

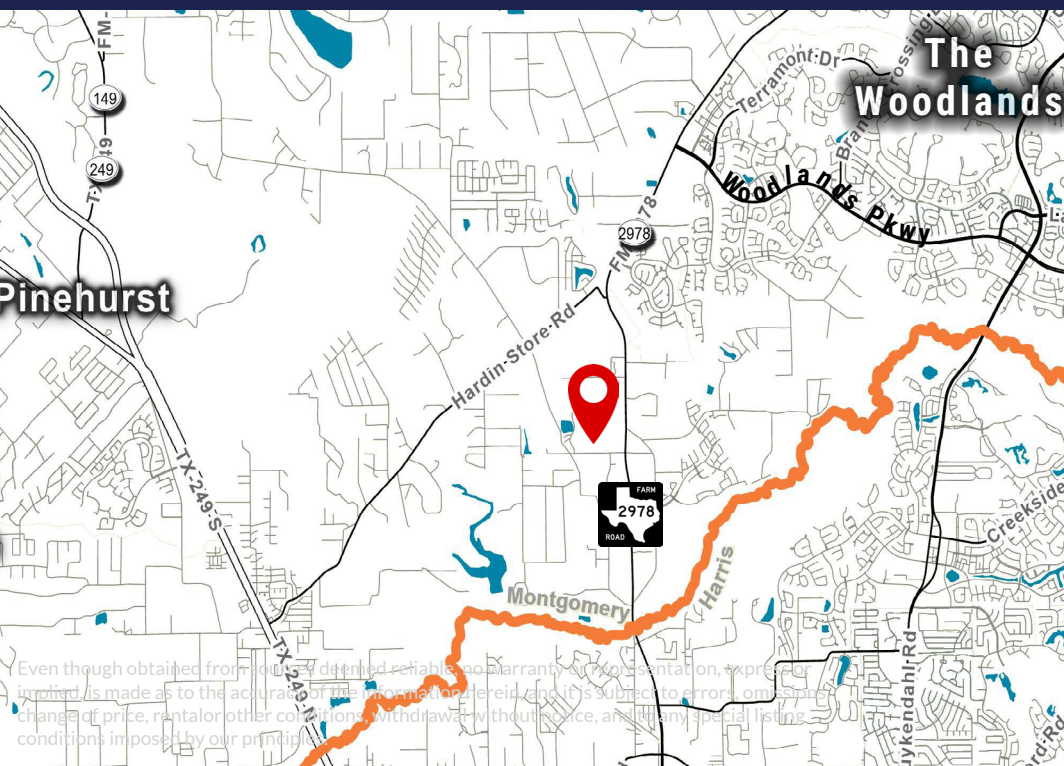
9200 Carraway Lane

Magnolia, Tx 77354

For Sale or Lease



NEWCOR



Industrial Flex

Building Square Footage:

2,400 SF - 9,600 SF

Acerage: ±14.13 Acres

Utilities: Water and Sewer

Estimated Delivery: Q3 2025

Pricing Details: Contact Broker

Features:

- Deed restricted business park
- No flood plain
- Single or multi-tenant
- 2 miles south of Woodlands Parkway
- Build to suit or design build
- Frontage: 760' on Carraway Lane
- Easy access to FM 2978

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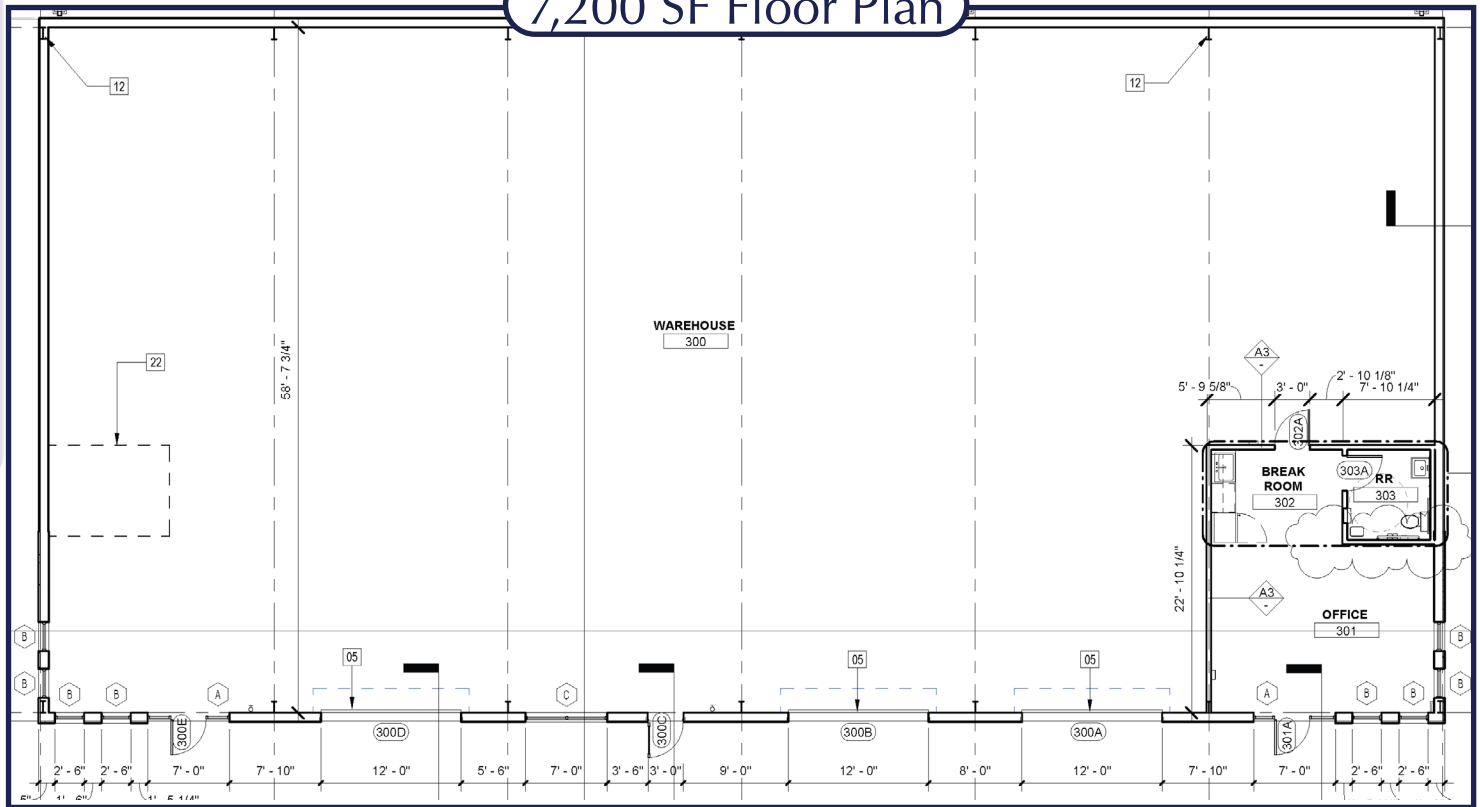
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Newcor Commercial Real Estate

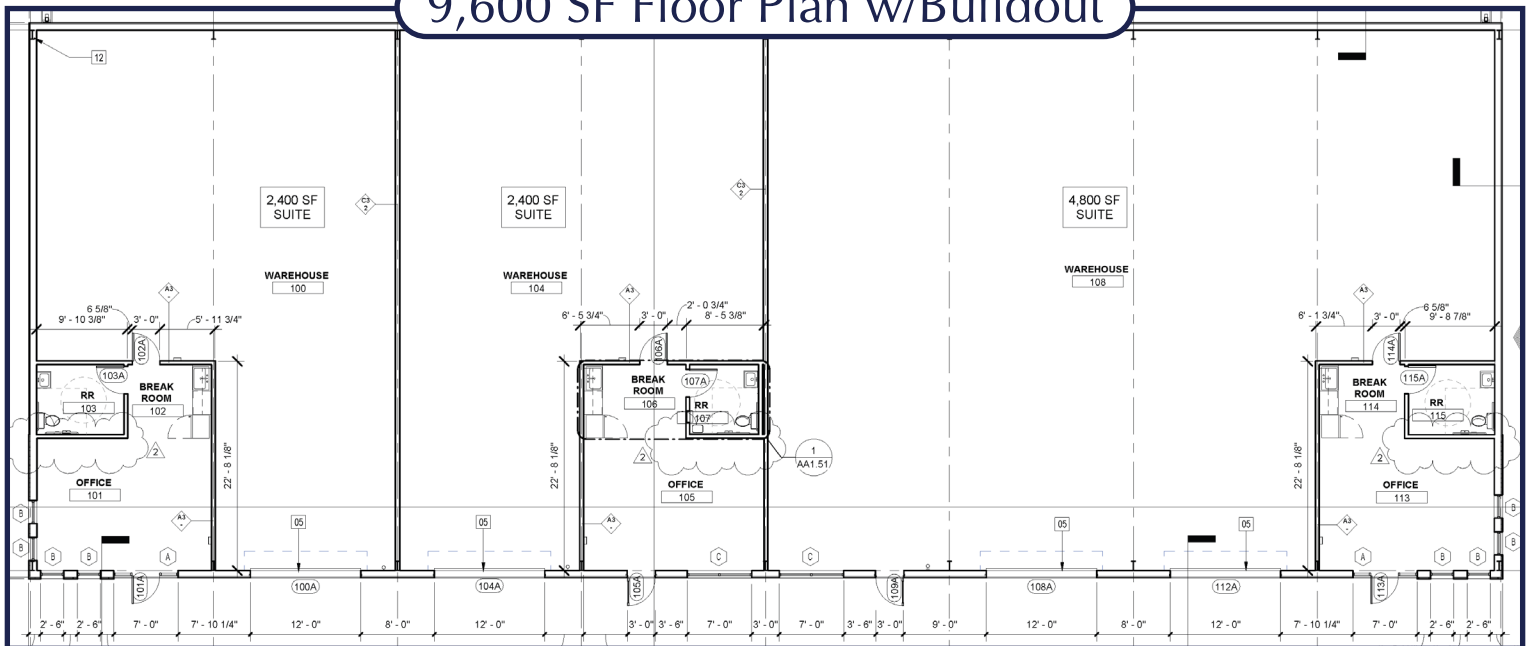
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7,200 SF Floor Plan



9,600 SF Floor Plan w/Buildout



Flex Condos



Property Aerial

