

NewQuest

HIGHWAY 290 WAREHOUSE

8660 N. Eldridge Parkway | Houston, TX
Frontage on Hwy. 290, West Road, and N. Eldridge Pkwy.



Heather Nguyen
281.477.4358 | hnguyen@newquest.com

Summary

Offering Options:

- A. For Sale: Warehouse building only (121,434 SF on 12.5 acres)
- B. For Sale: Warehouse building and 8.11 acres undeveloped land (total 20.26 acres)

- Located on the industrial corridor of North Houston
- Situated on three major streets and frontage of Highway 290, West Road, and North Eldridge Parkway
- Insulated and climate-controlled warehouse
- 50+ trailer parks / 120+ auto parks
- 8 dock-high doors with levelers
- (2) refrigerated areas ($\pm 9,200$ SF and 1,500 SF)
- 11,754-SF offices with kitchen/break room
- High-pile racking available for tenant use



102K CURRENT HOUSEHOLDS
within 5 miles

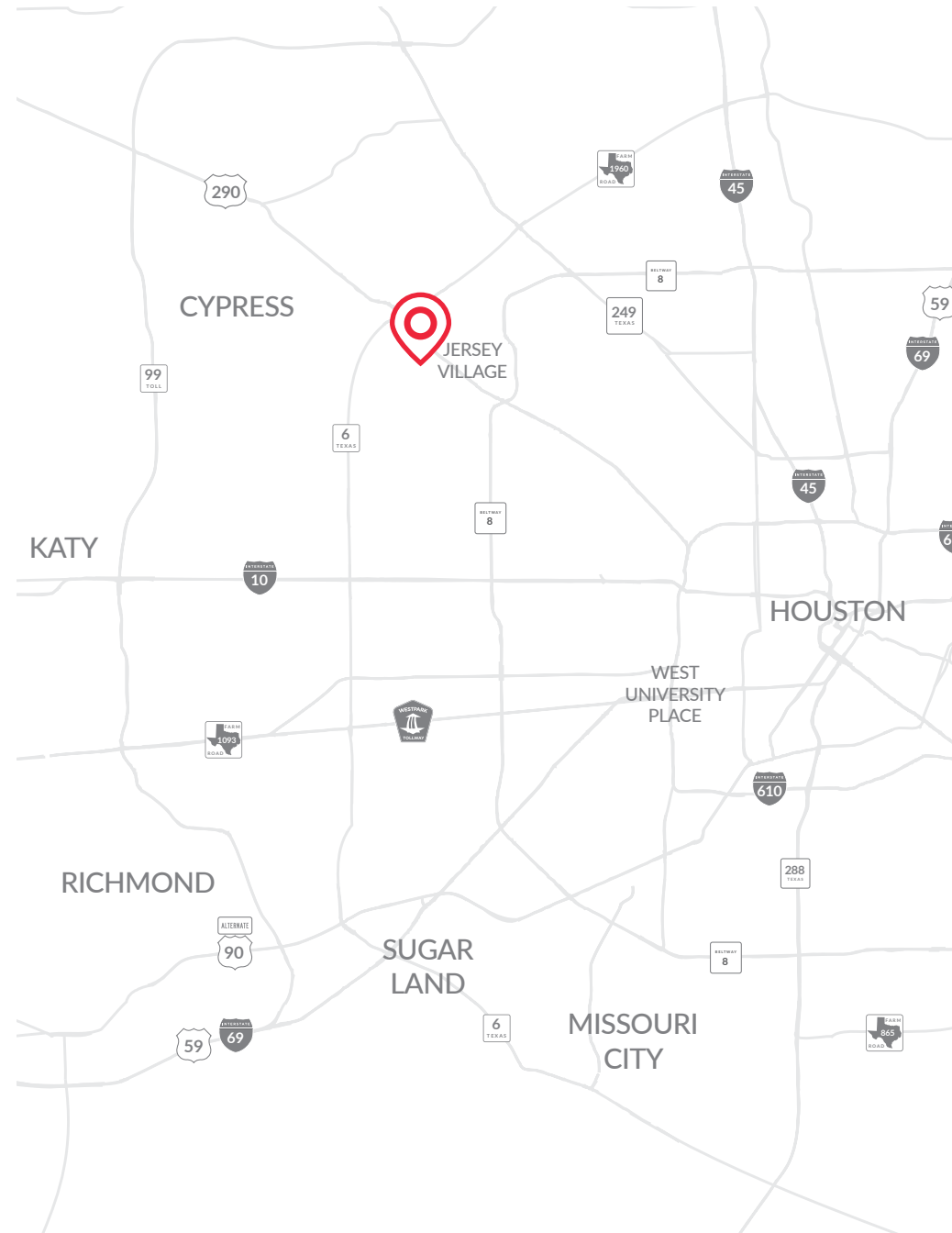


\$117K AVERAGE HOUSEHOLD INCOME
within 5 miles



289K POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



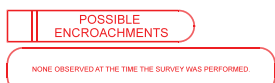


Aerial View

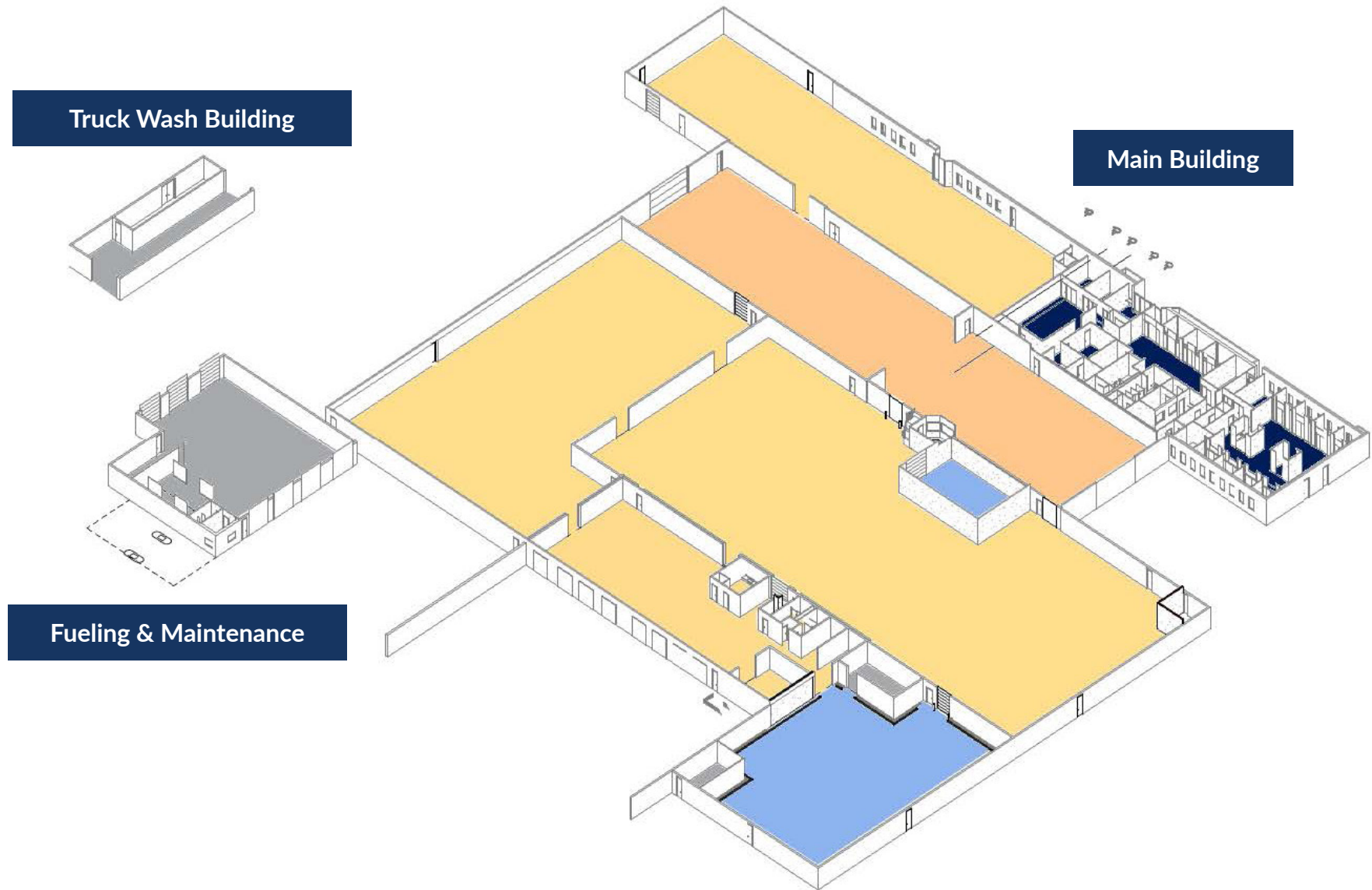


Aerial View





Facility Layout





Photos





Photos



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	19,110	42,579	101,669
Current Population	46,747	115,264	288,585
2020 Census Population	47,005	117,468	282,882
Population Growth 2020 to 2025	-0.55%	-1.88%	2.02%
2025 Median Age	35.0	36.9	36.2
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	36.49%	38.70%	37.99%
Black or African American	24.45%	19.91%	18.95%
Asian or Pacific Islander	10.43%	12.50%	11.77%
Other Races	27.72%	27.98%	30.28%
Hispanic	35.56%	35.75%	38.49%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$103,890	\$114,494	\$116,858
Median Household Income	\$82,477	\$90,671	\$90,809
Per Capita Income	\$43,037	\$43,657	\$41,913
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	35.23%	27.51%	21.74%
2 Person Households	28.37%	30.42%	31.02%
3+ Person Households	36.40%	42.07%	47.25%
Owner-Occupied Housing Units	37.02%	53.50%	58.83%
Renter-Occupied Housing Units	62.98%	46.50%	41.17%

Houston, Texas Overview



4TH MOST
POPULATED CITY
IN THE U.S.
2.3 MILLION RESIDENTS¹



MOST DIVERSE
& LARGE CITY IN
THE COUNTRY⁴



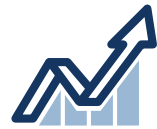
HOUSTON
METRO RANKS 7TH
NATIONALLY IN GDP
\$537 BILLION⁵



#5 NATIONALLY IN
FORTUNE 1000 HQ'S
48 HEADQUARTERS³



#3 NATIONALLY IN
FORTUNE 500 HQ'S
26 HEADQUARTERS³



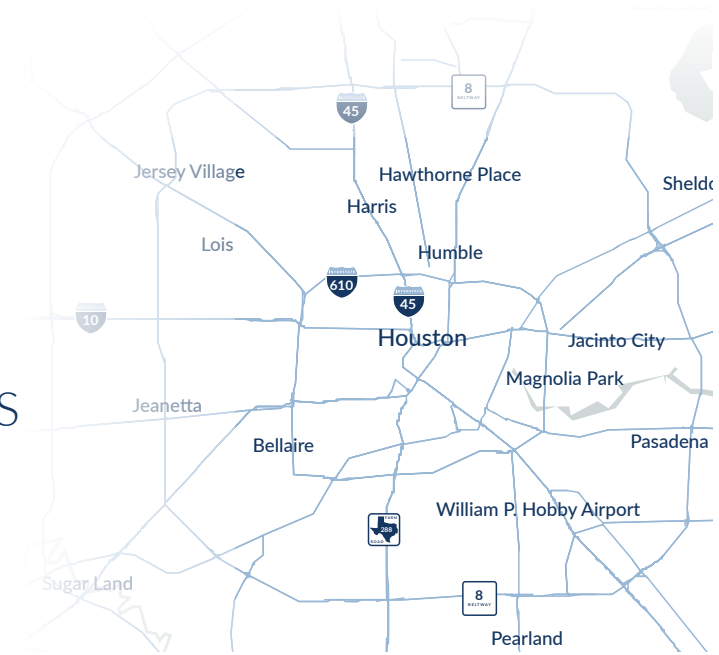
2ND LARGEST
INCREASE IN
EMPLOYMENT
**81K JOBS ADDED
JANUARY-MAY 2024²**



WORLD'S LARGEST
MEDICAL COMPLEX
1,345 ACRES⁶



RIISING HOME
BUILDING PERMITS
**8% INCREASE SINCE
2021⁷**



¹U.S. Census, 2020 | ²U.S. Bureau of Labor Statistics, 2024 | ³Greater Houston Partnership, 2024 | ⁴WalletHub, 2024 | ⁵Visual Capitalist, 2024 | ⁶Texas Medical Center, 2024 | ⁷U.S. Census Bureau Permits Survey, 2024

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. **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.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Heather Nguyen	458142	hnguyen@newquest.com	281.477.4358
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-1003_VC_10.24.25