

## OFFERING MEMORANDUM



2108 LOU ELLEN  
HOUSTON, TX 77018

FOR LEASE:  
5,000 SQFT WAREHOUSE  
WITH FENCED YARD



Gary Greene  
Commercial  
23922 CincoVillage Center  
Katy, TX 77494  
Office: 8323043008



Richard Lin  
Mobile: 8323043008  
richard.lin@garygreene.com  
License #: 769387





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Galleria Area

610 Loop

US 290

TC Jester

34th St





PROPERTY SUMMARY

Lease Rate	Contact Broker
OPEX	\$2.75 PSF
Building SqFt	5,000 SqFt
Ceiling Height	14 ft
Column Spacing	Clear Span
Overhead Doors	Two 12x14 doors
Yard	Fenced yard
Year Built	1979
Lot Size (SF)	10,812.00 SqFt
Zoning Type	INDUSTRIAL

INVESTMENT SUMMARY

The Lin Team Commercial is proud to present 2108 Lou Ellen, a 5,000 sqft warehouse available for lease in Independence Heights.

Located off 34th Street between TC Jester and Ella. This stand-alone building features a highly sought-after fenced yard with ample parking, two 12x14 overhead doors, and an 800 sqft office. The warehouse is insulated, with 14-foot clear height at the peak and 12-foot at the eaves. A second-level mezzanine includes a finished office and private restroom, which is not included in the square footage.

The location provides convenient access to major thoroughfares, including 290 and 610.

Immediately available for lease.

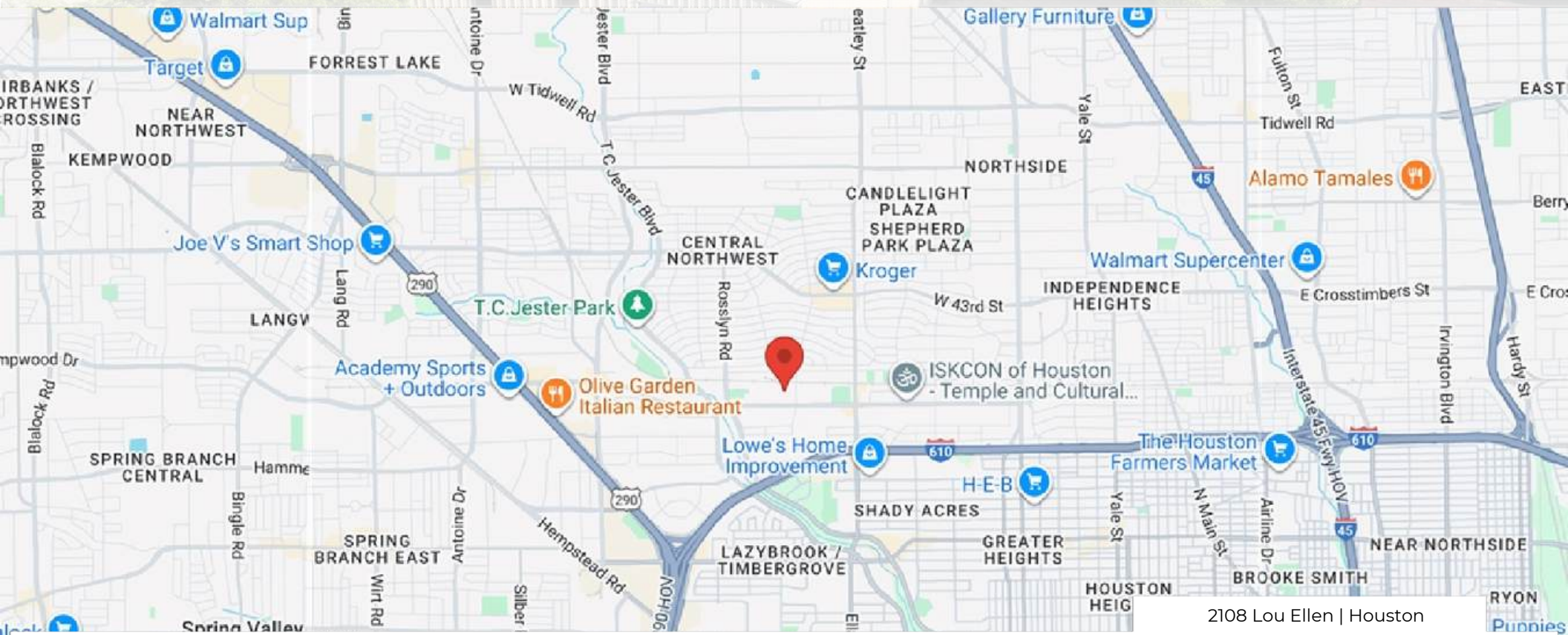


2108 Lou Ellen | Houston



## INVESTMENT HIGHLIGHTS

- Stand-alone warehouse with 5,000 sqft of functional space
- Highly sought-after fenced yard with ample parking for trucks and employees
- Two 12x14 overhead doors
- Insulated warehouse
- Clear Height 14-foot
- Second-level mezzanine with finished office and private restroom (not included in square footage)
- Prime location, easy access to major thoroughfares including US-290 and 610 Loop









## LOCATION HIGHLIGHTS

- Strategic Access to Major Highways: Located just off 34th Street between TC Jester and Ella, the property offers quick access to US 290 (Northwest Freeway) and I-610 (610 Loop)
- Proximity to Key Industrial Hubs: Situated near the North Freeway and 610 Loop, the area connects to major industrial corridors, supporting logistics and supply chain operations
- Growing Commercial Activity: Independence Heights is experiencing a resurgence in commercial real estate, with new businesses, restaurants, and retail spaces opening up, creating a dynamic environment for companies
- Approximately 15–20 minutes to Downtown Houston
- Approximately 25–30 minutes to IAH,
- Approximately 25–30 minutes to Port of Houston



3 MILE RADIUS



POPULATION  
137,630



DAYTIME POPULATION  
173,259



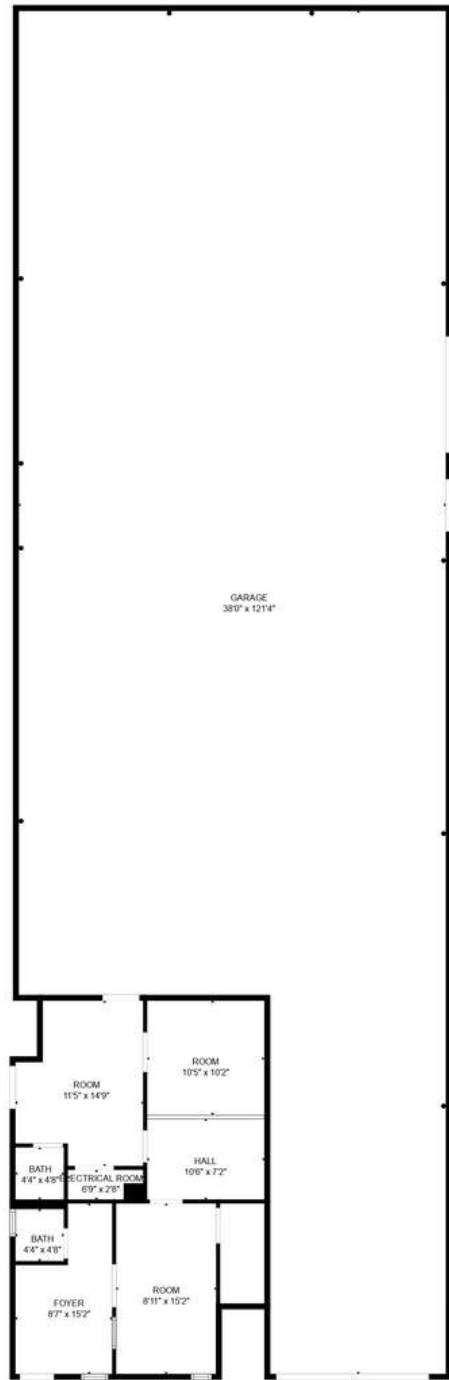
HOUSEHOLDS  
60,140



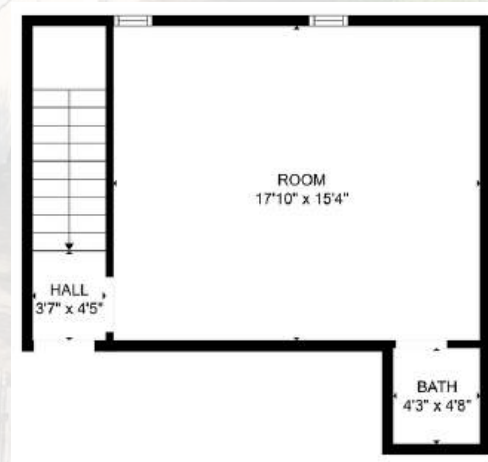
AVG. HOUSEHOLD INCOME  
\$ 150,496

2108 Lou Ellen | Houston





First Floor



2nd Floor



DEMOGRAPHICS

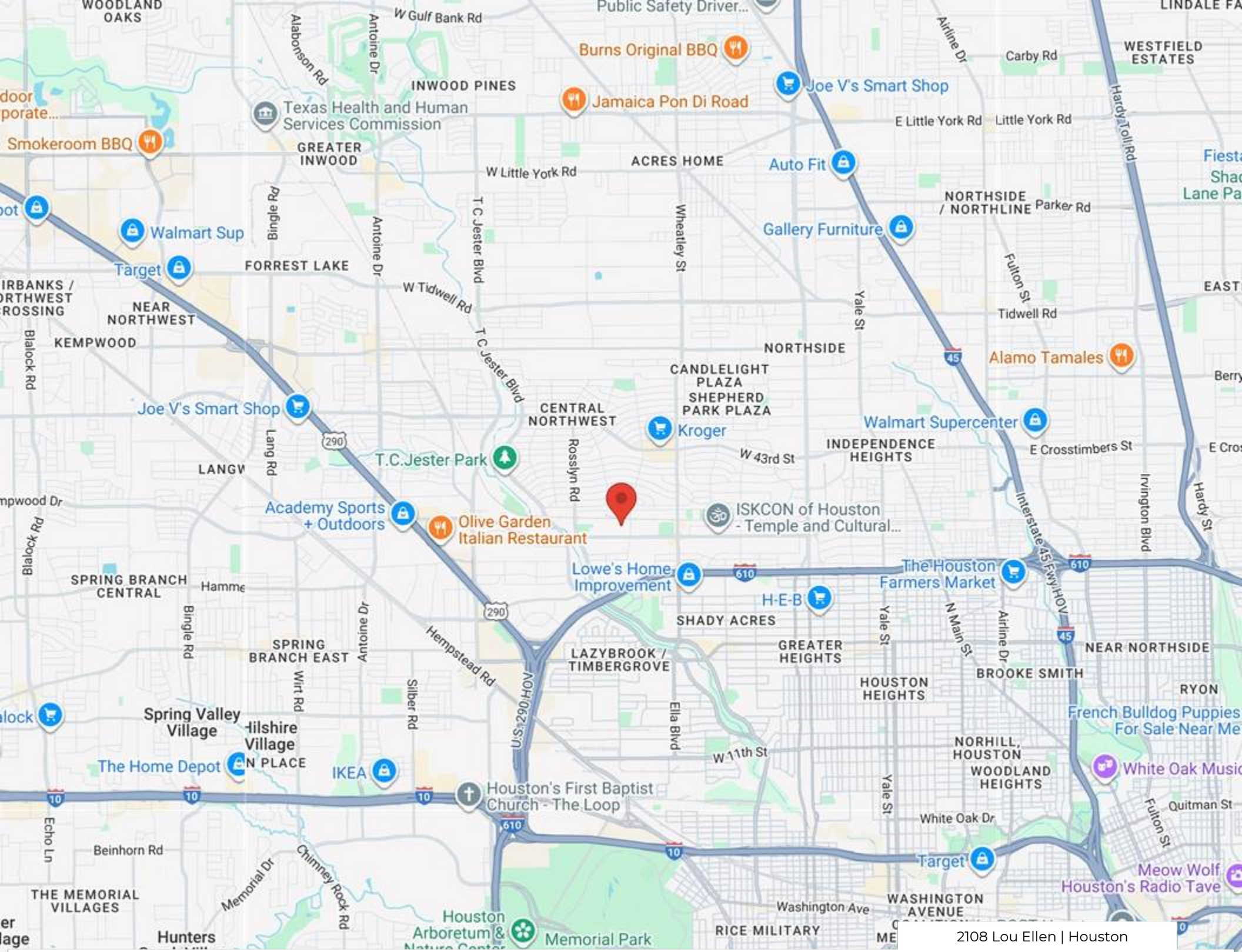
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,724	111,827	338,908
2010 Population	13,519	111,125	344,092
2025 Population	15,081	137,630	404,322
2030 Population	15,883	148,605	425,838
2025-2030 Growth Rate	1.04 %	1.55 %	1.04 %
2025 Daytime Population	30,773	173,259	474,929

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	696	5,698	16,749
\$15000-24999	289	3,293	10,624
\$25000-34999	286	3,142	10,088
\$35000-49999	524	4,845	15,401
\$50000-74999	756	8,489	25,307
\$75000-99999	420	5,820	19,022
\$100000-149999	795	8,513	25,220
\$150000-199999	855	5,935	14,026
\$200000 or greater	1,711	14,404	36,466
Median HH Income	\$ 110,649	\$ 93,739	\$ 84,346
Average HH Income	\$ 157,187	\$ 150,496	\$ 145,959



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,543	42,712	125,073
2010 Total Households	5,665	45,258	133,529
2025 Total Households	6,332	60,140	172,902
2030 Total Households	6,755	66,381	186,708
2025 Average Household Size	2.37	2.28	2.33
2025 Owner Occupied Housing	3,612	33,209	83,640
2030 Owner Occupied Housing	3,847	36,292	90,715
2025 Renter Occupied Housing	2,720	26,931	89,262
2030 Renter Occupied Housing	2,909	30,089	95,994
2025 Vacant Housing	766	6,268	17,382
2025 Total Housing	7,098	66,408	190,284







ABOUT HOUSTON

Houston ( HEW-stən) is the most populous city in the U.S. state of Texas and the Southern United States. It is the fourth-most populous city in the United States with a population of 2.3 million at the 2020 census, while the Greater Houston metropolitan area at 7.8 million residents is the fifth-most populous metropolitan area in the nation and second-most populous in Texas. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County.



CITY OF HOUSTON

COUNTY HARRIS

INCORPORATED 6/4/1837

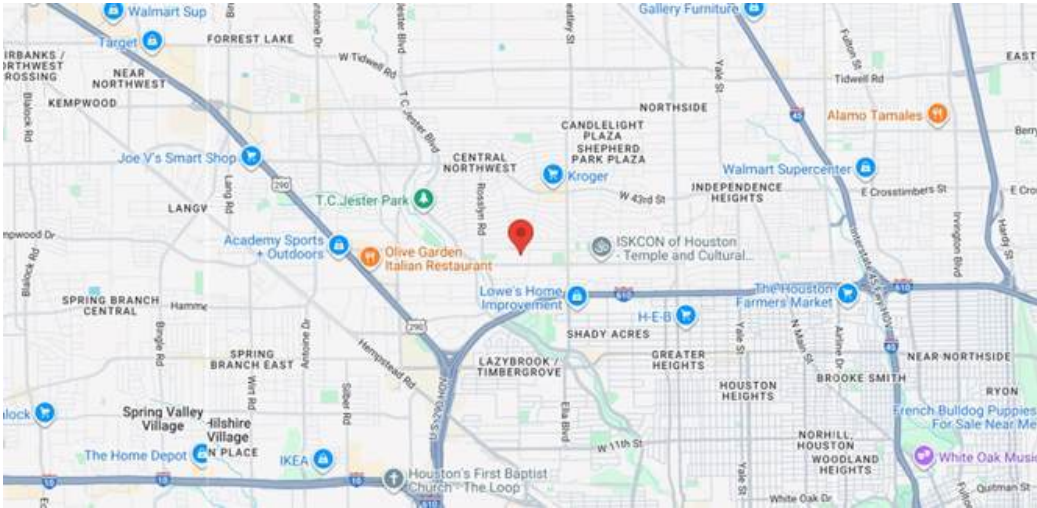
AREA

CITY 671.7 SQ MI

LAND 640.4 SQ MI

WATER 31.2 SQ MI

ELEVATION 80 FT





## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

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# Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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.

<u>Gary Greene Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0475512</u> License No.	<u>Brokerage@garygreene.com</u> Email	<u>(713)465-6644</u> Phone
<u>Mark Woodroof</u> Designated Broker of Firm	<u>0415360</u> License No.	<u>Brokerage@garygreene.com</u> Email	<u>(713)465-6644</u> Phone
<u>Angela Chavez</u> Licensed Supervisor of Sales Agent/ Associate	<u>0627419</u> License No.	<u>angela.chavez@garygreene.com</u> Email	<u>(281)646-1136</u> Phone
<u>Richard Lin</u> Sales Agent/Associate's Name	<u>0769387</u> License No.	<u>richard.lin@garygreene.com</u> Email	<u>(832)304-3008</u> Phone