



# FOR LEASE

**9035 MISSISSIPPI ST**  
**HOUSTON, TX 77029**

**±41,000 SF INDUSTRIAL BUILDING ON ±6.01 ACRES OF LAND**

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## Property Information

## LISTING OVERVIEW

Price	Contact for Pricing
Total Building Area	±41,000 SF
Total Acreage	±6.01 Acres
Loading	Grade Level
Clear Height	30'
Hook Height	24'



## PROPERTY HIGHLIGHTS

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Metal Construction</li> <li>• Three (3) 10-ton Cranes</li> <li>• 30' Clear height</li> <li>• 24' Hook height</li> <li>• 50' Bay widths</li> </ul> | <ul style="list-style-type: none"> <li>• Grade-Level Loading</li> <li>• Four (4) 20'x 30' Grade Level Doors</li> <li>• Stabilized Yard</li> <li>• Fenced and gated</li> <li>• Potential for Active Rail Spur</li> </ul> | <ul style="list-style-type: none"> <li>• Visible from the 610 Loop</li> <li>• Easy access to Interstate 610, Interstate 10 and Hwy 225</li> </ul> |
|--|---|---|

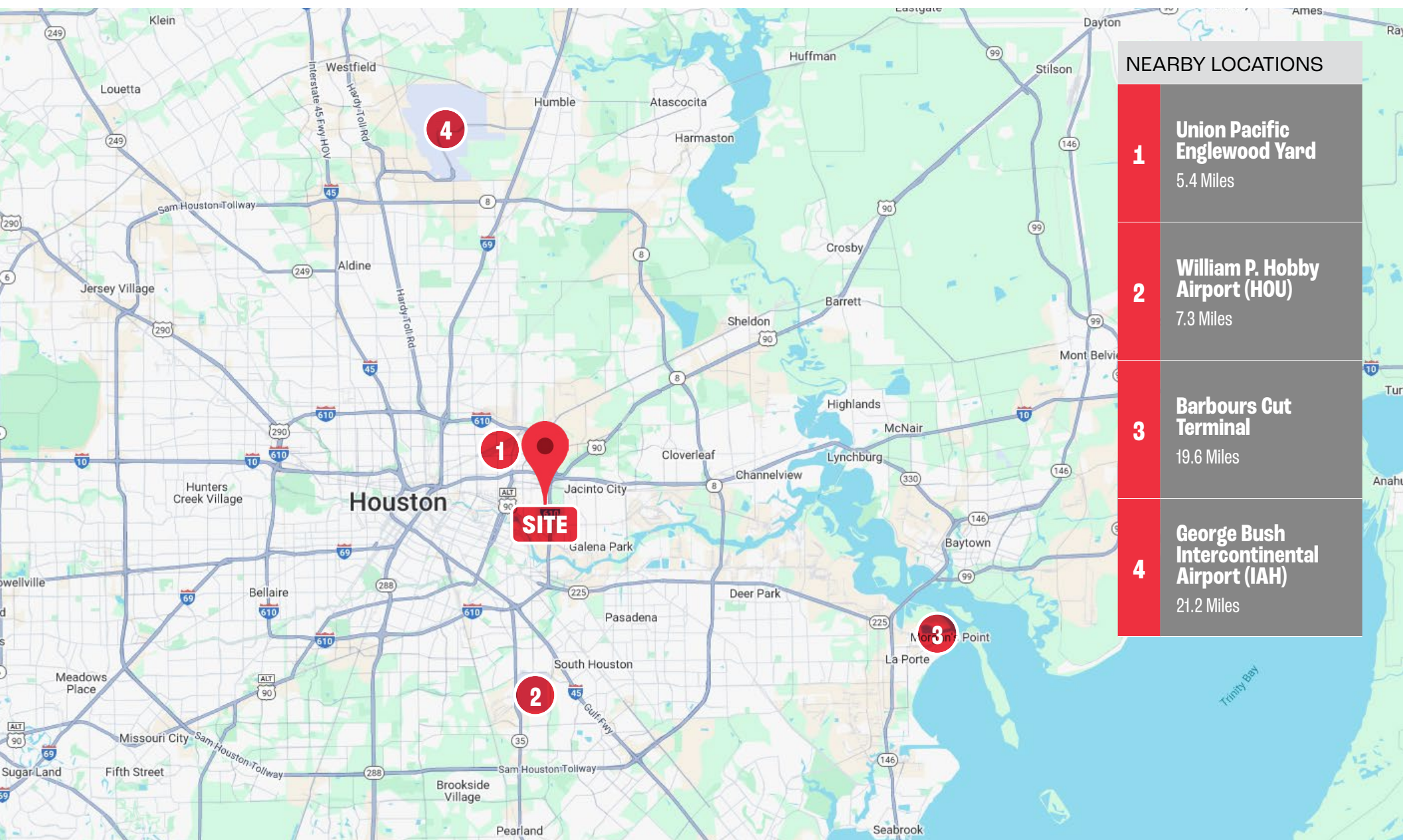


# Property Imagery





# Greater Houston Map



NEARBY LOCATIONS	
1	Union Pacific Englewood Yard 5.4 Miles
2	William P. Hobby Airport (HOU) 7.3 Miles
3	Barbours Cut Terminal 19.6 Miles
4	George Bush Intercontinental Airport (IAH) 21.2 Miles



# Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2<sup>nd</sup>** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5<sup>th</sup>** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

# Demographics

	3 Mile	5 Mile	10 Mile
Population Summary			
2020 Population	67,615	237,832	1,152,090
2024 Population	68,974	247,968	1,207,813
2029 Population Projection	70,708	255,212	1,243,880
Annual Growth 2020-2024	0.5%	1.1%	1.2%
Annual Growth 2024-2029	0.5%	0.6%	0.6%
Households			
2020 Households	22,142	80,081	421,766
2024 Households	22,496	83,658	445,630
2029 Household Projection	23,059	86,187	460,034
Annual Growth 2020-2024	0.9%	1.5%	2.0%
Annual Growth 2024-2029	0.5%	0.6%	0.6%
Avg Household Size	3.00	2.90	2.60
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$112,628	\$139,406	\$184,989
Median Year Built	1953	1960	1977
Owner Occupied Households	12,139	39,478	213,174
Renter Occupied Households	10,920	46,709	246,860
Household Income			
< \$25,000	6,510	24,523	104,077
\$25,000 - 50,000	6,838	23,857	99,153
\$50,000 - 75,000	4,229	14,576	74,202
\$75,000 - 100,000	2,281	8,425	48,436
\$100,000 - 125,000	1,270	5,048	33,814
\$125,000 - 150,000	538	2,721	21,798
\$150,000 - 200,000	564	2,865	24,789
\$200,000+	266	1,642	39,362
Avg Household Income	\$53,191	\$57,323	\$83,479
Median Household Income	\$39,473	\$41,684	\$55,943

	3 Mile	5 Mile	5 Mile
Population Summary			
Age 15+	55,306	196,993	968,471
Age 20+	49,995	178,838	888,550
Age 35+	35,285	123,984	595,173
Age 55+	17,800	59,402	275,590
Age 65+	9,947	32,205	150,995
Median Age	35.90	35.00	34.60
Avg Age	37.20	36.30	36.10
Education			
Some High School, No Diploma	17,912	60,242	193,765
High School Graduate	14,093	47,384	203,920
Some College, No Degree	9,017	32,941	174,678
Associate Degree	2,722	9,909	49,864
Bachelor's Degree	2,830	13,580	129,226
Advanced Degree	878	6,289	97,478
Employment			
Civilian Employed	30,358	112,404	584,171
Civilian Unemployed	2,014	7,360	32,991
Civilian Non-Labor Force	21,866	73,547	334,946
U.S. Armed Forces	5	41	352
Housing Value			
< \$100,000	5,343	13,664	47,377
\$100,000 - 200,000	4,688	14,173	66,139
\$200,000 - 300,000	1,311	5,704	32,566
\$300,000 - 400,000	311	3,270	17,277
\$400,000 - 500,000	39	754	13,092
\$500,000 - 1,000,000	164	761	21,668
\$1,000,000+	14	172	9,058

Demographic data © CoStar 2025

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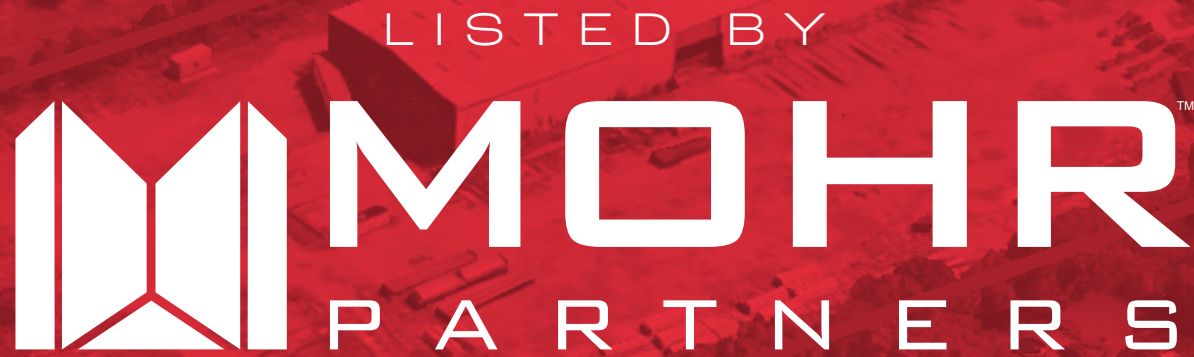
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Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

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