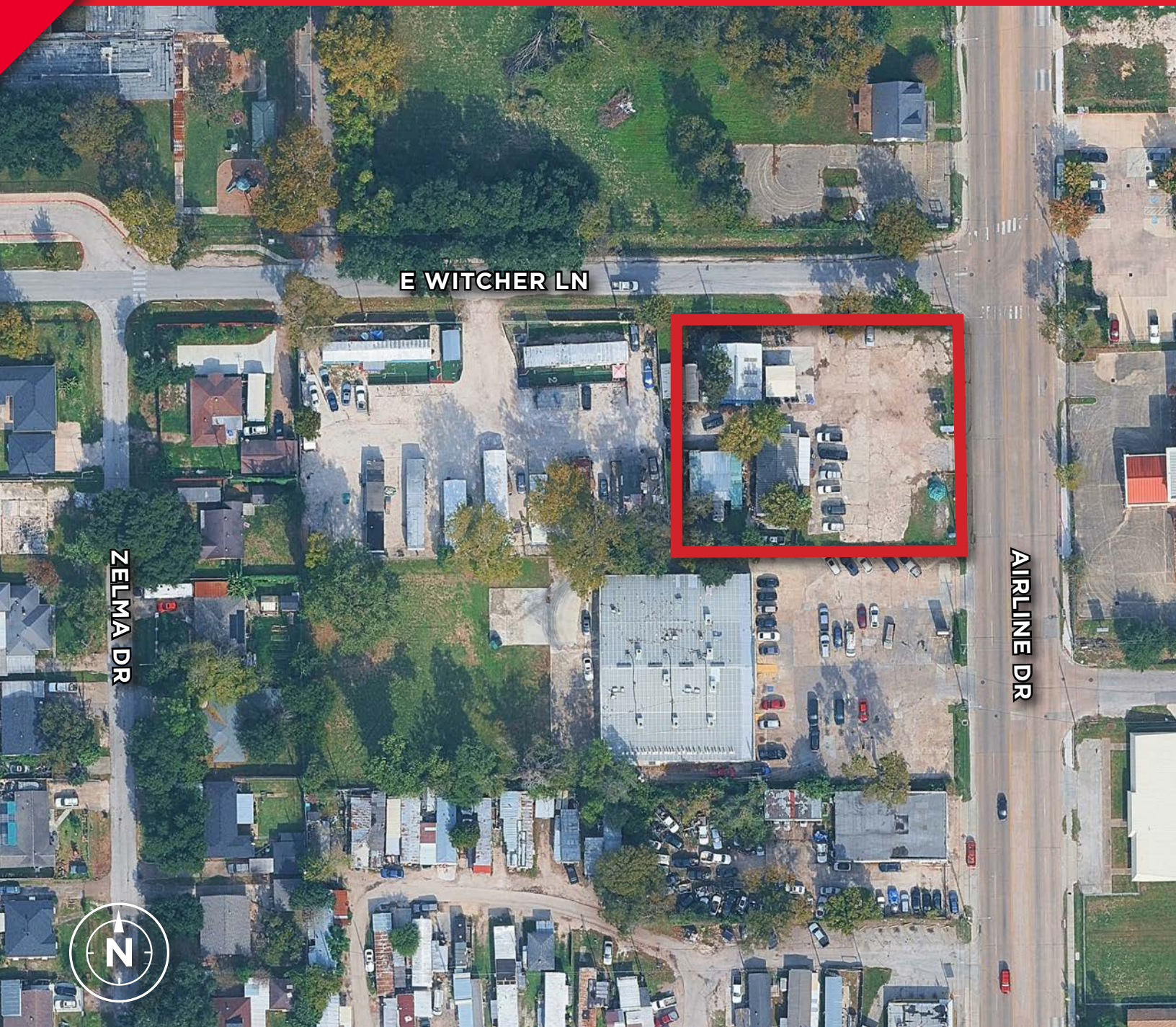


**PRICED TO SELL**

**±34,226 SF HARD CORNER**

**5723 AIRLINE DR  
HOUSTON, TX 77076**



**E WITCHER LN**

**AIRLINE DR**

**ZELMA DR**



**KRISTEN MCDADE**

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**CUSHMAN &  
WAKEFIELD**

1330 Post Oak Boulevard, Suite 2600 Houston, TX  
www.cushmanwakefield.com







# 5723 AIRLINE DR, HOUSTON, TX 77076

Tenant: Solis Tire Shop

Lease Term: Through 02/28/2030

Terminable by Landlord upon 60 days' notice

Tenant pays taxes

Base rent schedule is as follows:

Feb 28, 2024 to Feb 28, 2025: \$75,000 (\$6,250/month)  
March 1, 2025 to Feb 28, 2026: \$76,500 (\$6,375/month)  
March 1, 2026 to Feb 28, 2027: \$78,030 (\$6,502.50/month)  
March 1, 2027 to Feb 28, 2028: \$79,590.60 (\$6,632.55/month)  
March 1, 2028 to Feb 28, 2029: \$81,182.41 (\$6,765.20/month)  
March 1, 2029 to Feb 28, 2030: \$82,806.06 (\$6,900.51/month)

Additional rent of \$924.85/month, tenant responsible for all utility costs. Permitted use by tenant only as an automobile related sales and service facility.

Taxes are responsibility of tenant. Landlord has a 60 day termination right.

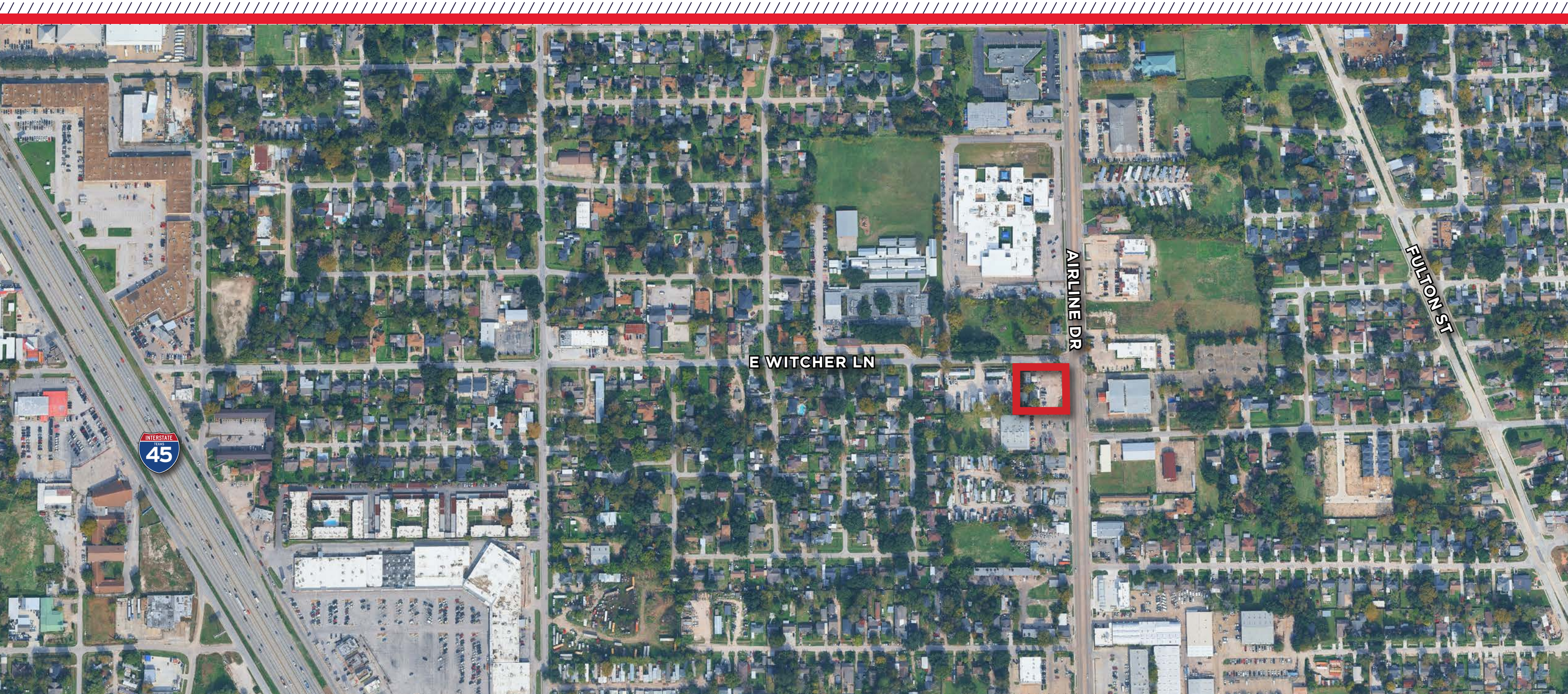
This property is part of a larger parcel that includes the trailer park to the west which the owner would retain. All taxes and expenses due by tenant are based on their pro rata share of the ±34,226 SF of leased area.





# INCOME PRODUCING HARD CORNER

5723 AIRLINE DR  
±34,226 SF



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2025

# GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

## DEMOGRAPHICS

(within 3 miles of 5723 Airline Dr, Houston, TX 77076)



127,436

2025 Total Population



\$84,627

2025 Average Household Income



\$346,816

2025 Average Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA



CLUTCH CITY

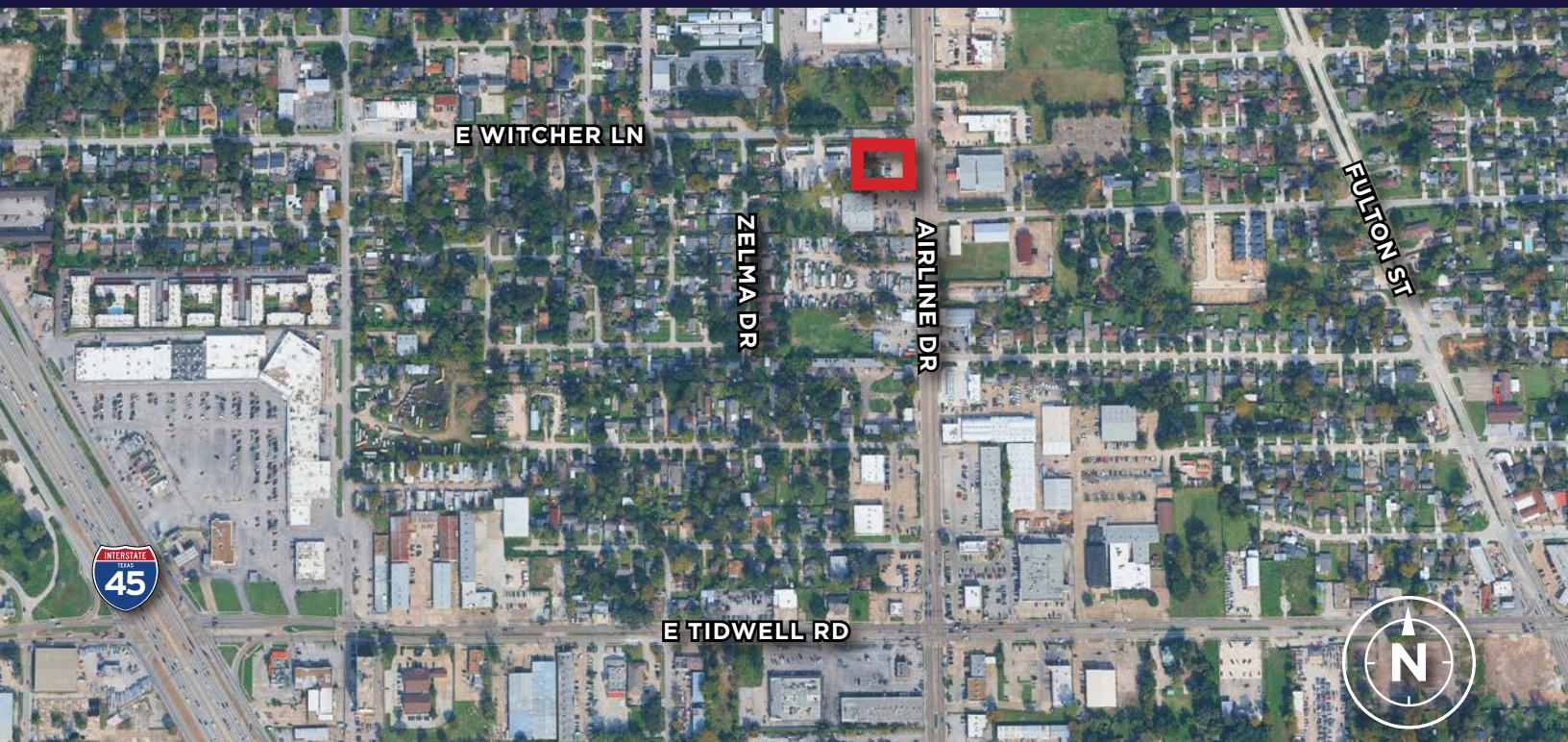


# ±34,226 SF

## 5723 AIRLINE DR HOUSTON, TX 77076

### HARD CORNER LOCATION WITH ACCESS FROM BOTH ROADS

- SWC of Airline Dr and E Witcher Ln
- Less than 1 mile east from I-45
- Less than 2 miles west of the Hardy Toll Rd
- 211' frontage along E Witcher Ln
- 165' of frontage along Airline Dr
- Curb cut/driveway on Airline Dr and on E Witcher Ln
- Owner has termination right throughout the lease - 60 day notice
- Directly across the street from the Metro Bus Route: Airline Dr @ E Witcher Ln
- Traffic Counts:
  - Airline Dr: 19,149 VPD
  - E Tidwell Rd: 21,117 VPD



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