

SKYLINE BUSINESS PARK



6315 SKYLINE DR
HOUSTON, TX 77057

FOR LEASE: Warehouse



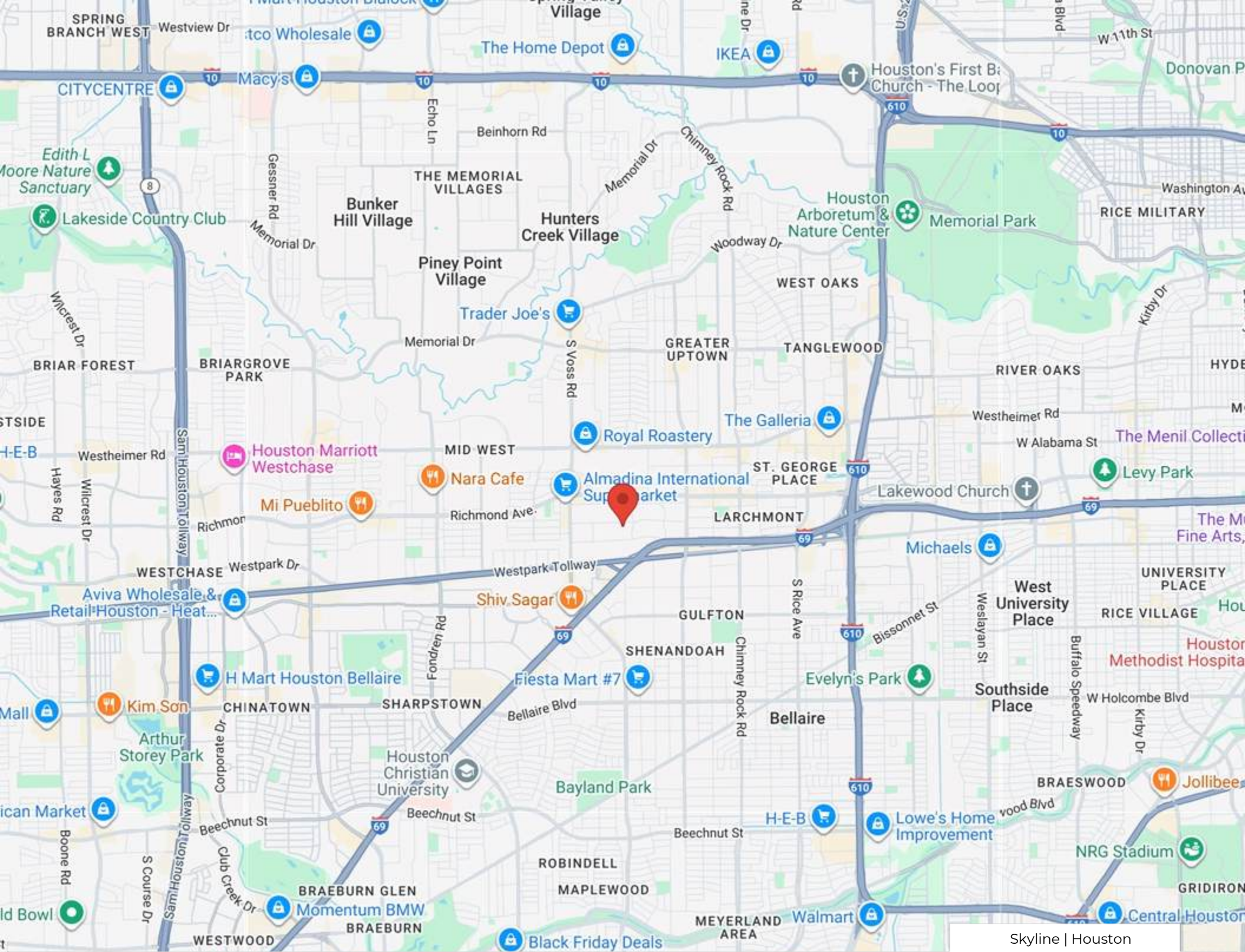
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License #: 769387





PROPERTY SUMMARY

Total SqFt	6,500 SqFt
Warehouse SqFt	2,400 SqFt
Office	4,100 SqFt
Overhead Doors	2x 10'x12' Drive-in
Ceiling Height	14 Ft
Lot Size (acres)	1.00
Year Built	1971
Frontage	0.00 Ft
Intersection	Skyline & Greenridge
Zoning Type	INDUSTRIAL

Contact Broker for Pricing

INVESTMENT SUMMARY

Gary Greene Commercial is proud to present 6315 Skyline Dr for lease — a well-maintained 6,500 SF industrial/flex space located in the heart of Houston.

The unit features approximately 2,400 SF of warehouse and 4,100 SF of finished office, offering a versatile layout for a wide range of users. Situated within a locally managed multi-tenant masonry building, the space includes two 10' x 12' grade-level drive-in doors, 14' clear height, and 15 dedicated surface parking spaces.

The property is in excellent condition and ideally suited for light industrial, showroom, or flex office operations.

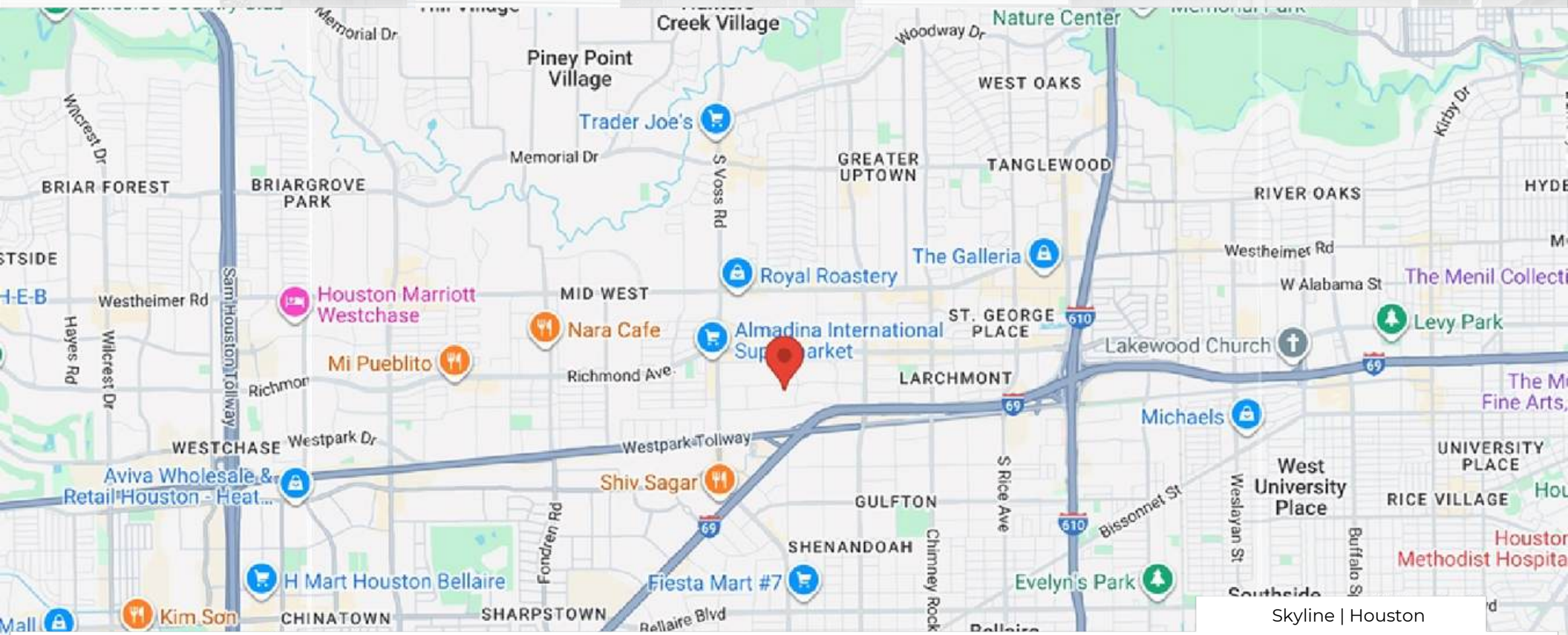
Located near the Galleria, tenants enjoy immediate access to major thoroughfares including Westheimer, I-610, and I-69, providing strong connectivity across the metro. With a walkable urban setting, proximity to affluent neighborhoods, and limited competing product in the area, 6315 Skyline offers a unique leasing



Skyline | Houston

INVESTMENT HIGHLIGHTS

- 6,500 SF total with 4,100 SF of mostly private offices and conference rooms, plus 2,400 SF of warehouse; layout is flexible and can be easily opened up for collaborative or open workspace needs
- Warehouse portion offers 2,400 SF with 14' clear height and two 10' x 12' grade-level drive-in doors; existing layout allows potential to increase warehouse square footage through reconfiguration
- Move-in ready space with high-quality finishes throughout
- In-demand office plus warehouse space centrally located near the Galleria, catering to tenants looking for a flexible environment combining both office and industrial uses where industrial supply remains tight.
- Exterior building signage opportunities available to increase tenant visibility along Skyline Drive





LOCATION HIGHLIGHTS

- Situated in the highly desirable Galleria submarket, one of Houston's premier commercial hubs
- Easy access to major thoroughfares including Westheimer Road, Interstate 610 (Loop), and Interstate 69 (US-59)
- Close proximity to Houston's major business districts, including Uptown, Downtown, and the Energy Corridor
- Located in a dense urban area with a mix of residential, retail, and commercial developments
- Approximately 5 minutes to the Houston Galleria, offering extensive retail, dining, and entertainment options
- Access to a large and skilled workforce within a short driving radius
- Located in a dense urban area with a mix of residential, retail, and commercial developments



3 MILE RADIUS



POPULATION
230,858



DAYTIME POPULATION
340,921



HOUSEHOLDS
105,692



AVG. HOUSEHOLD INCOME
\$ 121,458

Skyline | Houston





Disclaimer: All square footage and measurements shown on this floor plan are approximate and provided for general reference only. Actual dimensions may vary. Prospective tenants or buyers are advised to conduct their own independent verification.

0' 4' 8' 12' 16' 20'

1:143

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DEMOGRAPHICS

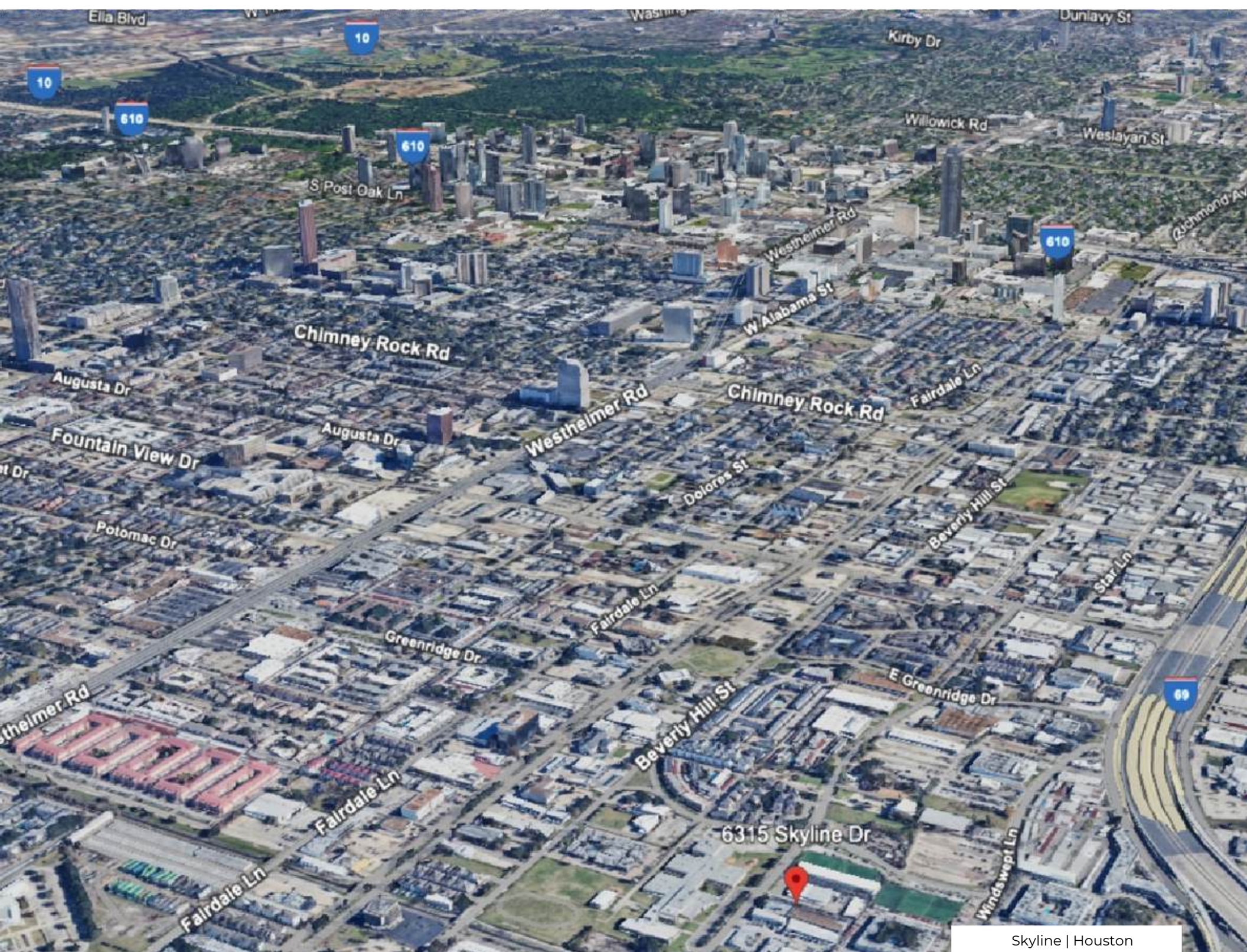
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,634	200,971	464,889
2010 Population	39,293	211,895	484,095
2025 Population	39,191	230,858	525,691
2030 Population	38,910	232,135	532,471
2025-2030 Growth Rate	-0.14 %	0.11 %	0.26 %
2025 Daytime Population	44,430	340,921	752,990

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,109	8,796	20,390
\$15000-24999	1,957	8,432	15,925
\$25000-34999	2,167	9,365	18,467
\$35000-49999	2,735	13,458	27,186
\$50000-74999	3,538	18,832	38,747
\$75000-99999	1,848	12,657	26,185
\$100000-149999	1,376	13,825	30,260
\$150000-199999	421	5,658	13,586
\$200000 or greater	955	14,670	41,747
Median HH Income	\$ 47,197	\$ 65,436	\$ 71,278
Average HH Income	\$ 70,753	\$ 121,458	\$ 139,036



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	16,199	89,369	201,352
2010 Total Households	14,986	91,591	204,587
2025 Total Households	17,107	105,692	232,493
2030 Total Households	17,337	108,453	240,439
2025 Average Household Size	2.29	2.17	2.25
2025 Owner Occupied Housing	2,079	31,500	81,677
2030 Owner Occupied Housing	2,229	33,599	86,710
2025 Renter Occupied Housing	15,028	74,192	150,816
2030 Renter Occupied Housing	15,109	74,854	153,730
2025 Vacant Housing	1,993	12,847	26,877
2025 Total Housing	19,100	118,539	259,370





ABOUT HOUSTON

Houston is Texas's largest city and the fourth-largest in the U.S. Founded in 1836 near Buffalo Bayou, it is the Harris County seat and center of a major metropolitan area.

Houston's economy includes energy, aerospace, healthcare, and technology. It's home to the Texas Medical Center, the world's largest medical complex. The city is culturally diverse with a vibrant arts and food scene.

With over 2.3 million residents, Houston continues to grow rapidly, driven by strong job markets, affordable living, and its status as a key hub for business and culture in the region.



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

POPULATION

POPULATION

2304580

ESTIMATE (NULL)

2,314,157

RANK

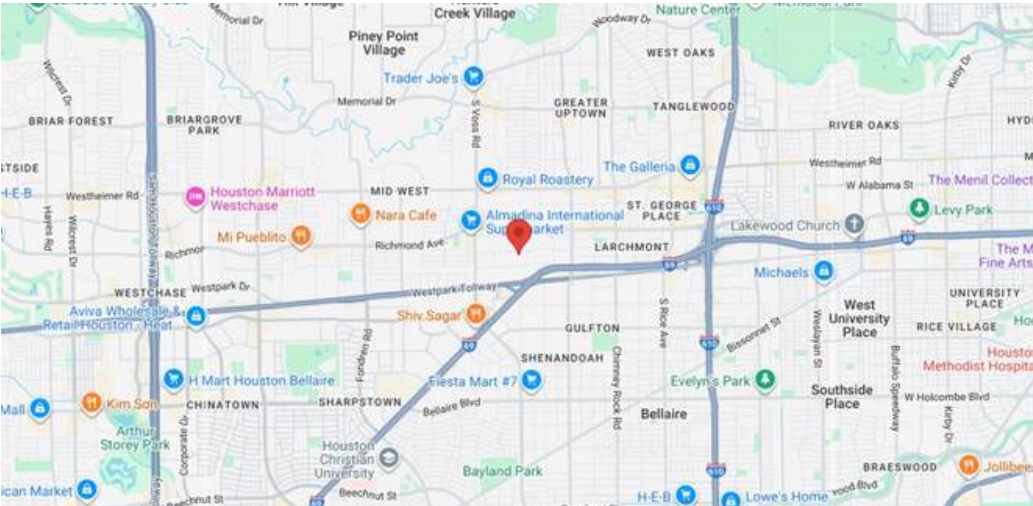
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DENSITY

3,613.38 SQ MI

URBAN

5,853,575



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

11/2/2015

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Richard Lin

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IABS 1-0 Date

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