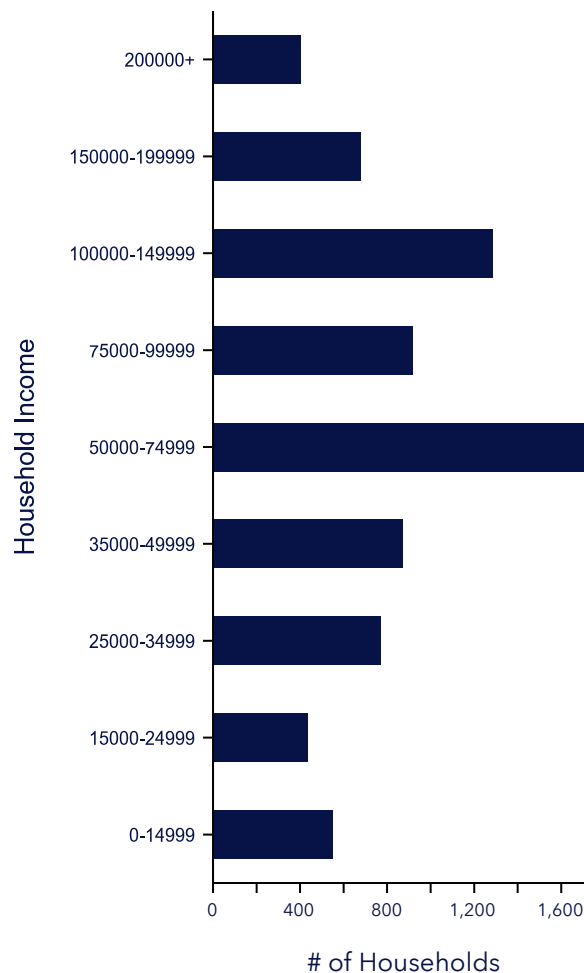
\$830,556

Average Net Worth



\$292,309

Average Home Value



EMPLOYMENT



54%

White Collar



36%

Blue Collar



Services

5.1%

Unemployment Rate

10%

