

5641 S WAYSIDE DR | HOUSTON

±12,600 SF MULTI-TENANT
INDUSTRIAL PROPERTY

BUILDING 1:
±6,300 SF WAREHOUSE

BUILDING 2:
±6,300 SF WAREHOUSE

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5641

EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 5641 S Wayside Dr, Houston, TX 77087—a versatile two-building industrial asset totaling $\pm 12,600$ square feet on ± 0.52 acres (22,651 SF). This multi-tenant property offers a compelling opportunity for both investors and owner-users seeking functional warehouse space with existing rental income potential.

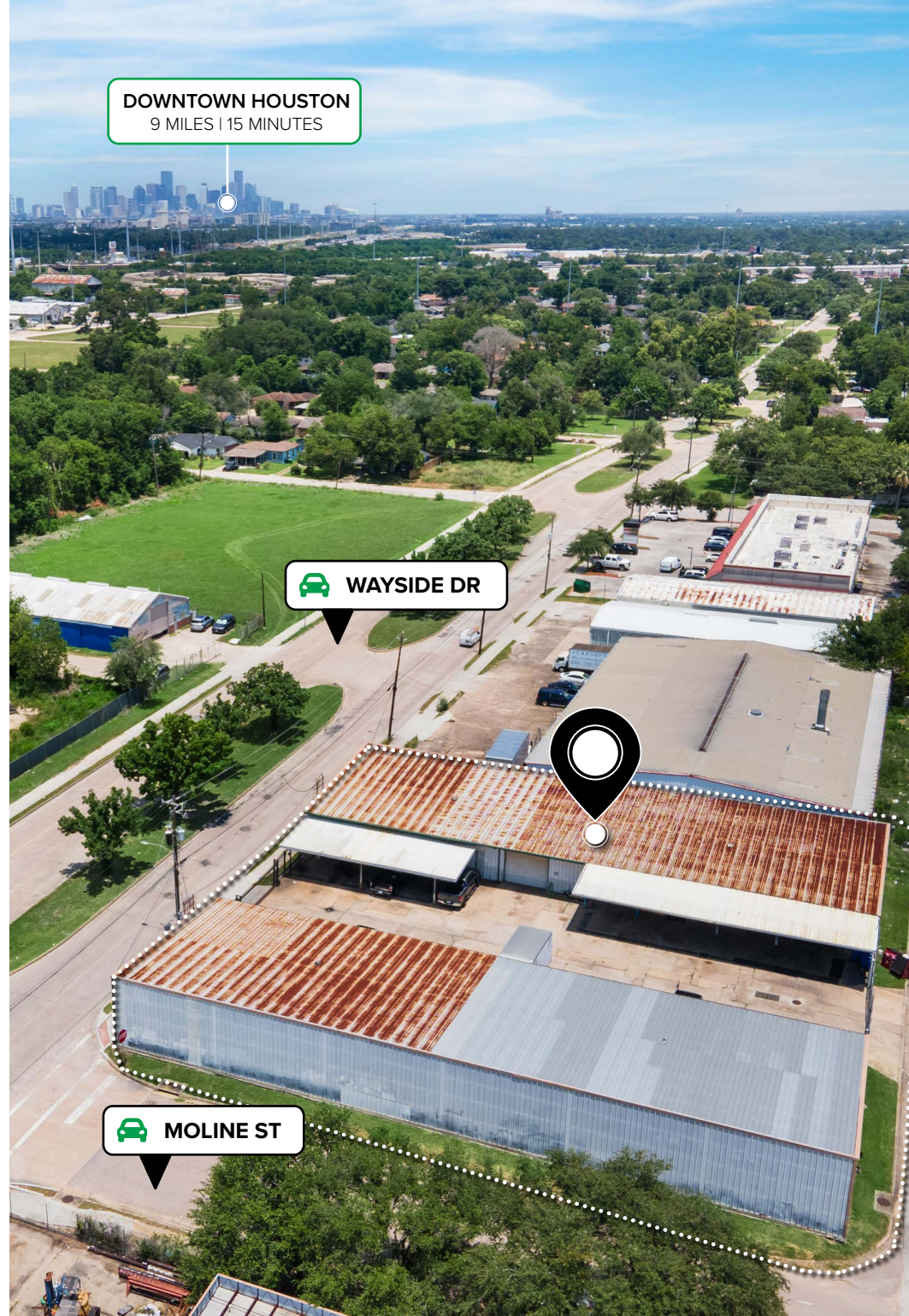
Building 1 offers $\pm 6,300$ square feet of warehouse space with 16-foot ceilings. It includes (4) restrooms and small office space, and is currently tenant-occupied.

Building 2, located on the Moline St side of the property, consists of $\pm 6,300$ square feet of warehouse space with 16-foot ceiling height, (2) restrooms, and infrastructure in place to support (2) additional restrooms if desired.

Property features include:

- Eight grade-level doors
- 3-phase, 240V, 400-amp power
- Dual street access from Wayside Dr and Clementshire St
- Fully fenced lot with remote-controlled gated entry for enhanced security and access control

With flexible configurations and existing tenant income, this industrial property is well-positioned to serve a range of warehouse, light manufacturing, or storage uses in a central Houston location.





ADDRESS:

5641 S WAYSIDE DR
HOUSTON, TX 77087



PRICE:

\$1,249,995



ENTRANCES:

TWO ON WAYSIDE DR &
CLEMENTSHIRE ST



SIZE:

BUILDINGS: +/-12,600 SF
LAND: +/-0.52 ACRES



HIGHWAYS:

3 MIN TO I-610
6 MIN TO I-45



WAYSIDE DR

INTERSTATE 610

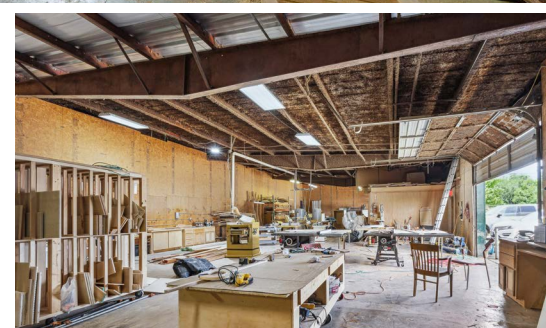
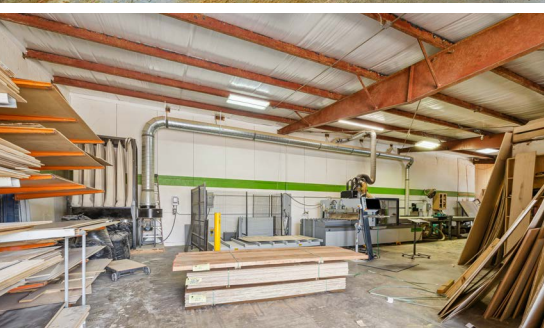
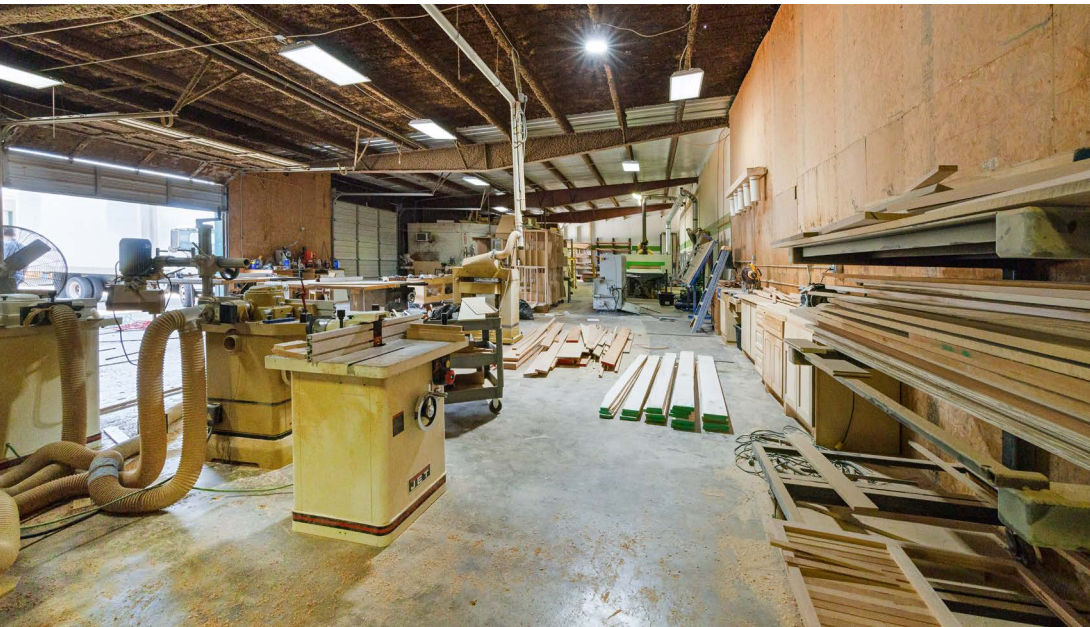
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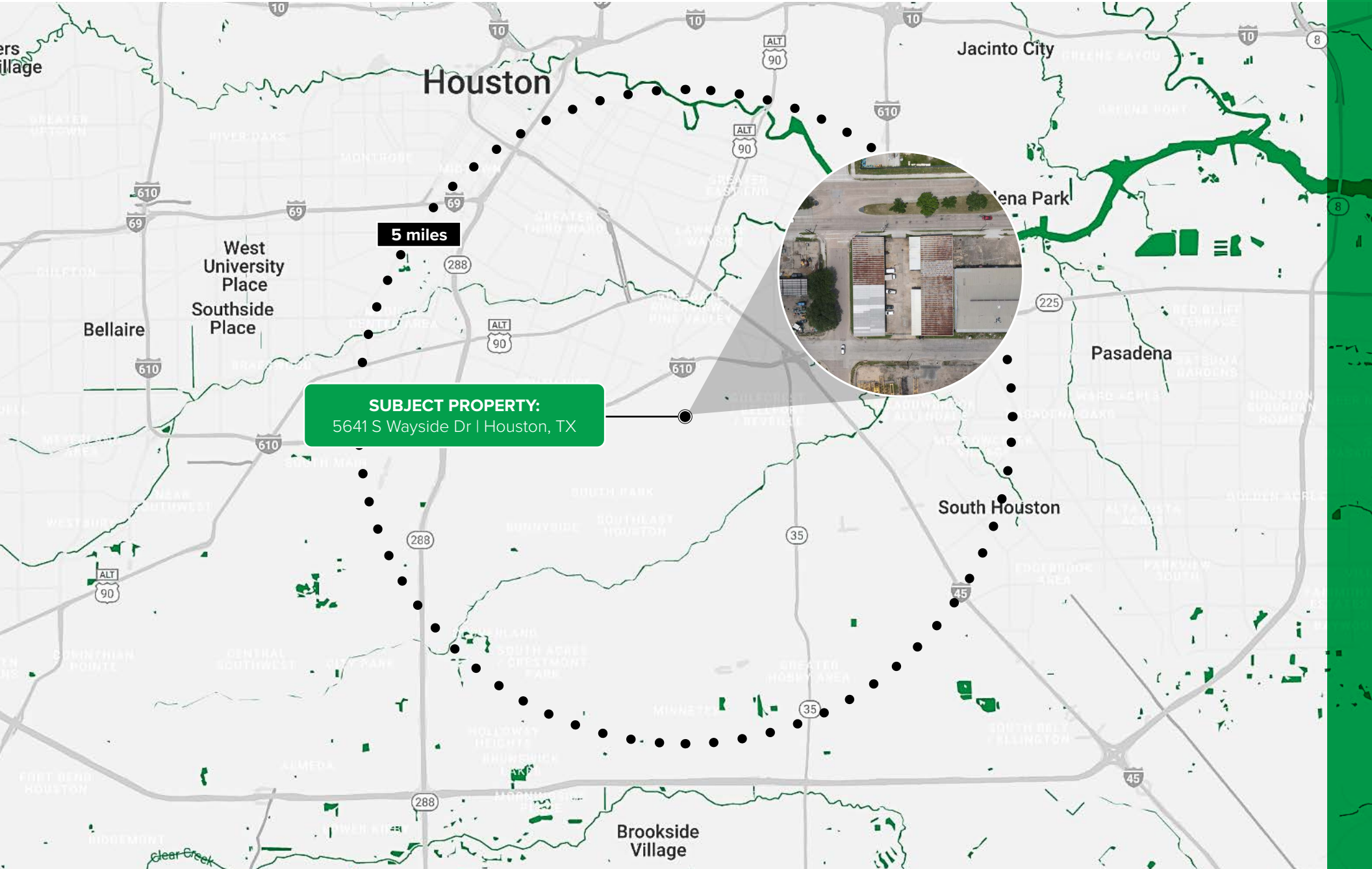
LONGDR

DIXIEDR

TELEPHONE DR



5641



±12,600 SF MULTI-TENANT INDUSTRIAL PROPERTY

5641

\$74,615 average household income within 5 miles

Population within 5 miles total **321,305**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	9,724	137,945	321,305
Households	3,096	46,405	119,062
Families	2,238	30,027	69,403
Average Household Size	3.09	2.82	2.58
Owner Occupied Housing Units	1,860	22,565	52,534
Renter Occupied Housing Units	1,236	23,840	66,528
Median Age	37.0	34.1	34.2
Median Household Income	\$45,620	\$47,740	\$52,395
Average Household Income	\$64,120	\$66,341	\$74,615

2029 Summary	1 Mile	3 Miles	5 Miles
Population	9,517	137,138	327,623
Households	3,078	46,933	123,581
Families	2,210	30,124	71,341
Average Household Size	3.04	2.77	2.54
Owner Occupied Housing Units	1,912	23,799	56,937
Renter Occupied Housing Units	1,166	23,135	66,644
Median Age	37.5	34.9	35.2
Median Household Income	\$53,929	\$54,223	\$58,611
Average Household Income	\$76,751	\$77,074	\$87,528



PRESENTED BY

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email
Keller Arthur	767 439	keller@rockspring.com
Name of Sales Agent/Associate	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date