

FOR LEASE: ± 47,709 SF
5525 BRITTMORE ROAD | HOUSTON, TX 77041

**DISTRIBUTION
WAREHOUSE**



PROPERTY FEATURES

- ± 47,709 SF Rentable Warehouse
- Minimal Office
- Concrete Tilt Wall Construction
- Clear Ceiling Height: 28'
- (9) Dock High Doors
- (3) 12' W x 16' H Grade Level Doors
- (3) 11' W x 14' H Ramps
- Column Spacing: 45'
- Heavy Phase Power Available
- \$0.65 Base Rent
- \$0.25 OPEX (est.)

S&PINTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

PROPERTY FEATURES

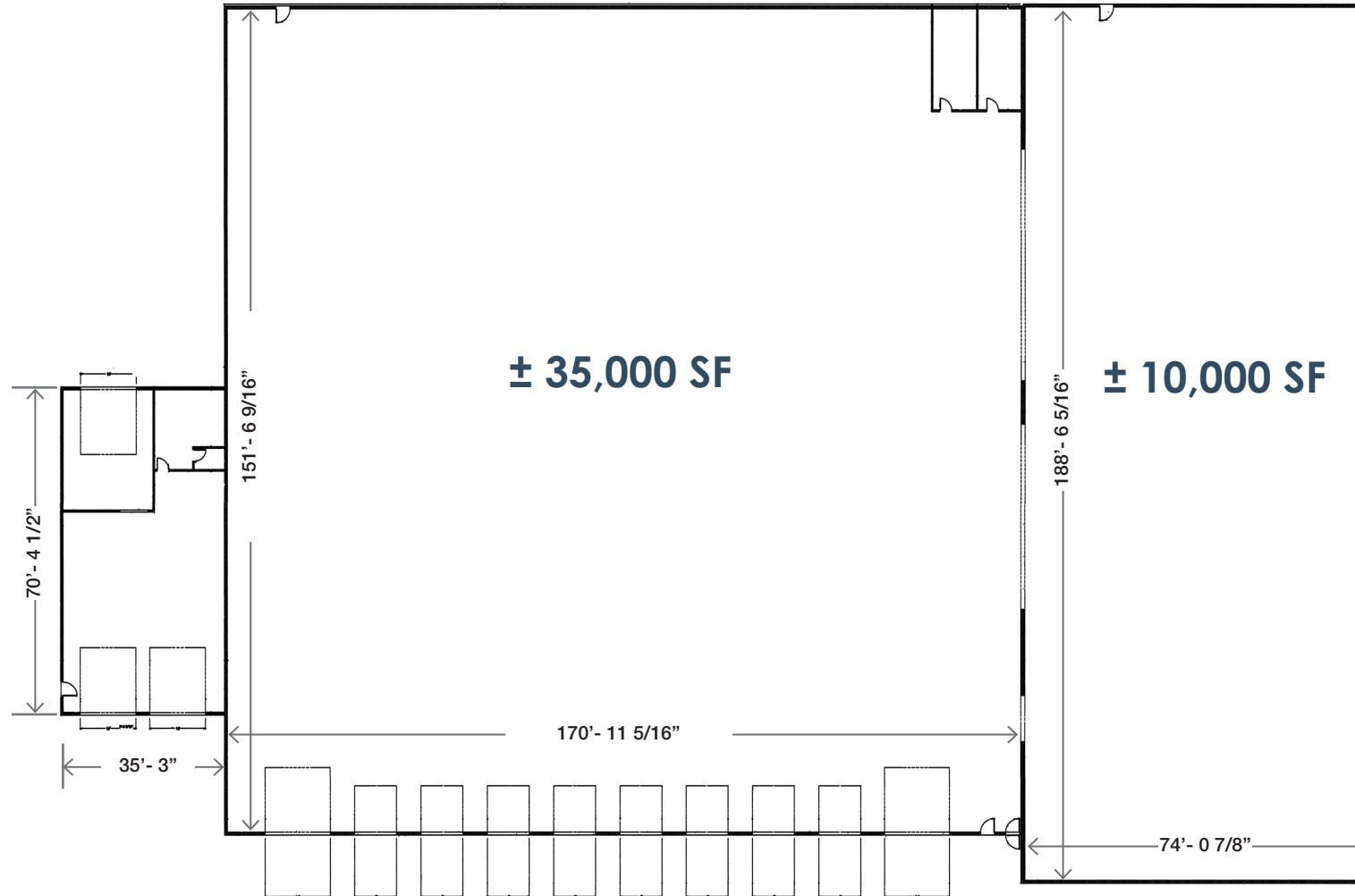
5525 BRITTMORE RD.

HOUSTON, TX 77041

- $\pm 47,709$ SF Rentable Warehouse
- Lease Rate: \$0.65
- OPEX \$0.25 (est.)
- T.I. Allowance Available
- Lease Term: 3-10 Years

- Concrete Tilt Wall Construction
- Clear Ceiling Height: 28'
- Column Spacing: 45'
- Heavy Phase Power Available
- (9) Dock High Doors

- (3) 12' W x 16' H Grade Level Doors
- (3) 11' W x 14' H Ramps
- Premier NW Houston Location
- Close Proximity to Beltway 8 and US 290



S&PINTERESTS

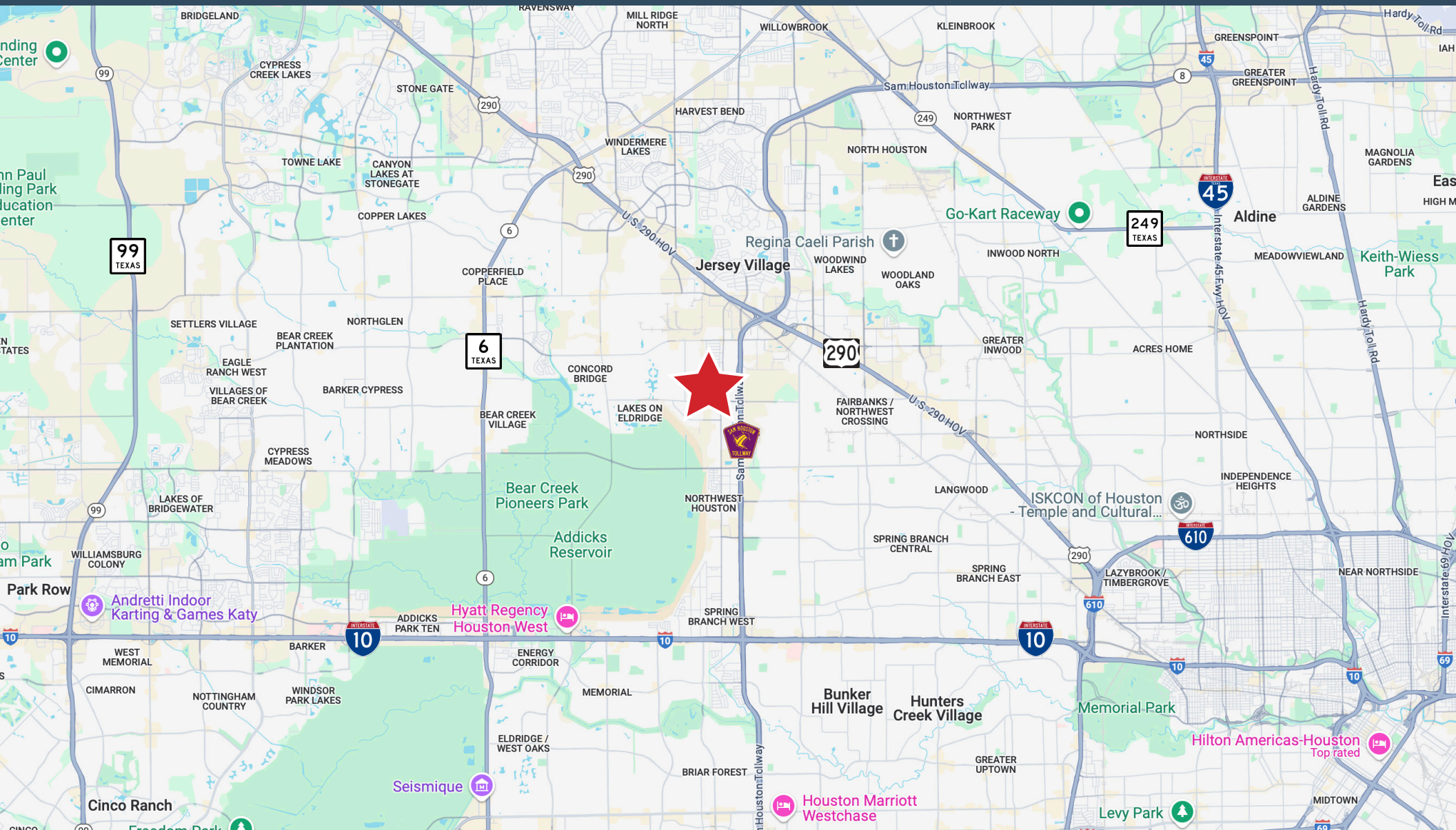
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	1,571		49,896		255,180	
2024 Estimate	1,549		48,890		250,426	
2020 Census	1,608		49,094		253,584	
Growth 2024 - 2029	1.42%		2.06%		1.90%	
Growth 2020 - 2024	-3.67%		-0.42%		-1.25%	
2024 Population by Age	1,549		48,890		250,426	
Age 0 - 4	100	6.46%	2,870	5.87%	16,442	6.57%
Age 5 - 9	108	6.97%	2,994	6.12%	17,172	6.86%
Age 10 - 14	115	7.42%	3,070	6.28%	16,976	6.78%
Age 15 - 19	122	7.88%	3,234	6.61%	17,012	6.79%
Age 20 - 24	117	7.55%	3,254	6.66%	17,210	6.87%
Age 25 - 29	112	7.23%	3,218	6.58%	17,955	7.17%
Age 30 - 34	105	6.78%	3,280	6.71%	18,973	7.58%
Age 35 - 39	100	6.46%	3,311	6.77%	18,584	7.42%
Age 40 - 44	104	6.71%	3,196	6.54%	17,681	7.06%
Age 45 - 49	102	6.58%	3,094	6.33%	16,214	6.47%
Age 50 - 54	104	6.71%	3,124	6.39%	15,459	6.17%
Age 55 - 59	93	6.00%	3,044	6.23%	14,326	5.72%
Age 60 - 64	80	5.16%	2,959	6.05%	13,400	5.35%
Age 65 - 69	66	4.26%	2,695	5.51%	11,670	4.66%
Age 70 - 74	52	3.36%	2,166	4.43%	8,704	3.48%
Age 75 - 79	38	2.45%	1,563	3.20%	5,924	2.37%
Age 80 - 84	21	1.36%	1,010	2.07%	3,656	1.46%
Age 85+	11	0.71%	806	1.65%	3,066	1.22%
Age 65+	188	12.14%	8,240	16.85%	33,020	13.19%
Median Age	34.80		38.80		35.90	
Average Age	36.00		39.20		36.80	
2024 Population By Race	1,549		48,890		250,426	
White	354	22.85%	17,443	35.68%	80,963	32.33%
Black	77	4.97%	3,796	7.76%	26,941	10.76%
Am. Indian & Alaskan	26	1.68%	1,006	2.06%	5,377	2.15%
Asian	104	6.71%	6,168	12.62%	23,225	9.27%
Hawaiian & Pacific Island	0	0.00%	17	0.03%	171	0.07%
Other	988	63.78%	20,460	41.85%	113,748	45.42%
Population by Hispanic Origin	1,549		48,890		250,426	
Non-Hispanic Origin	433	27.95%	25,467	52.09%	121,331	48.45%
Hispanic Origin	1,116	72.05%	23,422	47.91%	129,095	51.55%
2024 Median Age, Male	33.70		37.60		35.20	
2024 Average Age, Male	35.10		38.20		36.00	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	1,202		39,306		196,436	
Civilian Employed	739	61.48%	24,054	61.20%	132,122	67.26%
Civilian Unemployed	20	1.66%	919	2.34%	4,436	2.26%
Civilian Non-Labor Force	443	36.86%	14,323	36.44%	59,805	30.45%
Armed Forces	0	0.00%	10	0.03%	73	0.04%
Households by Marital Status						
Married	244		8,746		40,158	
Married No Children	128		5,325		22,851	
Married w/Children	116		3,421		17,307	
2024 Population by Education	1,018		35,253		178,780	
Some High School, No Diploma	314	30.84%	5,851	16.60%	34,793	19.46%
High School Grad (Incl Equivalency)	194	19.06%	7,209	20.45%	34,847	19.49%
Some College, No Degree	258	25.34%	7,687	21.81%	40,719	22.78%
Associate Degree	31	3.05%	1,787	5.07%	13,166	7.36%
Bachelor Degree	171	16.80%	8,706	24.70%	37,559	21.01%
Advanced Degree	50	4.91%	4,013	11.38%	17,696	9.90%
2024 Population by Occupation	1,237		43,402		236,878	
Real Estate & Finance	24	1.94%	1,441	3.32%	8,067	3.41%
Professional & Management	396	32.01%	13,267	30.57%	67,862	28.65%
Public Administration	1	0.08%	329	0.76%	2,343	0.99%
Education & Health	95	7.68%	4,037	9.30%	20,442	8.63%
Services	23	1.86%	2,995	6.90%	21,331	9.01%
Information	1	0.08%	172	0.40%	1,515	0.64%
Sales	53	4.28%	4,324	9.96%	27,198	11.48%
Transportation	57	4.61%	411	0.95%	2,329	0.98%
Retail	7	0.57%	1,657	3.82%	12,443	5.25%
Wholesale	22	1.78%	1,300	3.00%	5,721	2.42%
Manufacturing	27	2.18%	2,676	6.17%	14,796	6.25%
Production	94	7.60%	2,815	6.49%	16,857	7.12%
Construction	269	21.75%	3,549	8.18%	16,701	7.05%
Utilities	59	4.77%	1,295	2.98%	6,832	2.88%
Agriculture & Mining	37	2.99%	1,320	3.04%	4,834	2.04%
Farming, Fishing, Forestry	14	1.13%	40	0.09%	83	0.04%
Other Services	58	4.69%	1,774	4.09%	7,524	3.18%
2024 Worker Travel Time to Job	733		22,339		122,376	
<30 Minutes	359	48.98%	12,047	53.93%	64,093	52.37%
30-60 Minutes	302	41.20%	8,630	38.63%	48,727	39.82%
60+ Minutes	72	9.82%	1,662	7.44%	9,556	7.81%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	495		17,557		92,027	
1-Person Households	85	17.17%	4,033	22.97%	22,887	24.87%
2-Person Households	141	28.48%	5,520	31.44%	27,041	29.38%
3-Person Households	80	16.16%	2,887	16.44%	15,680	17.04%
4-Person Households	91	18.38%	2,641	15.04%	13,424	14.59%
5-Person Households	57	11.52%	1,398	7.96%	7,354	7.99%
6-Person Households	27	5.45%	635	3.62%	3,448	3.75%
7 or more Person Households	14	2.83%	443	2.52%	2,193	2.38%
2024 Average Household Size	3.10		2.70		2.70	

Households						
2029 Projection	480		17,942		92,326	
2024 Estimate	474		17,555		90,597	
2020 Census	494		17,558		92,027	
Growth 2024 - 2029	1.27%		2.20%		1.91%	
Growth 2020 - 2024	-4.05%		-0.02%		-1.55%	
2024 Households by HH Income	474		17,555		90,597	
<\$25,000	10	2.11%	2,678	15.25%	14,449	15.95%
\$25,000 - \$50,000	108	22.78%	3,779	21.53%	20,374	22.49%
\$50,000 - \$75,000	124	26.16%	2,436	13.88%	15,819	17.46%
\$75,000 - \$100,000	8	1.69%	1,877	10.69%	10,978	12.12%
\$100,000 - \$125,000	61	12.87%	1,566	8.92%	7,542	8.32%
\$125,000 - \$150,000	17	3.59%	982	5.59%	6,094	6.73%
\$150,000 - \$200,000	21	4.43%	1,743	9.93%	6,861	7.57%
\$200,000+	125	26.37%	2,494	14.21%	8,480	9.36%
2024 Avg Household Income	\$136,065		\$107,446		\$92,974	
2024 Med Household Income	\$74,226		\$73,912		\$66,285	

2024 Occupied Housing	473		17,555		90,597	
Owner Occupied	279	58.99%	10,806	61.56%	45,564	50.29%
Renter Occupied	194	41.01%	6,749	38.44%	45,033	49.71%
2020 Housing Units	452		19,033		100,375	
1 Unit	442	97.79%	13,699	71.97%	58,495	58.28%
2 - 4 Units	3	0.66%	779	4.09%	5,475	5.45%
5 - 19 Units	5	1.11%	1,887	9.91%	19,483	19.41%
20+ Units	2	0.44%	2,668	14.02%	16,922	16.86%
2024 Housing Value	278		10,807		45,564	
<\$100,000	19	6.83%	553	5.12%	1,823	4.00%
\$100,000 - \$200,000	60	21.58%	2,038	18.86%	12,157	26.68%
\$200,000 - \$300,000	115	41.37%	3,454	31.96%	15,133	33.21%
\$300,000 - \$400,000	8	2.88%	1,598	14.79%	7,671	16.84%
\$400,000 - \$500,000	33	11.87%	1,693	15.67%	4,292	9.42%
\$500,000 - \$1,000,000	21	7.55%	1,384	12.81%	3,857	8.47%
\$1,000,000+	22	7.91%	87	0.81%	631	1.38%
2024 Median Home Value	\$252,173		\$281,427		\$258,164	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	527		19,599		102,674	
Built 2010+	25	4.74%	1,820	9.29%	13,473	13.12%
Built 2000 - 2010	79	14.99%	3,480	17.76%	13,597	13.24%
Built 1990 - 1999	131	24.86%	3,133	15.99%	16,592	16.16%
Built 1980 - 1989	132	25.05%	3,563	18.18%	19,689	19.18%
Built 1970 - 1979	140	26.57%	4,746	24.22%	21,142	20.59%
Built 1960 - 1969	11	2.09%	1,776	9.06%	10,296	10.03%
Built 1950 - 1959	6	1.14%	701	3.58%	6,553	6.38%
Built <1949	3	0.57%	380	1.94%	1,332	1.30%
2024 Median Year Built	1987		1985		1985	

Demographic Trend Report

Description	2020		2024		2029	
Population	1,608		1,549		1,571	
Age 0 - 4	110	6.84%	100	6.46%	97	6.17%
Age 5 - 9	108	6.72%	108	6.97%	100	6.37%
Age 10 - 14	133	8.27%	115	7.42%	106	6.75%
Age 15 - 19	134	8.33%	122	7.88%	113	7.19%
Age 20 - 24	115	7.15%	117	7.55%	116	7.38%
Age 25 - 29	118	7.34%	112	7.23%	114	7.26%
Age 30 - 34	107	6.65%	105	6.78%	109	6.94%
Age 35 - 39	107	6.65%	100	6.46%	103	6.56%
Age 40 - 44	111	6.90%	104	6.71%	101	6.43%
Age 45 - 49	108	6.72%	102	6.58%	100	6.37%
Age 50 - 54	111	6.90%	104	6.71%	100	6.37%
Age 55 - 59	92	5.72%	93	6.00%	96	6.11%
Age 60 - 64	83	5.16%	80	5.16%	86	5.47%
Age 65 - 69	63	3.92%	66	4.26%	74	4.71%
Age 70 - 74	53	3.30%	52	3.36%	60	3.82%
Age 75 - 79	32	1.99%	38	2.45%	45	2.86%
Age 80 - 84	13	0.81%	21	1.36%	29	1.85%
Age 85+	8	0.50%	11	0.71%	23	1.46%
Age 15+	1,255	78.05%	1,227	79.21%	1,269	80.78%
Age 20+	1,121	69.71%	1,105	71.34%	1,156	73.58%
Age 65+	169	10.51%	188	12.14%	231	14.70%
Median Age	34		35		37	
Average Age	35.00		36.00		37.60	

Population By Race	1,608		1,549		1,571	
White	426	26.49%	354	22.85%	359	22.85%
Black	84	5.22%	77	4.97%	78	4.96%
Am. Indian & Alaskan	20	1.24%	26	1.68%	26	1.65%
Asian	104	6.47%	104	6.71%	106	6.75%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	966	60.07%	988	63.78%	1,002	63.78%



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____