



FOR LEASE OR SALE // NEW 216,004 SF DISTRIBUTION BUILDING

Lower Kirby @ Hwy 288 & Beltway 8

11550 N. Spectrum Blvd, Pearland, TX

NOW MOVE-IN READY!

Leasing by:

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A development by:



Property Specifications

Lower Kirby is a brand new class A development located just south of Beltway 8 and east of Highway 288 in South Houston. The property benefits from both the Beltway 8 and Highway 288 major expansion project that was recently completed in 2021, widening both freeways to 10 lanes, adding direct connector lanes, and reconstructing/widening both the Kirby Dr/Beltway 8 and S Spectrum Blvd/Hwy 288 intersections.

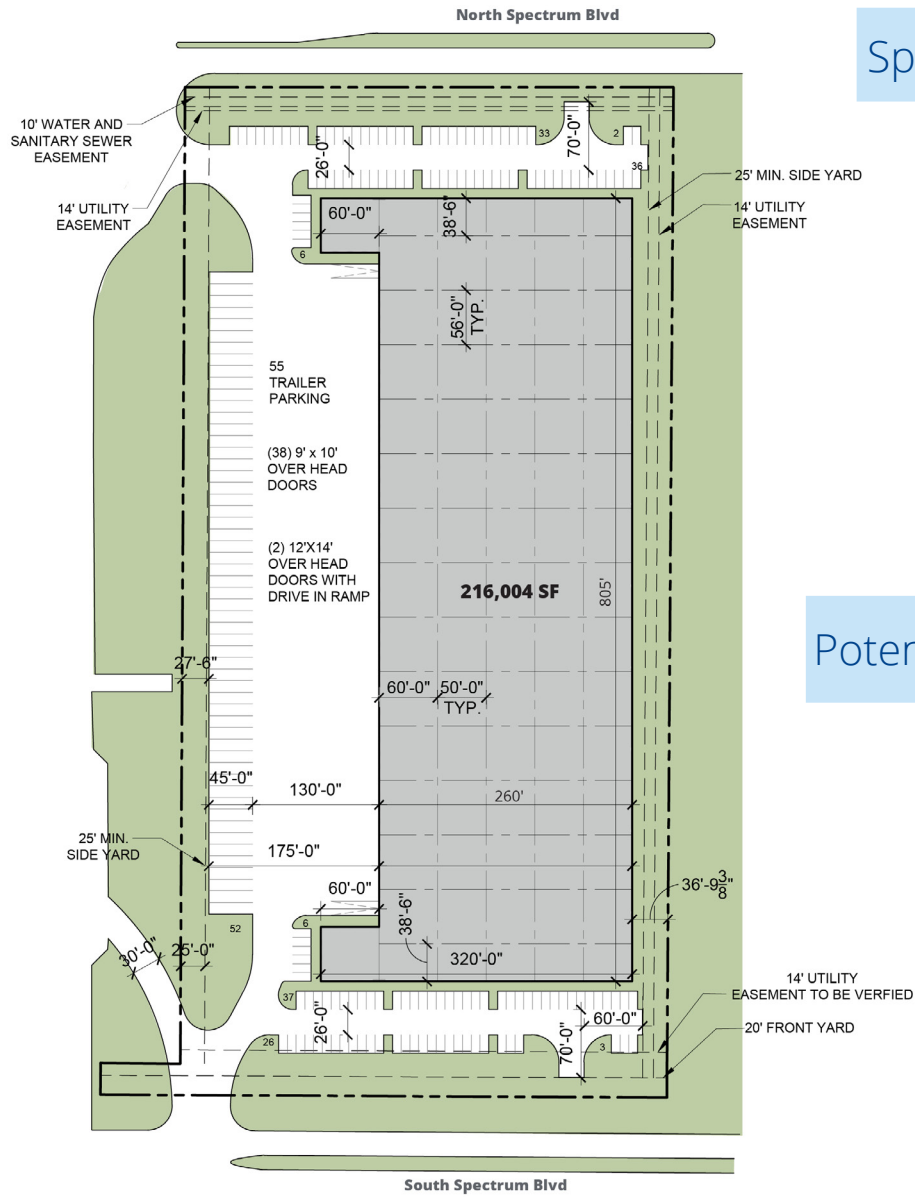
Property Features

- New Class A distribution building in South Houston
- 216,004 Total SF on 11.99 acres
- 3,356 SF of spec office
- Front load configuration
- Thirty-eight (38) 9' x 10' Dock high doors
- Two (2) 12' x 14' Overhead doors with drive-in ramp
- 36' Clear height
- 55 Trailer parks
- 149 Car parks
- 130' Truck court
- 260' Building depth
- 50' x 56' Column spacing
- 60' Speed bays
- Located in the Lower Kirby Restricted Business Park

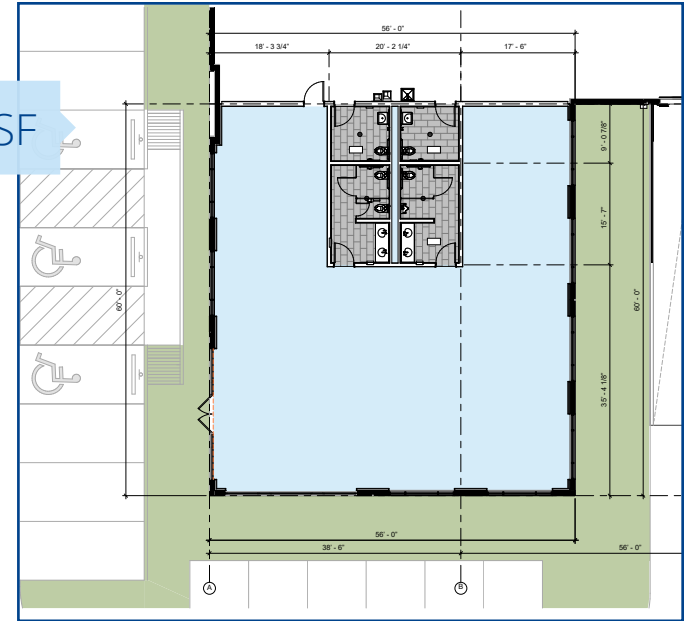
Contact Broker for pricing



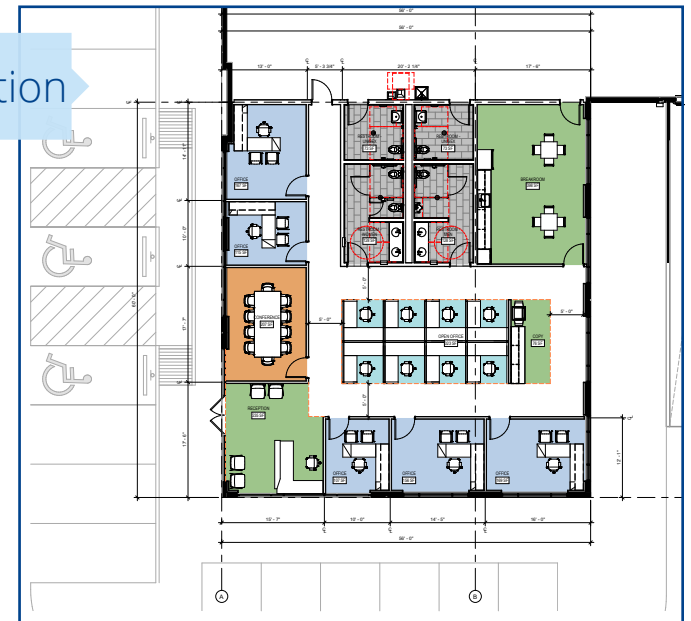
Site Plan



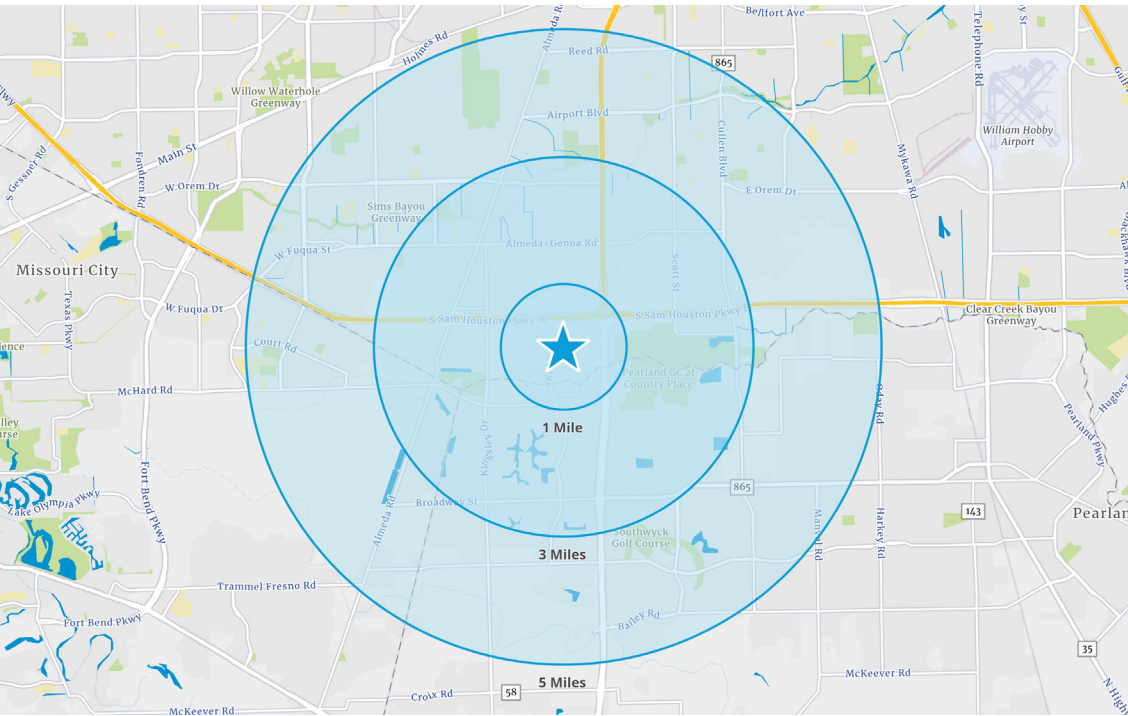
Spec Office - 3,356 SF



Potential Build-out Option

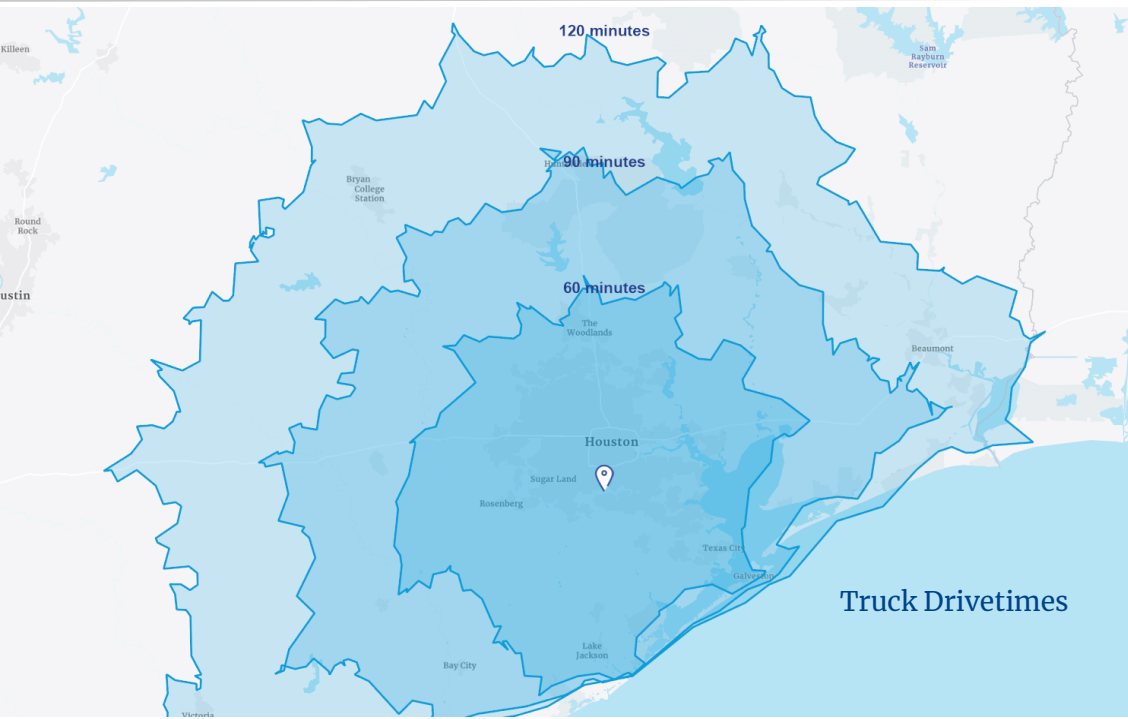


Demographics



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population (2023) | 953 | 83,539 | 214,875 |
| Projected Growth (2028) | 1,023 | 86,770 | 221,868 |
| Estimated Households (2023) | 388 | 28,943 | 71,590 |
| Projected Households (2028) | 404 | 30,207 | 71,590 |
| Est Avg Household Income (2022) | \$125,257 | \$118,533 | \$107,272 |
| Total Businesses | 281 | 2,487 | 4,797 |
| Total Employees | 3,159 | 27,764 | 46,006 |
| Labor Force (2023) | 524 | 40,961 | 99,437 |

| Key Distances | Miles | Key Distances | Miles |
|------------------|-------|------------------|-------|
| Interstate 10 | 0.7 | Port of Houston | 17.6 |
| Hwy 290 | 0.7 | Bush IAH | 32.7 |
| Loop 610 | 7.4 | San Antonio | 204 |
| Hobby Airport | 12.7 | Austin | 169 |
| Downtown Houston | 13.0 | Dallas/Ft. Worth | 252 |



60 Minutes

| | | | |
|------------------|-------------------|----------------|--------------------|
| | | | |
| 8,593,625 | \$246,447 | 312,675 | 8,553,775 |
| Total population | Median home value | Businesses | Daytime population |

90 Minutes

| | | | |
|------------------|-------------------|----------------|--------------------|
| | | | |
| 7,667,176 | \$253,920 | 281,900 | 7,643,063 |
| Total population | Median home value | Businesses | Daytime population |

120 Minutes

| | | | |
|------------------|-------------------|----------------|--------------------|
| | | | |
| 7,028,723 | \$254,462 | 260,454 | 7,063,548 |
| Total population | Median home value | Businesses | Daytime population |

Location & Access



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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|--|-------------|---------------------------|-----------------|
| Colliers International Houston, Inc. | 29114 | houston.info@colliers.com | +1 713 222 2111 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|-------------|---------------------------|-----------------|
| David Lee Carter | 364568 | david.carter@colliers.com | +1 713 830 2135 |
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|---|-------------|-------------------------|-----------------|
| Daniel Patrick Rice | 811065 | danny.rice@colliers.com | +1 713 830 2134 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date