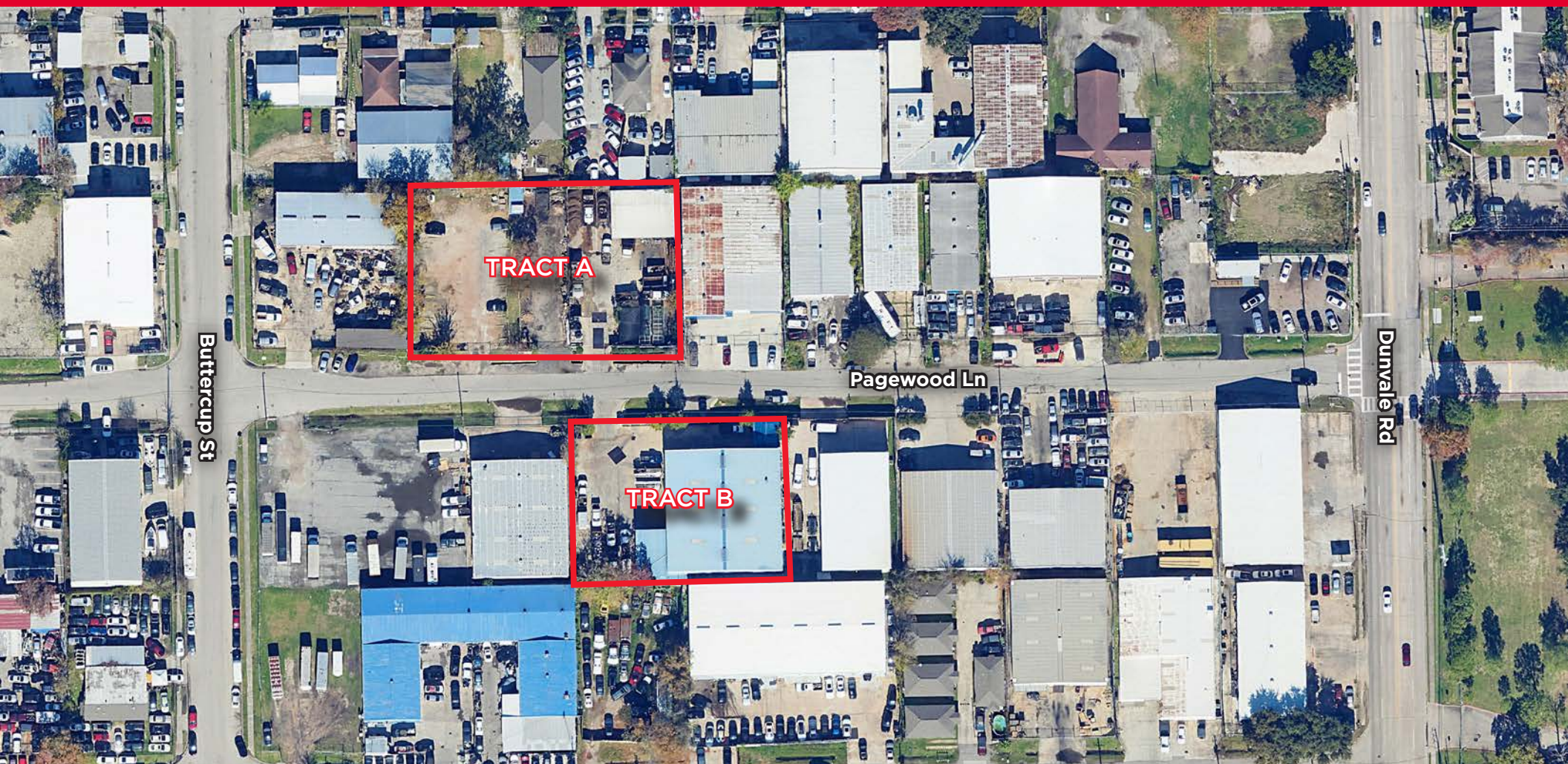


PAGEWOOD LN

TWO TRACTS | INCLUDES WAREHOUSE

8621 & 8626 PAGEWOOD LN, HOUSTON, TX



DREW MORRIS

Executive Managing Director
+1 713 260 0218
drew.morris@cushwake.com

KRISTEN MCDADE

Managing Director
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director
+1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist
+1 346 396 4008
melissa.elizondo@cushwake.com

PAGEWOOD LN

TWO TRACTS | INCLUDES WAREHOUSE

8621 & 8626 PAGEWOOD LN, HOUSTON, TX



**Tract A: 40,946 SF of land (no acreage)
north side of Pagewood**

**Tract B: 19,998 SF of land
includes improvements south of Pagewood**

- 0.3 miles from Westpark Tollway
- $\pm 11,000$ SF total improvements (built 2006)
- Includes $\pm 8,000$ SF Insulated warehouse
3,000 SF of office space
- 16' Clear height
- Two (2) grade-level doors
- City of Houston, Harris County
- No floodplain
- No zoning



2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

DEMOGRAPHICS

(within 5 miles of 8626 Pagewood Ln, Houston, TX 77063)



510,728

2026 Total Population



\$129,712

2026 Average Household Income



\$365,271

2026 Median Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

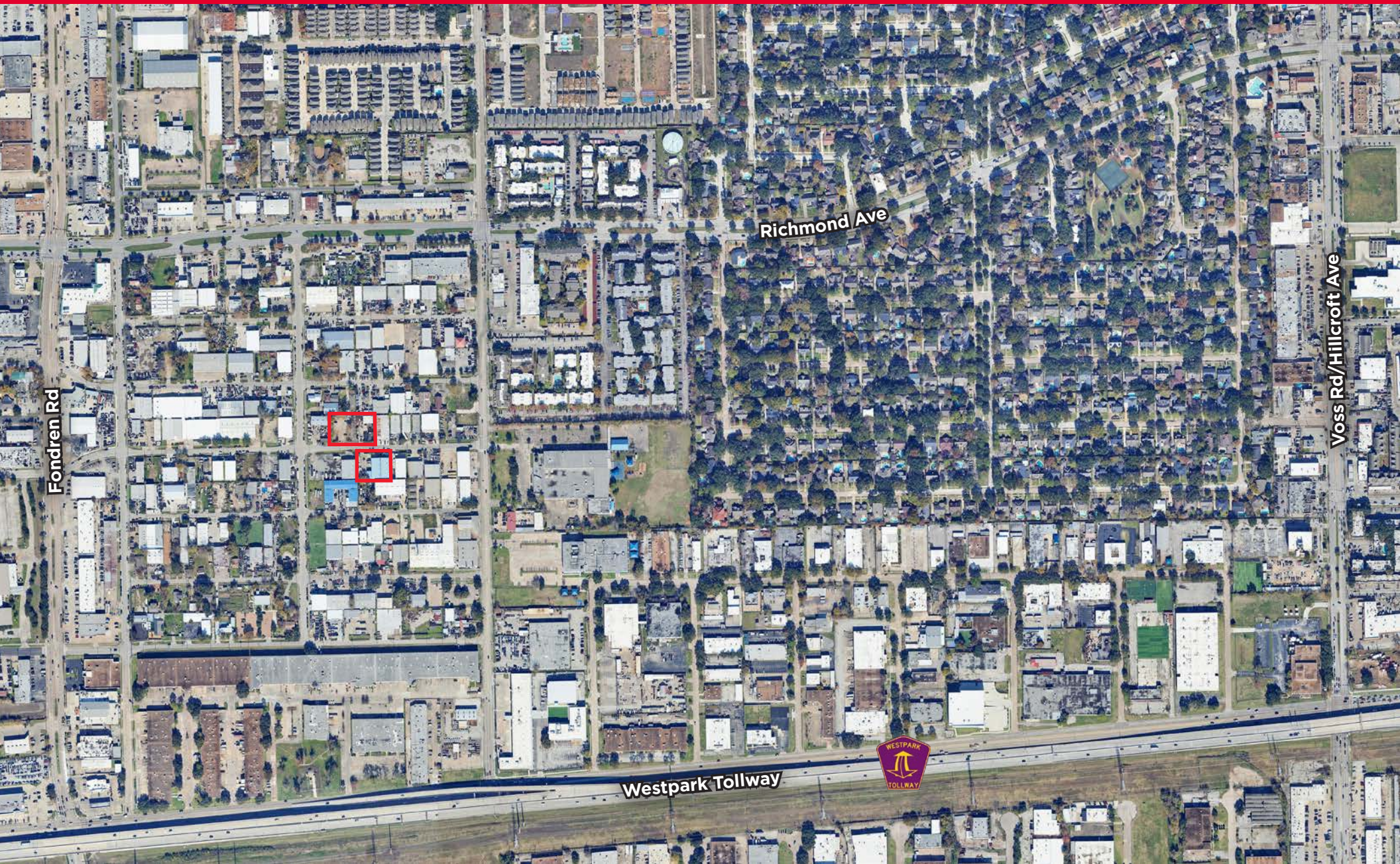


CLUTCH CITY

PAGEWOOD LN

TWO TRACTS | INCLUDES WAREHOUSE

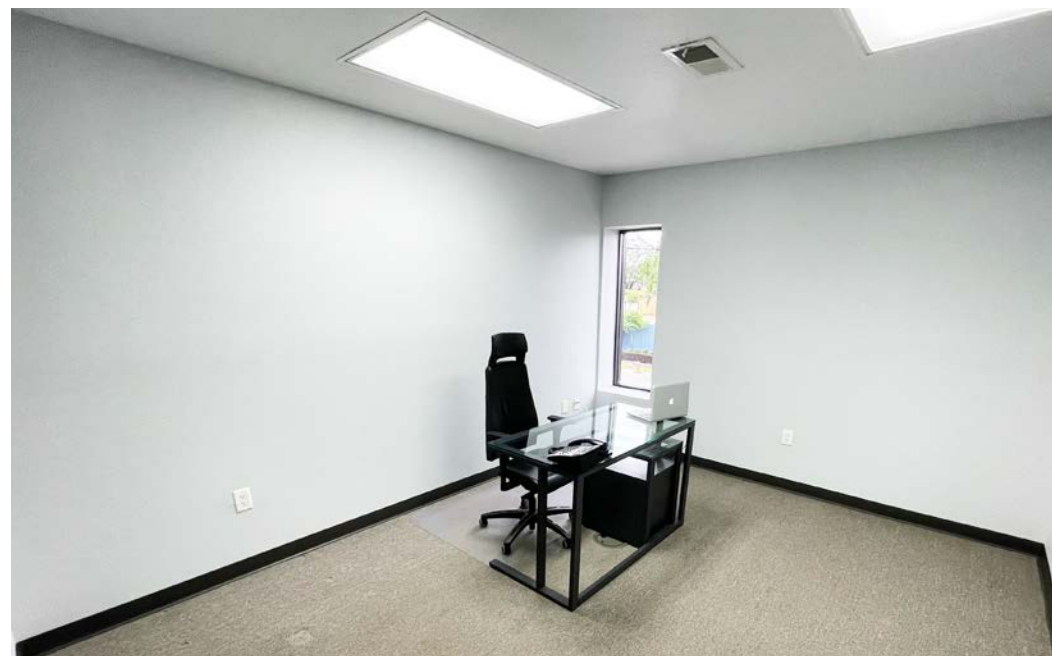
8621 & 8626 PAGEWOOD LN, HOUSTON, TX



PAGEWOOD LN

TWO TRACTS | INCLUDES WAREHOUSE

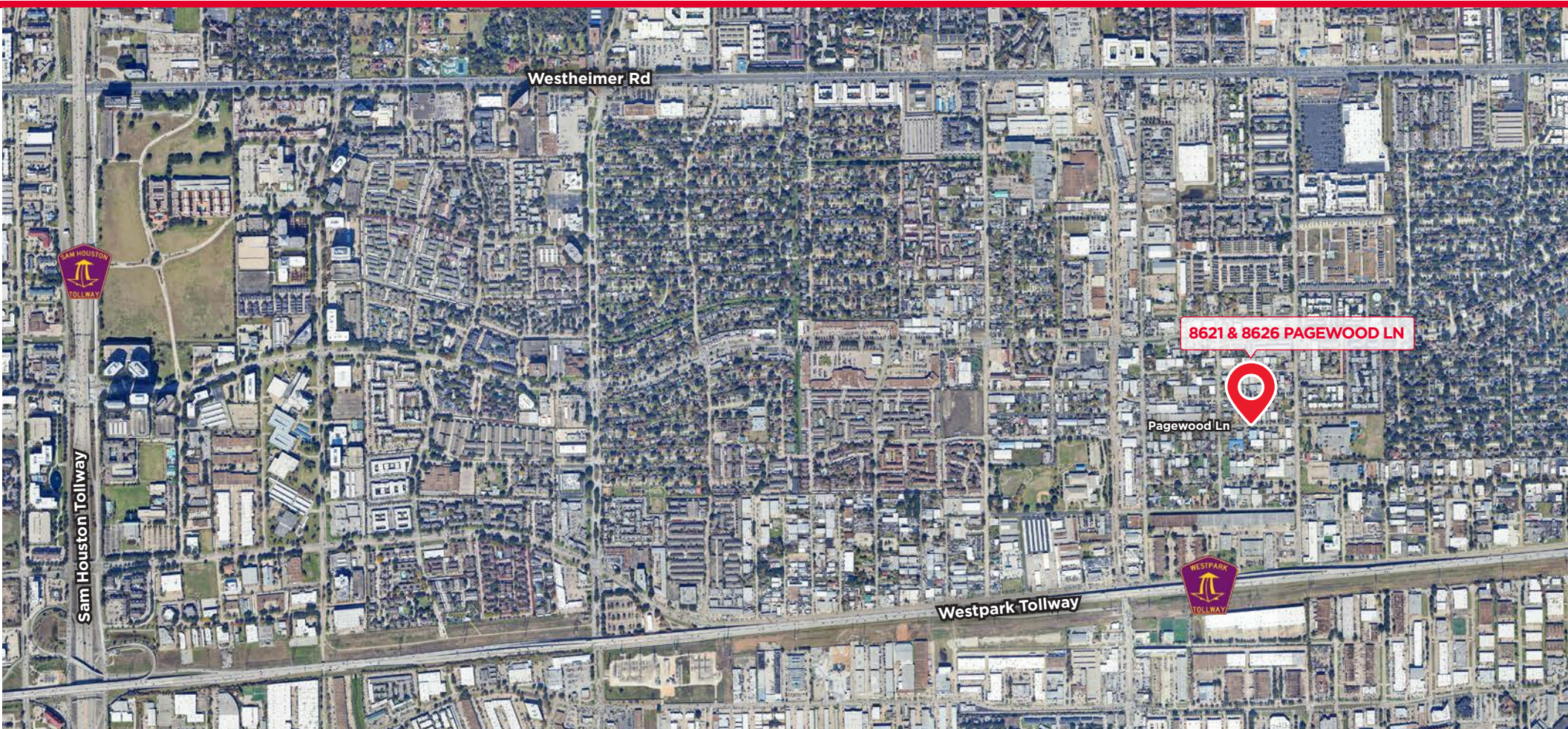
8621 & 8626 PAGEWOOD LN, HOUSTON, TX



PAGEWOOD LN

TWO TRACTS | INCLUDES WAREHOUSE

8621 & 8626 PAGEWOOD LN, HOUSTON, TX



DREW MORRIS

Executive Managing Director
+1 713 260 0218
drew.morris@cushwake.com

KRISTEN MCDADE

Managing Director
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director
+1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist
+1 346 396 4008
melissa.elizondo@cushwake.com