

FOR LEASE • Alder Industrial Park



6300-6382 Alder Drive
6305-6329 Atwell Drive
Houston, TX 77081

AVAILABLE

Suite	SF	Rate—PSF/YR Modified Gross
6360 Alder	6,720	\$8.40
6362 Alder	6,720	\$8.40

**Both Spaces Offer a 900 SF Office
Contiguous Spaces can combine to 13,440 SF**

- Flex, Light Distribution
- Chimney Rock / US 59
- Industrial Park sits on 6.76 acres of land



cmu brokerage



For Leasing inquiries, please contact:
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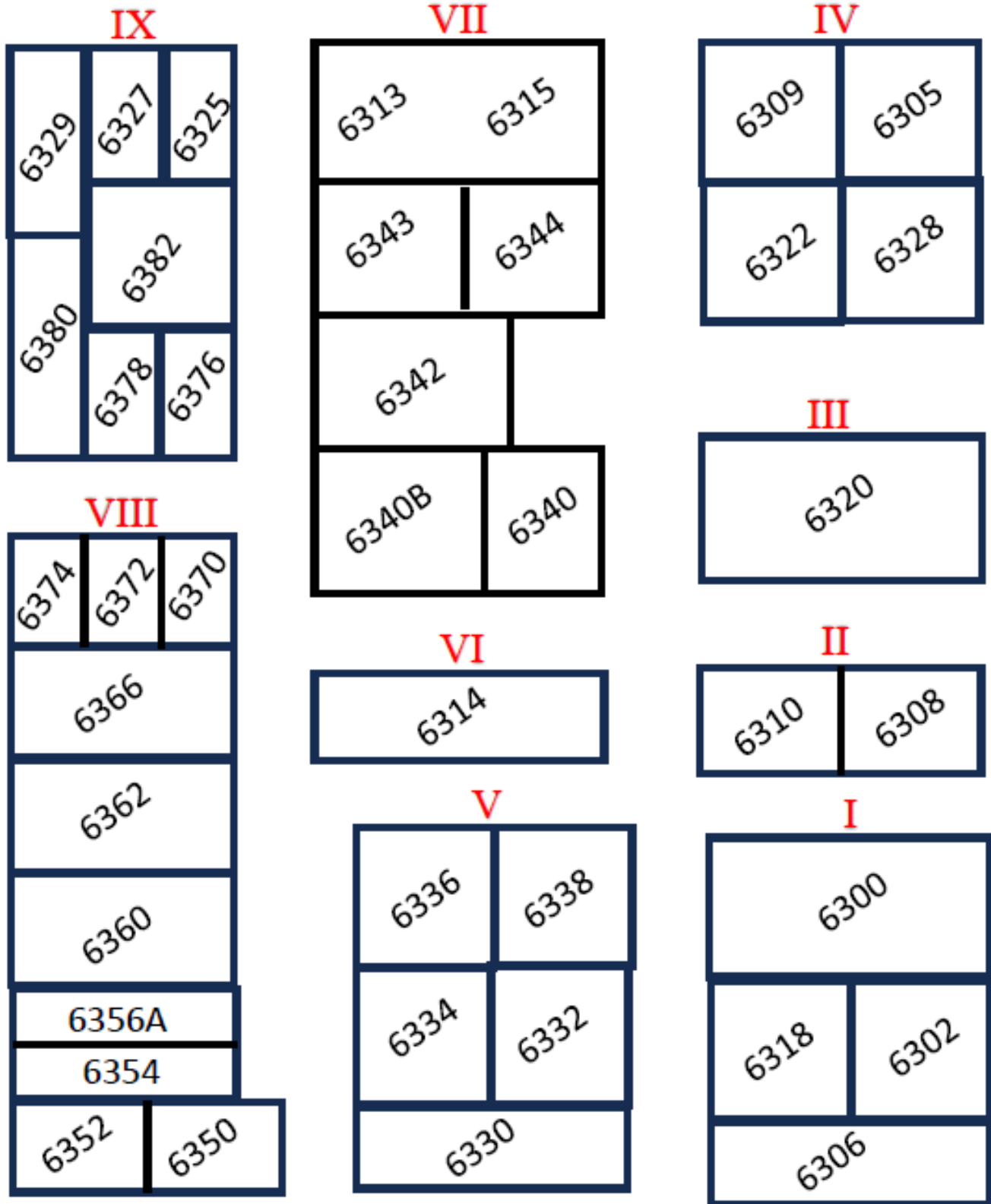
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Alder Industrial Park

Site Plan

Atwell Drive, Houston, TX 77081 Harris County



Elm Street, Houston, TX 77081 Harris County

Alder Drive, Houston, TX 77081 Harris County

Demographic Summary Report

Alder Industrial Park

6350-6374 Alder Dr, Houston, TX 77081

Building Type: **Industrial**
 RBA: **38,640 SF**
 Land Area: **6.82 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	55,374	278,014	610,035
2025 Estimate	51,575	259,459	569,558
2020 Census	46,985	238,945	525,268
Growth 2025 - 2030	7.37%	7.15%	7.11%
Growth 2020 - 2025	9.77%	8.59%	8.43%
2025 Population by Hispanic Origin	34,282	105,807	213,131
2025 Population	51,575	259,459	569,558
White	8,363 16.22%	95,158 36.68%	211,076 37.06%
Black	8,337 16.16%	32,475 12.52%	87,840 15.42%
Am. Indian & Alaskan	1,194 2.32%	3,869 1.49%	6,779 1.19%
Asian	3,884 7.53%	31,923 12.30%	67,660 11.88%
Hawaiian & Pacific Island	50 0.10%	231 0.09%	475 0.08%
Other	29,747 57.68%	95,802 36.92%	195,729 34.37%
U.S. Armed Forces	0	51	259
Households			
2030 Projection	20,359	117,901	262,708
2025 Estimate	18,930	109,796	244,683
2020 Census	17,274	101,063	225,429
Growth 2025 - 2030	7.55%	7.38%	7.37%
Growth 2020 - 2025	9.59%	8.64%	8.54%
Owner Occupied	1,595 8.43%	33,708 30.70%	81,920 33.48%
Renter Occupied	17,335 91.57%	76,088 69.30%	162,764 66.52%
2025 Households by HH Income	18,928	109,796	244,683
Income: <\$25,000	4,717 24.92%	17,346 15.80%	39,773 16.25%
Income: \$25,000 - \$50,000	7,043 37.21%	25,148 22.90%	51,147 20.90%
Income: \$50,000 - \$75,000	3,918 20.70%	17,922 16.32%	42,373 17.32%
Income: \$75,000 - \$100,000	1,206 6.37%	11,915 10.85%	26,370 10.78%
Income: \$100,000 - \$125,000	724 3.83%	8,754 7.97%	19,036 7.78%
Income: \$125,000 - \$150,000	336 1.78%	5,472 4.98%	13,096 5.35%
Income: \$150,000 - \$200,000	348 1.84%	6,286 5.73%	14,671 6.00%
Income: \$200,000+	636 3.36%	16,953 15.44%	38,217 15.62%
2025 Avg Household Income	\$56,297	\$104,077	\$105,185
2025 Med Household Income	\$40,862	\$67,046	\$68,083

Traffic Count Report

Alder Industrial Park 6350-6374 Alder Dr, Houston, TX 77081							
Building Type: Industrial RBA: 38,640 SF Land Area: 6.82 AC Total Available: 0 SF Warehouse Avail: - Office Avail: - % Leased: 100% Rent/SF/Yr: -							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Renwick Dr	Elm St	0.08 S	2024	15,889	MPSI	.27	
2 Renwick Dr	Elm St	0.08 S	2025	15,876	MPSI	.27	
3 Chimney Rock Road	Elm St	0.05 S	2025	18,512	MPSI	.32	
4 Chimney Rock Rd	Elm St	0.05 S	2024	16,935	MPSI	.32	
5 Chimney Rock Rd	Elm St	0.05 S	2025	16,938	MPSI	.32	
6 Dashwood Dr	Atwell Dr	0.06 E	2024	2,809	MPSI	.33	
7 Dashwood Dr	Atwell Dr	0.06 E	2025	2,825	MPSI	.33	
8 Renwick Dr	Dashwood Dr	0.03 S	2025	14,731	MPSI	.34	
9 Renwick Dr	Dashwood Dr	0.03 S	2024	14,728	MPSI	.34	
10 Gulfton Dr	Renwick Dr	0.08 W	2025	13,106	MPSI	.36	



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gary Triplett	279923-B	gtriplett@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date