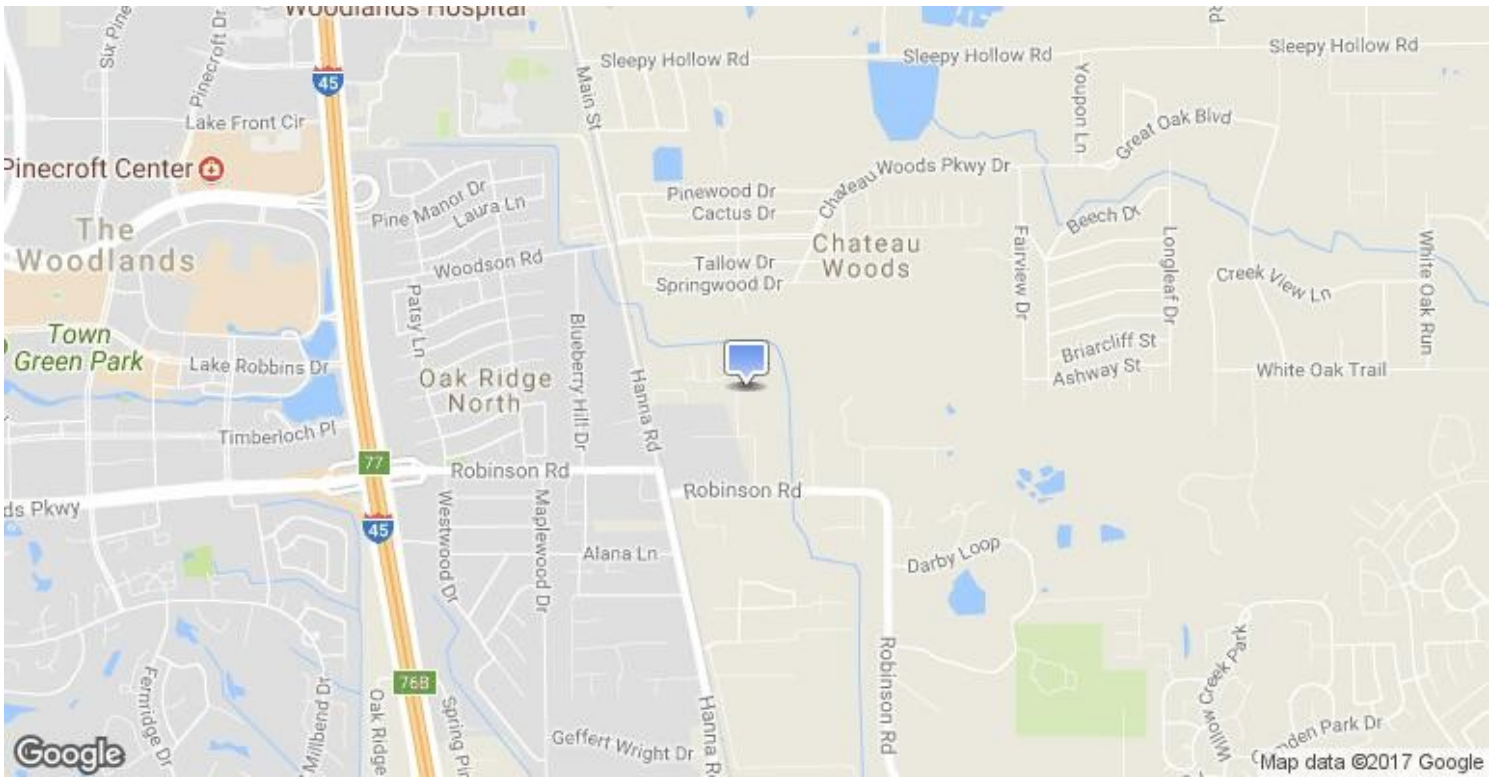




2-Story Office Building



2-Story Office Building



27316 Spectrum Way, Oak Ridge North, TX 77385

Property is conveniently located off of Robinson Rd. in Oak Ridge North, TX, 2 miles East of I-45 and adjacent to The Woodlands/Spring trade area. Interstate 45 is the main north-south thoroughfare for all of Houston with over 340,000 CPD north of the Houston CBD and the primary retail corridor for Oak Ridge North and surrounding areas.

Property Photos



Property Photos



View entering property.



Wide paved, curbed roadways

Property Photos



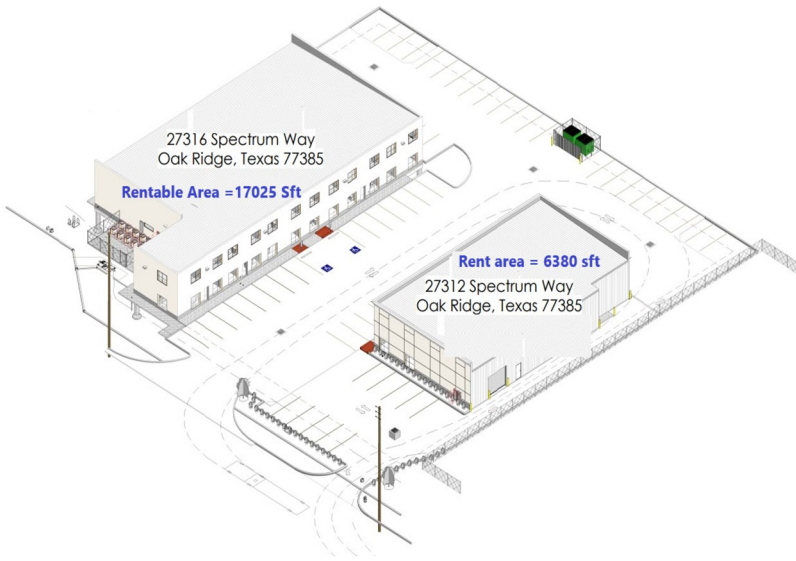
Property Photos



	1 MILE	3 MILE	5 MILE
2021 Total Population	5,181	58,143	144,208
2026 Population	5,716	64,838	160,901
Pop Growth 2021-2026	+ 10.33%	+ 11.51%	+ 11.58%
Average Age	40	37	37
2021 Total Households	1,849	22,691	54,426
HH Growth 2021-2026	+ 10.11%	+ 11.41%	+ 11.41%
Median Household Inc	\$110,693	\$110,030	\$105,992
Avg Household Size	2.80	2.50	2.60
2021 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$229,156	\$267,593	\$261,051
Median Year Built	1989	1997	2000

27316 Spectrum Way - NNN Lease Available from August first

Monthly Rent from \$ 1.43 to \$ 1.54 per SQFT



This property consists of 2 buildings totaling 23,405 total square feet. One 1-story building and one 2-story building. Building is currently occupied by a single lease ending 7/31/2022.

In addition to base rent, tenant pays all net fees which include taxes, insurance, interior cleaning and landscaping maintenance, as well as a 3% management fee. The base rent Rent may be adjusted to meet current market growth.

Lease agreement includes rent increases occurring every two years.

C A M Expenses: \$0.30 per SF per Month

- Constructed 2015
- Tenant manages over 100 MUD's in the Houston area
- Rent increases take this building to a blended cap rate of 8%
- Located in high growth area across from The Woodlands, TX
- Tenants build up may be considered
- Lots of natural light and contemporary design

Rent Range: \$1.43 to \$1.54/sf/month

Building Size: 23,405 SF

Property Type: Office

Property Sub-type: Office Building

Additional Sub-types: Office-Warehouse

Commission Split: 2%

Occupancy: vacant



FOR LEASE

6,380- 23,405 sqft. Office / warehouse

281-325-0000

raycommercials@gmail.com

Main Realty

Ray Orazani
BROKER: 522844



Market Trends

	1 MILE	3 MILE	5 MILE
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POPULATION

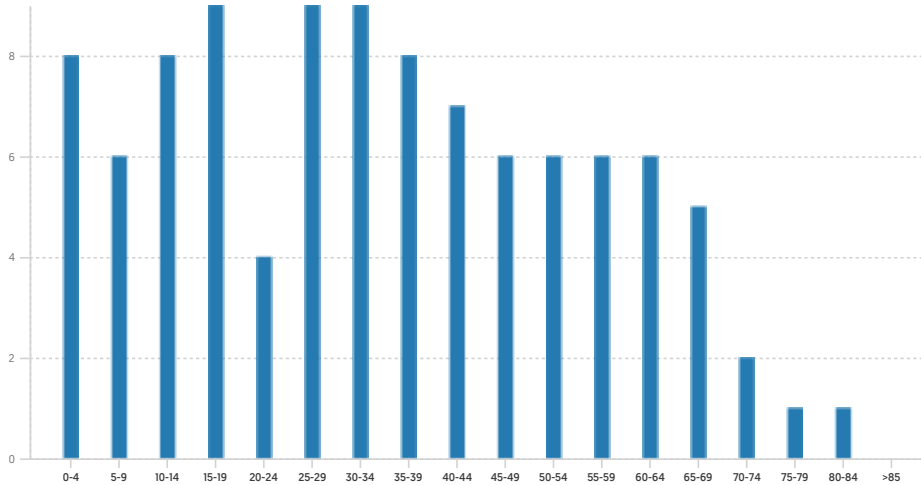
SUMMARY

Estimated Population	25,572
Population Growth (since 2010)	17.1%
Population Density (ppl / mile)	1,148
Median Age	33.4

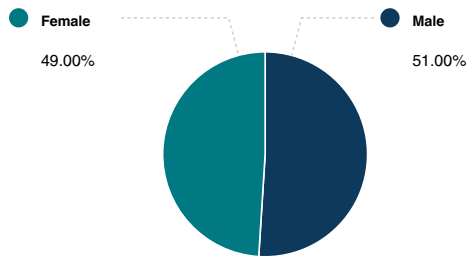
HOUSEHOLD

Number of Households	8,600
Household Size (ppl)	3
Households w/ Children	7,265

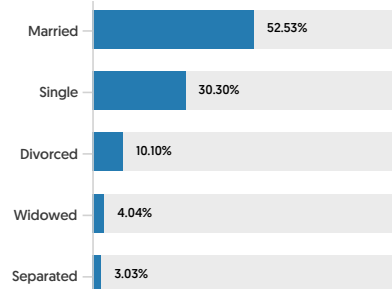
AGE



GENDER



MARITAL STATUS



HOUSING

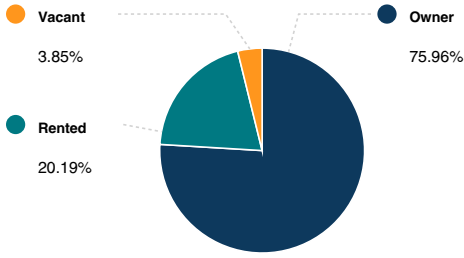
SUMMARY

Median Home Sale Price	\$215,800
Median Year Built	2003

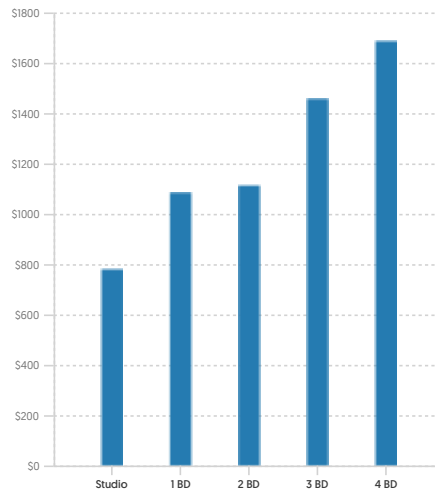
STABILITY

Annual Residential Turnover	11.79%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

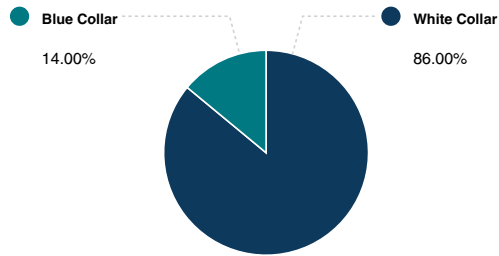


QUALITY OF LIFE

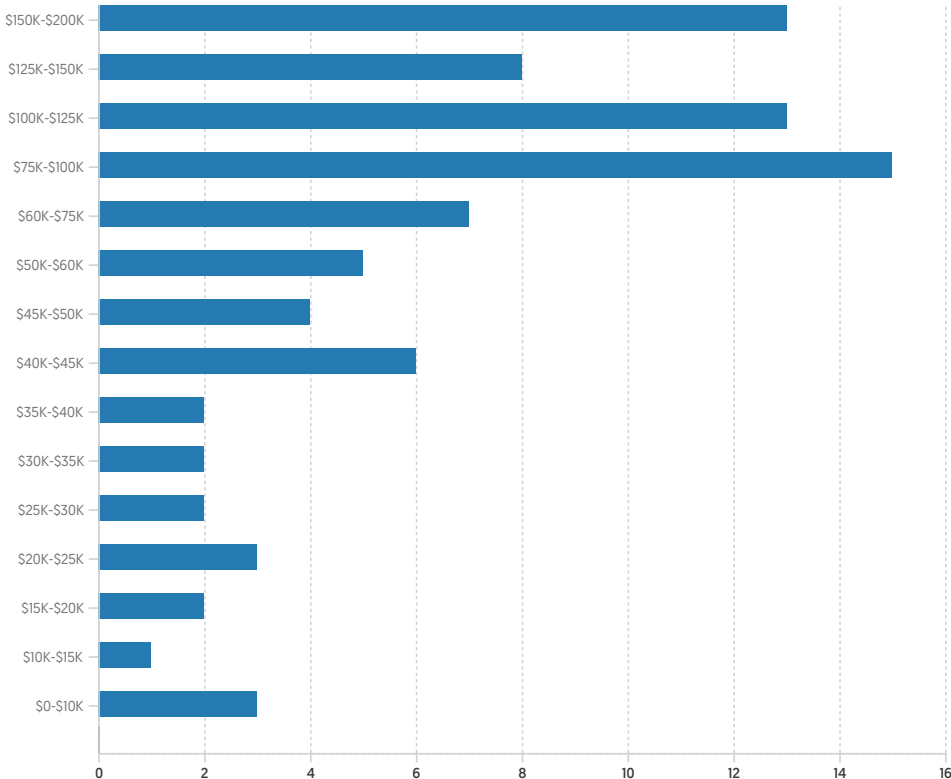
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	569
Mining	
Construction	1,158
Manufacturing	1,398
Transportation and Communications	697
Wholesale Trade	421
Retail Trade	1,544
Finance, Insurance and Real Estate	454
Services	4,397
Public Administration	453
Unclassified	

WORKFORCE



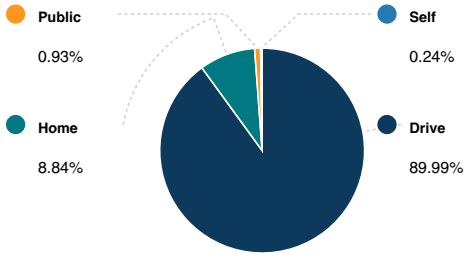
HOUSEHOLD INCOME



Average Household Income **\$94,226**

Average Per Capita Income **\$38,414**

COMMUTE METHOD



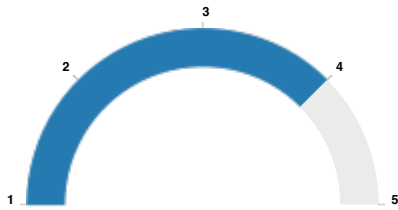
Median Travel Time **27 min**

WEATHER

January High Temp (avg °F)	61
January Low Temp (avg °F)	40.4
July High Temp (avg °F)	93.5
July Low Temp (avg °F)	72.8
Annual Precipitation (inches)	48.77

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	631
Some High School	1,502
High School Graduate	3,521
Some College	3,893
Associate Degree	1,289
Bachelor's Degree	5,516
Graduate Degree	1,968

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Houser Elementary	0.64	Pre-K-4th	533	13	3
Vogel Intermediate	0.94	5th-6th	944	16	

Community Rating (2)

Houser Elementary	
Vogel Intermediate	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Oak Ridge High School	0.99	9th-12th	3,013	16	4

Community Rating (2)

Oak Ridge High School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Sojourn Academy	0.4	Pre-K-9th	82		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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