

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&P INTERESTS

YASMIN KOOROS
832.283.4766
ykooros@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

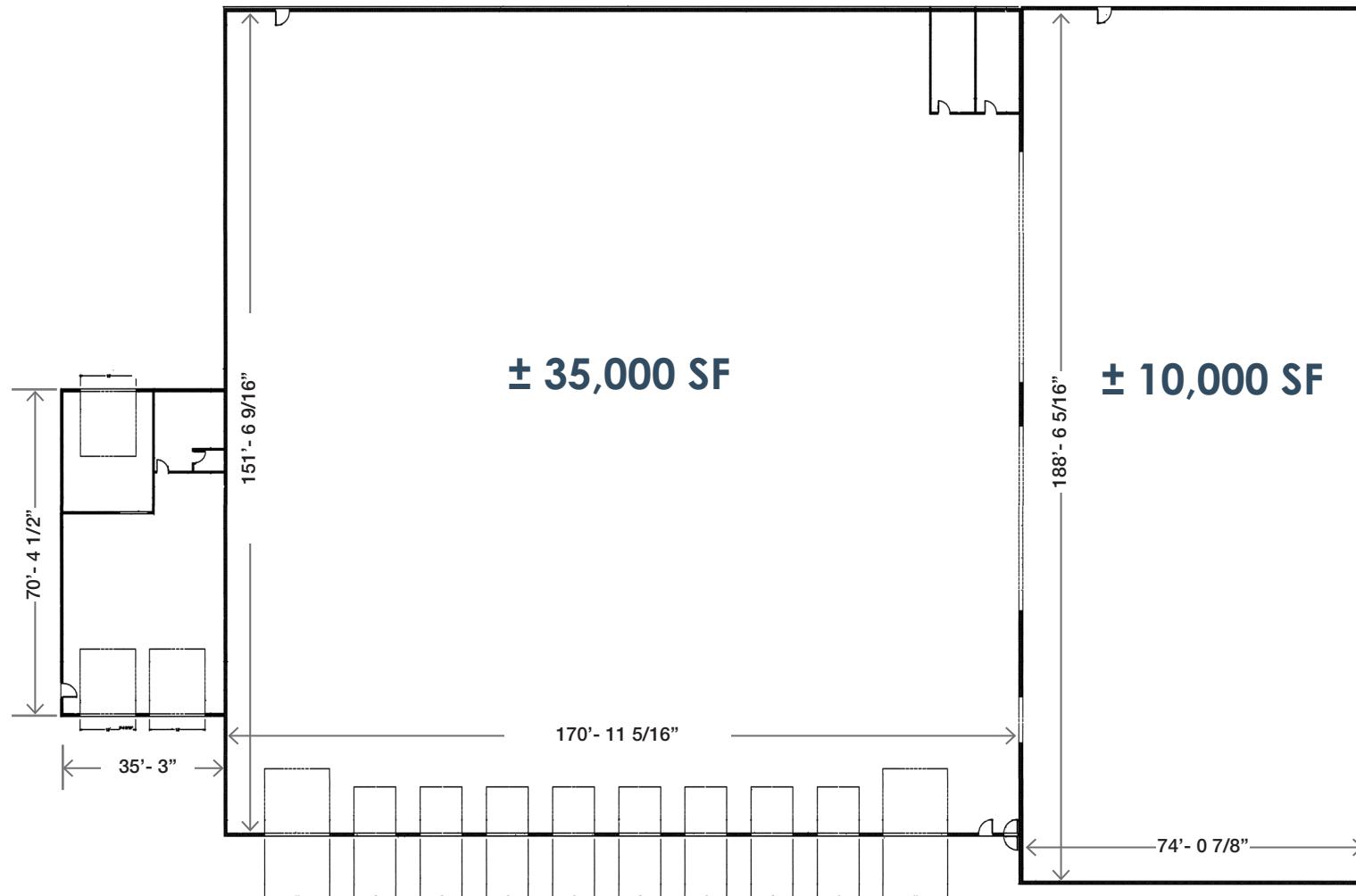
PROPERTY FEATURES

5525 BRITMOORE RD.
HOUSTON, TX 77041

- **± 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&P INTERESTS

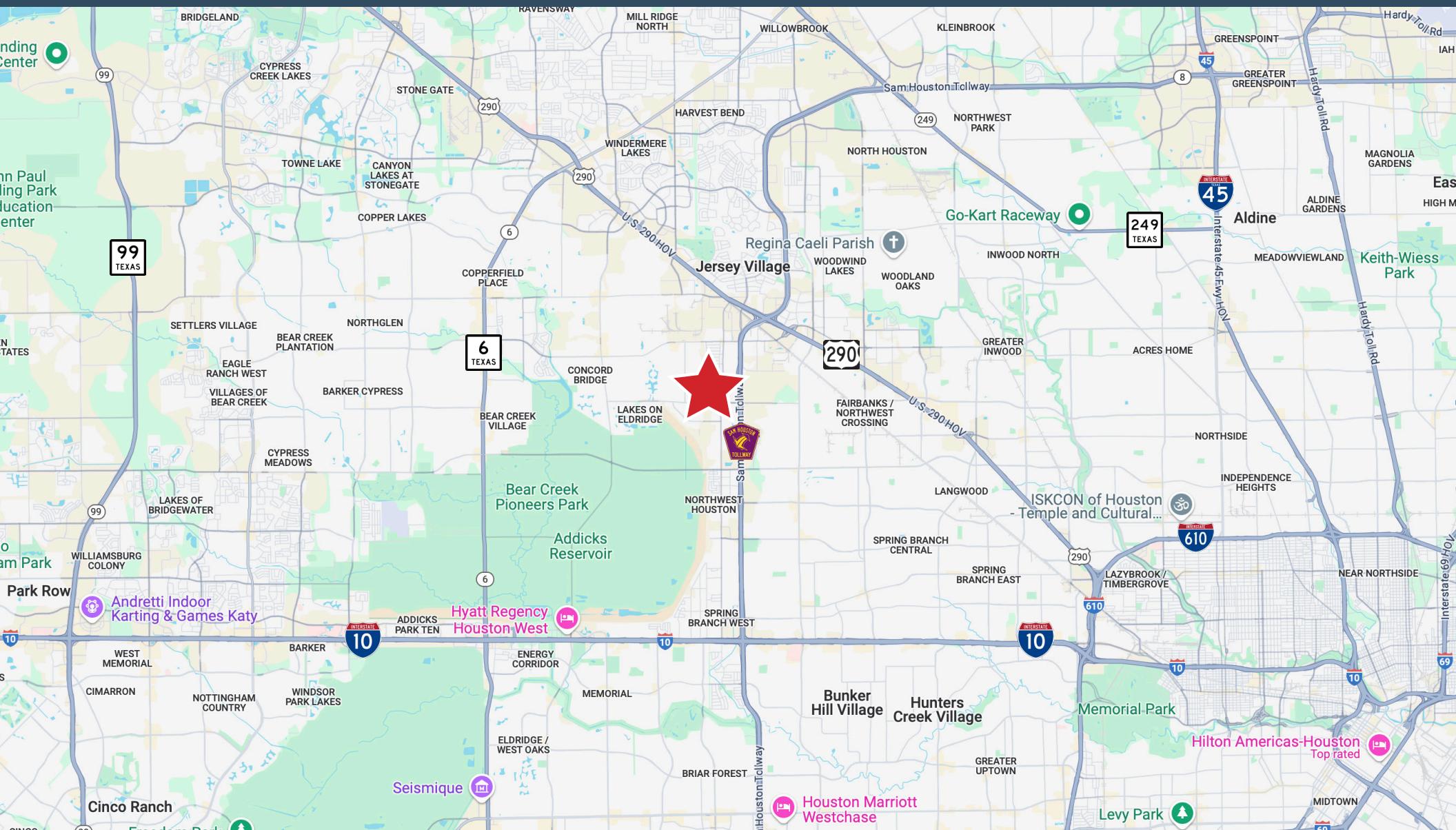
YASMIN KOOROS
832.283.4766
ykooros@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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

**DISTRIBUTION
WAREHOUSE**



S&P INTERESTS

YASMIN KOOROS
832.283.4766
ykooros@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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%
Age 5 - 9	108	6.97%	2,994 6.12%
Age 10 - 14	115	7.42%	3,070 6.28%
Age 15 - 19	122	7.88%	3,234 6.61%
Age 20 - 24	117	7.55%	3,254 6.66%
Age 25 - 29	112	7.23%	3,218 6.58%
Age 30 - 34	105	6.78%	3,280 6.71%
Age 35 - 39	100	6.46%	3,311 6.77%
Age 40 - 44	104	6.71%	3,196 6.54%
Age 45 - 49	102	6.58%	3,094 6.33%
Age 50 - 54	104	6.71%	3,124 6.39%
Age 55 - 59	93	6.00%	3,044 6.23%
Age 60 - 64	80	5.16%	2,959 6.05%
Age 65 - 69	66	4.26%	2,695 5.51%
Age 70 - 74	52	3.36%	2,166 4.43%
Age 75 - 79	38	2.45%	1,563 3.20%
Age 80 - 84	21	1.36%	1,010 2.07%
Age 85+	11	0.71%	806 1.65%
Age 65+	188	12.14%	8,240 16.85%
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%
Black	77	4.97%	3,796 7.76%
Am. Indian & Alaskan	26	1.68%	1,006 2.06%
Asian	104	6.71%	6,168 12.62%
Hawaiian & Pacific Island	0	0.00%	17 0.03%
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%
Hispanic Origin	1,116	72.05%	23,422 47.91%
121,331	48.45%	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			
Civilian Employed	739	61.48%	24,054 61.20%
Civilian Unemployed	20	1.66%	919 2.34%
Civilian Non-Labor Force	443	36.86%	14,323 36.44%
Armed Forces	0	0.00%	10 0.03%
196,436			73 0.04%
Households by Marital Status			
Married	244		8,746
Married No Children	128		5,325
Married w/Children	116		3,421
40,158			17,307
2024 Population by Education			
Some High School, No Diploma	314	30.84%	5,851 16.60%
High School Grad (Incl Equivalency)	194	19.06%	7,209 20.45%
Some College, No Degree	258	25.34%	7,687 21.81%
Associate Degree	31	3.05%	1,787 5.07%
Bachelor Degree	171	16.80%	8,706 24.70%
Advanced Degree	50	4.91%	4,013 11.38%
178,780			17,696 9.90%
2024 Population by Occupation			
Real Estate & Finance	24	1.94%	1,441 3.32%
Professional & Management	396	32.01%	13,267 30.57%
Public Administration	1	0.08%	329 0.76%
Education & Health	95	7.68%	4,037 9.30%
Services	23	1.86%	2,995 6.90%
Information	1	0.08%	172 0.40%
Sales	53	4.28%	4,324 9.96%
Transportation	57	4.61%	411 0.95%
Retail	7	0.57%	1,657 3.82%
Wholesale	22	1.78%	1,300 3.00%
Manufacturing	27	2.18%	2,676 6.17%
Production	94	7.60%	2,815 6.49%
Construction	269	21.75%	3,549 8.18%
Utilities	59	4.77%	1,295 2.98%
Agriculture & Mining	37	2.99%	1,320 3.04%
Farming, Fishing, Forestry	14	1.13%	40 0.09%
Other Services	58	4.69%	1,774 4.09%
236,878			7,524 3.18%
2024 Worker Travel Time to Job			
<30 Minutes	359	48.98%	12,047 53.93%
30-60 Minutes	302	41.20%	8,630 38.63%
60+ Minutes	72	9.82%	1,662 7.44%
122,376			9,556 7.81%

S&P INTERESTS

YASMIN KOOROS
832.283.4766
ykooros@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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%

S&P INTERESTS

YASMIN KOOROS
832.283.4766
ykooros@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056



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 or 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:
 - 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.

S&P Interests, LLC 9003291 info@spinterests.com 713.766.4500
 Licensed Broker /Broker Firm Name or
 Primary Assumed Business Name

Joseph Sebesta 591067 jsebesta@spinterests.com 832.455.7355
 Designated Broker of Firm

Licensed Supervisor of Sales Agent/
 Associate
Yasmin Kooros 825896 ykooros@spinterests.com 832.283.4766
 Sales Agent/Associate's Name
 Buyer/Tenant/Seller/Landlord Initials _____ Date _____