

For Sale

**SITE**

GREEN OAK PARK  
TOTAL UNITS: 408

DAVIS  
HIGH SCHOOL

SPENCE  
ELEMENTARY

PLUMMER  
MIDDLE SCHOOL

**Lowe's**  
Distribution  
Center

BRISTOL  
APARTMENTS

ELLA BLVD

UNITED

Mazak

ATD

GED  
CED HOUSTON

Honeywell

GEARS RD

REMINGTON  
COLLEGE

DATA FOUNDRY

TGS

FMC  
Technologies

SAM HOUSTON  
VOLLEYBALL

BELTWAY  
8

SAM HOUSTON PKWY

145,904 VPD

apg

Curlington

Keurig  
DrPepper

amazon  
FULFILLMENT  
CENTER

HD  
SUPPLY

THE REYNOLDS  
COMPANY  
ELECTRICAL SUPPLY

Sysco

BNSF

BUILDER'S CHOICE

PINTO BUSINESS  
PARK

METRO  
Going Places

# NewQuest LOGISTICS & STORAGE FACILITY WITH OFFICES

NWC of Ella Blvd & Greens Pkwy | Houston, Texas 77067  
77,000 SF Flex/Industrial Building on ±7.65 acres

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## Project Highlights

# 77,000 SF Building on ±7.65 Acres for Sale in Houston, Texas

- **Prime Location:** Situated in the heart of North Houston District, on the NWC of Ella Blvd and Greens Parkway.
- **Exceptional Connectivity:** Immediate access to I-45, Beltway 8, Hardy Toll Road, and George Bush Intercontinental Airport.
- **Industrial Momentum:** Positioned in Houston's major logistics, distribution and industrial hub. Including: Pinto Business Park: 971-acre industrial park, Mazak Corporation, Amazon Fulfillment Center, Sysco Corp, DHL, Lowe's Distribution Center.
- **Versatile Opportunity:** Ideal for owner-users, investors, or redevelopment projects.



**21% POPULATION GROWTH**  
within 1 mile from 2020 to 2025

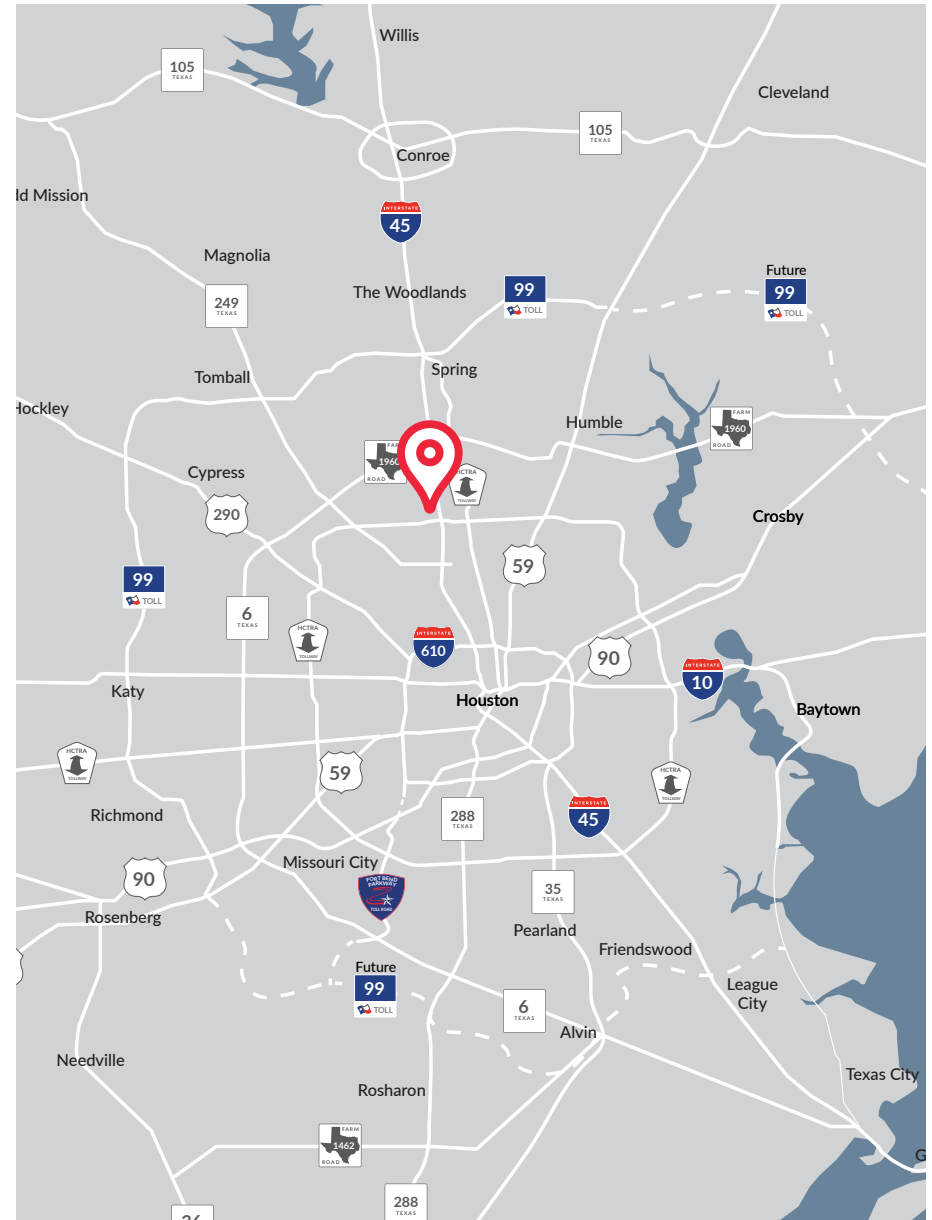


**\$78K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**338,955 POPULATION**  
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25



# Property Details

ADDRESS	11101 Ella Boulevard, Houston, Texas 77067
BUILDING SIZE	±77,768 SF with ±3,110 SF mezzanine
LAND SIZE	±7.65 Acres
CLEAR HEIGHT	21 ft - 26 ft (39 ft middle building)
YARD TYPE	Paved and Fenced
PRICE	Contact Broker for Pricing
SPRINKLERED	In the middle building only
PARKING SPACES	±525 spaces
POWER	1,600 amps and 480 (3-phase)
HVAC	80% of buildings
CONSTRUCTION	Type 11B (steel and concrete)
DOCKS	3 docks (2 dock high, 1 drive-in)
YEAR BUILT	1985 (renovated 2023)
SCHOOL DISTRICT	Aldine ISD
FRONTAGE	Approx. 575 ft on Ella Boulevard Approx. 210 ft on Greens Parkway
TRAFFIC COUNTS	Approx. 6,624 VPD on Ella Boulevard Approx. 5,138 VPD on Greens Parkway Approx. 14,231 VPD on Gears Road Approx. 203,640 VPD on Sam Houston Parkway Approx. 206,271 VPD on I-45

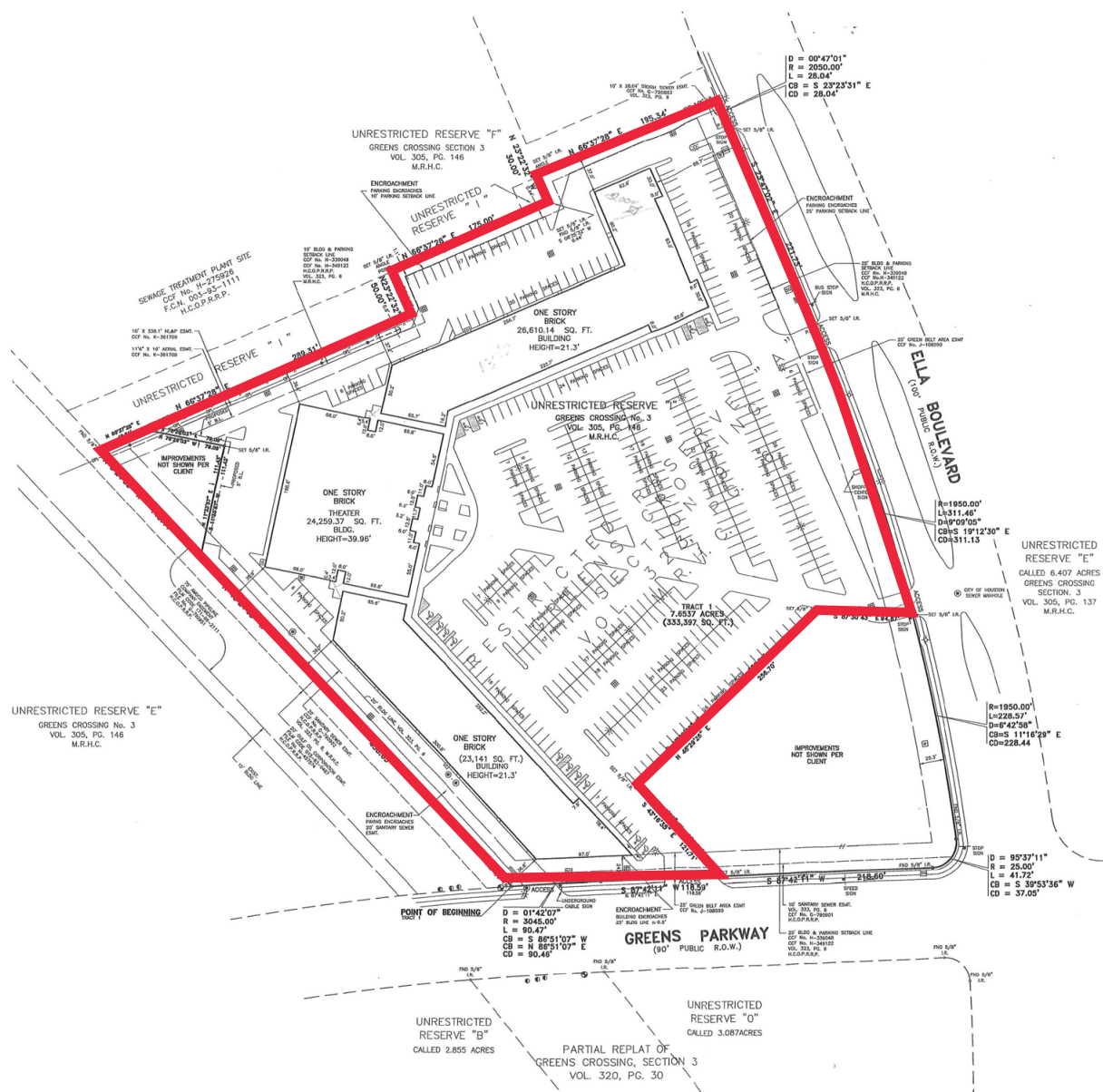






TxDOT Traffic Counts as of 2025 07.25 | 04.25









# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	3,579	45,087	104,400
Current Population	10,258	144,568	338,955
2020 Census Average Persons per Household	2.87	3.21	3.25
2020 Census Population	8,478	130,937	312,984
Population Growth 2020 to 2025	21.00%	10.41%	8.30%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	19.48%	21.68%	20.55%
2 Person Households	34.31%	26.50%	26.24%
3+ Person Households	46.21%	51.82%	53.22%
Owner-Occupied Housing Units	18.47%	35.82%	45.75%
Renter-Occupied Housing Units	81.53%	64.18%	54.25%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	13.38%	17.22%	19.11%
Black or African American	38.36%	32.11%	30.93%
Asian or Pacific Islander	5.09%	5.25%	6.06%
Other Races	42.31%	44.05%	42.39%
Hispanic	49.34%	54.45%	53.18%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$49,811	\$68,443	\$78,074
Median Household Income	\$40,620	\$53,839	\$60,457
Per Capita Income	\$18,119	\$22,781	\$25,445
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	34.34%	28.98%	29.92%
Estimated Bachelor's Degree	9.69%	9.67%	10.79%
Estimated Graduate Degree	2.41%	4.70%	4.67%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	29.0	29.8	30.8



# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Jeanie Gibbs</b>	<b>577767</b>	<b>ygibbs@newquest.com</b>	<b>281.640.7129</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Andre Azizi</b>	<b>420076</b>	<b>aazizi@newquest.com</b>	<b>281.955.3888</b>
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>



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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.

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