



**3220 Bingle, Houston, TX 77055**

Flex / Office / Warehouse / Industrial  
For Sale

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## Property Highlights

- Flex/office/warehouse/industrial site for sale
- Gated
- Beautiful interior renovations and updates
- Easy access to Bingle and Hempstead Road
- Easy access to US 290
- 20,083 VPD on Bingle Rd
- 19,306 VPD on Hempstead Hwy

## Flex Space

Approximately 3,000 SF

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## For More Information

Contact listing agent at +1 713 835 0050



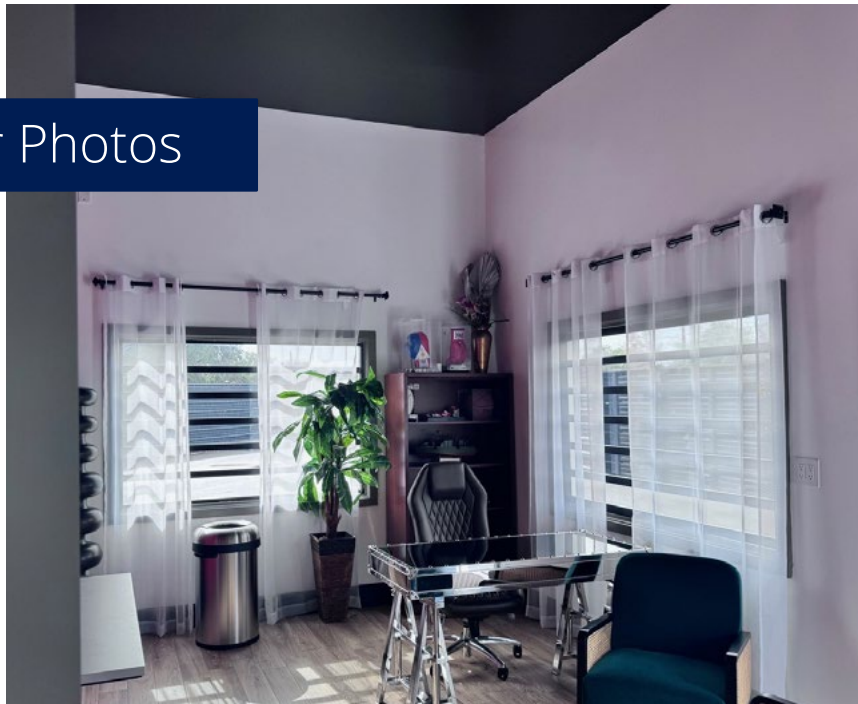
# Flex/Office/Warehouse/Industrial Site For Sale

3220 Bingle Rd  
Houston, TX 77055





## Interior Photos



## Population Trend



20,675

2000 Total  
Population



20,274

2010 Total  
Population



21,087

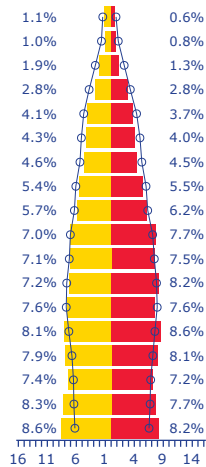
Current Total  
Population



21,395

5 Yr Projected  
Total Population

## Current Age Pyramid

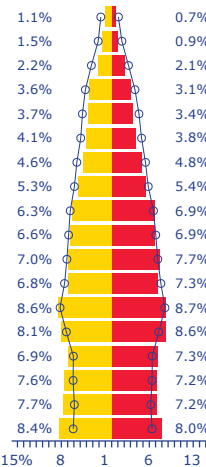


The largest group:  
2025 Females  
Age 0-4:  
Percent

The smallest group:  
2025 Males  
Age 85+:  
Percent

Dots show  
comparison to  
Harris County

## 5 Yr Projected Age Pyramid



The largest group:  
2030 Males  
Age 25-29

The smallest group:  
2030 Males  
Age 85+

Dots show  
comparison to  
Harris County

## Median Household Income



\$56,643

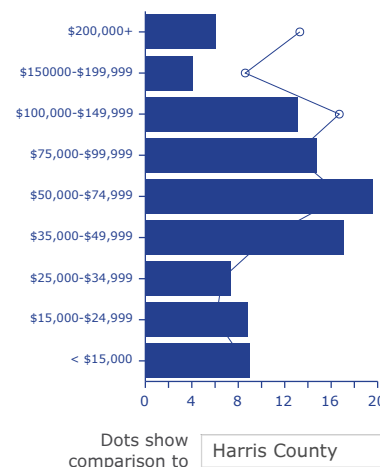
Current Median HH  
Income



\$63,373

5 Yr Projected  
Median HH Income

## Current HH By Income



Dots show  
comparison to  
Harris County

## Average Household Income



80,642

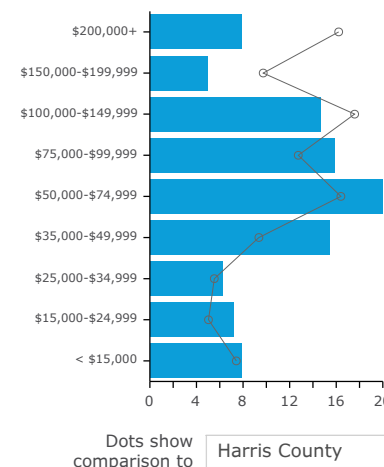
Current Average  
HH Income



90,101

5 Yr Projected Avg  
HH Income

## 5 Yr Projected HH By Income



Dots show  
comparison to  
Harris County

## Per Capita Income



\$26,754

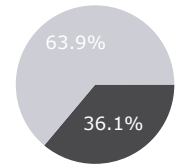
Current Per Capita  
Income



\$30,558

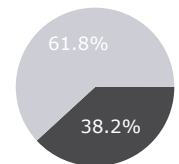
5 Year Projected Per  
Capita Income

## Current Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

## 5 Yr Projected Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

## 2025 Race and ethnicity (Esri)

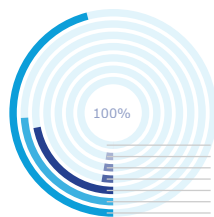
The largest group: Hispanic Origin (Any Race) (84.08)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff	
White Alone	21.99	-12.34	
Black Alone	2.70	-16.91	
American Indian/Alaska Native Alone	2.68	+1.44	
Asian Alone	2.59	-4.98	
Pacific Islander Alone	0.05	-0.04	
Other Race	45.86	+26.30	
Two or More Races	24.12	+6.51	
Hispanic Origin (Any Race)	84.08	+39.49	

Bars show deviation from Harris County

## Current Year Population By Race



Pacific Islander Population  
Asian Population  
American Indian Population  
Black Population  
White Population  
Population of Two or More Races  
Other Race Population

## Current Annual Household Spending



\$1,844

Apparel &  
Services



\$168

Computers &  
Hardware



\$5,012

Health Care

\$5,527

Food at Home



\$3,164

Food Away  
from Home

## EDUCATION



38%

No High  
School  
Diploma



29%

High  
School  
Graduate



17%

Some  
College



17%

Bachelor's/Grad  
/Prof Degree

## Current Year Housing Stats



\$327,032

Median Home Value



\$1,005

Median Contract Rent



36.1%

% of Income for Mortgage

3220 Bingle Rd, Houston, Texas, 77055  
1 mile radius

## Population, Income & Housing Trends





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date