

FOR SALE

17,600 SF of Industrial Space | Spring Oaks Business Park

154-194 Magic Oaks Drive, Spring, TX 77388



Jim Autenreith, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

Sam Rayburn, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com

KBC Advisors | Houston

1233 West Loop South, Suite 1270

Houston, TX 77027

KBCADVISORS

±**17,600 SF**
BUILDING TOTAL

±**2.16 ACRE**
LAND

**CONTACT BROKER FOR
PRICING**

BUILDING 1

± 13,100 SF Total	±7,400 SF Available
3 Drive-in Doors	1,500 SF Office
Outside Storage	5 Private Offices

CURRENT ANNUAL INCOME:

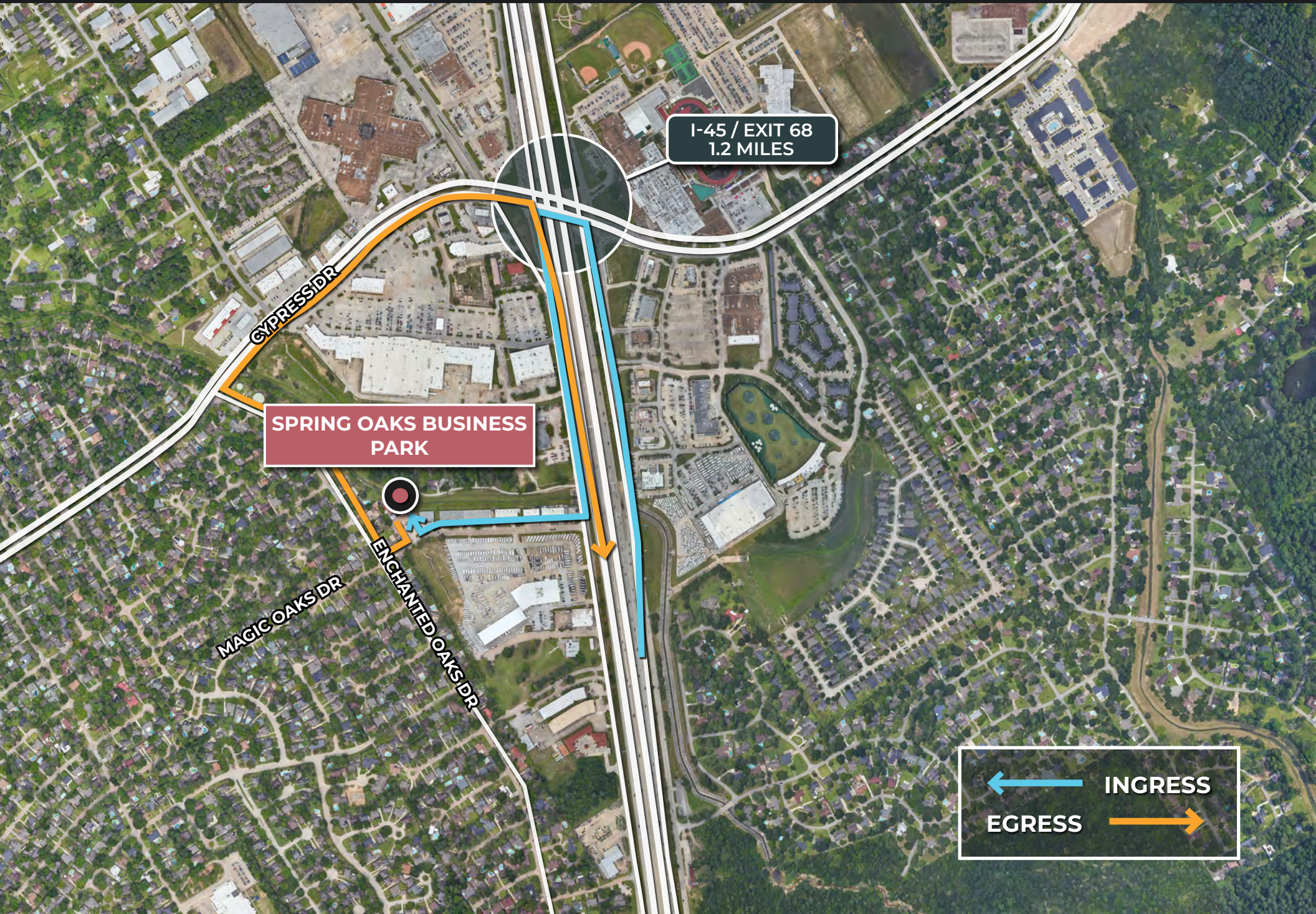
\$55,805.00

BUILDING 2

± 4,500 SF Total	±1,125 SF Office
2 10 x 12 Overhead Doors	I-45 Direct Access
Abundant Parking	

AVAILABLE 7/1/2026





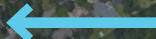
I-45 / EXIT 68
1.2 MILES

SPRING OAKS BUSINESS
PARK

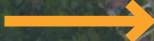
CYPRESS DR

MAGIC OAKS DR

ENCHANTED OAKS DR



INGRESS

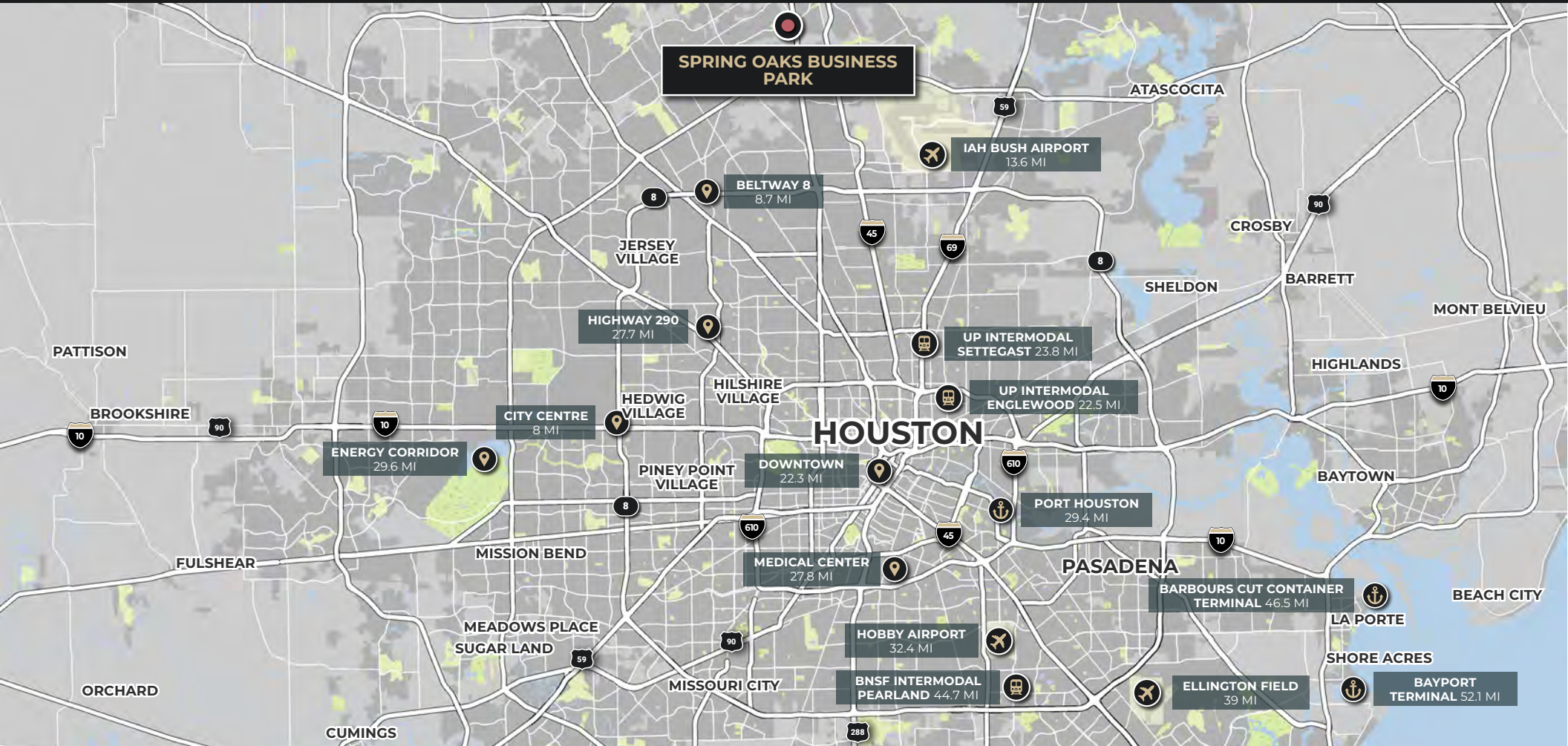


EGRESS



HOUSTON, TEXAS

Premier Regional Connectivity



Jim Autenreith, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

Sam Rayburn, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com

KBC Advisors | Houston

1233 West Loop South, Suite 1270

Houston, TX 77027

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](https://www.kbcadvisors.com)