



**131 S. TRADE CENTER  
The Woodlands, Texas 77385**

## 131 S. TRADE CENTER PKWY For Sale



### PROPERTY HIGHLIGHTS

#### LOCATION

Sits between the highly traveled and easily accessible Hwy 242 and Interstate 45

#### BUILDING HIGHLIGHTS

Quiet and quaintly surrounded by lush trees  
Gated parking with an additional small 9 space visitor lot

Generator

1st Floor Office Space- 5,158 sq/ft  
2nd Floor Office Space- 2,765 sq/ft  
Warehouse- 2,860 sq/ft

#### PROPERTY DESCRIPTION

10,763 SF Two-Story Office & Warehouse Building

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Total Population	5,477	37,254	118,512
2028 Projected Population	5,986	40,700	128,021
Population Growth 2023-2028	9.29%	9.25%	8.02%
2023 Total Households	1,965	14,695	46,287
2023 Average HH Income	\$104,419	\$106,126	\$115,267



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



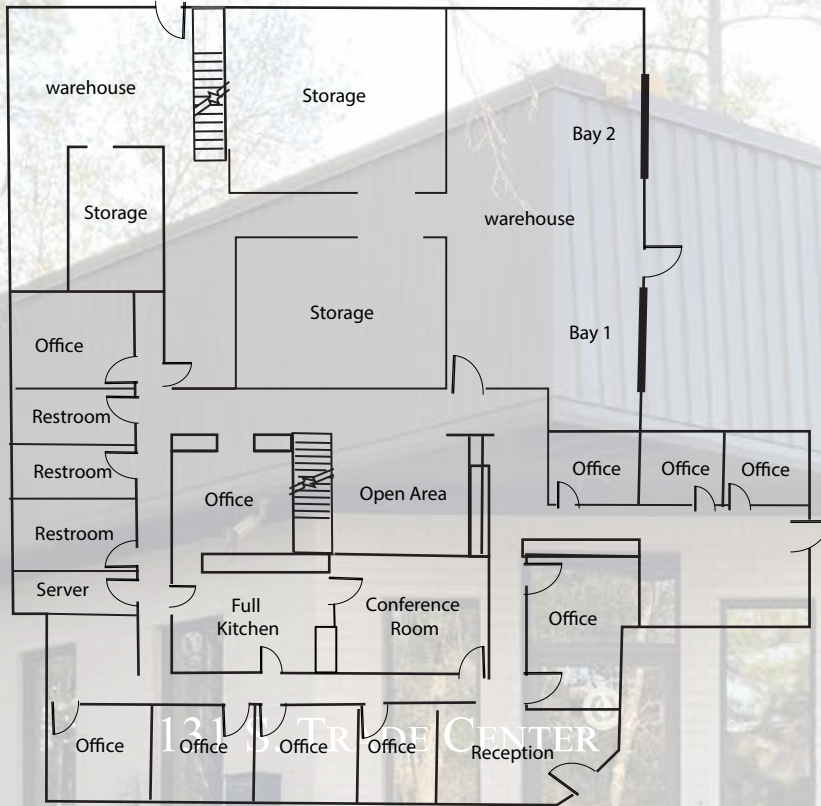
www.PinecroftRealty.com



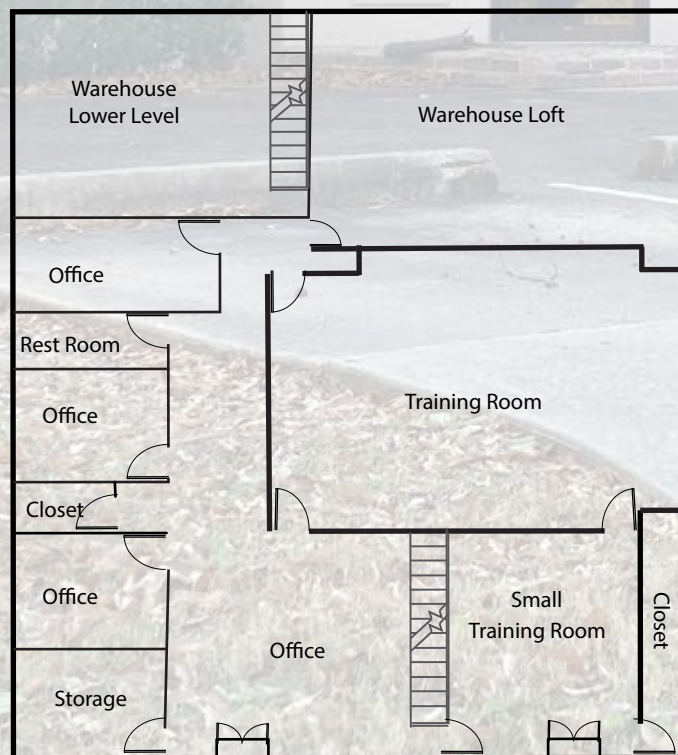
832-299-6404

# Floor Plans

## First Floor



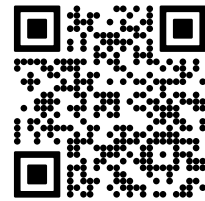
## Second Floor





Price

\$1,670,000 Million



Click or Scan to take virtual tour

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R E A L T Y



