



FOR LEASE/SALE

10120 FAIRBANKS NORTH HOUSTON RD
HOUSTON, TX 77064

±20,157 SF OFFICE WAREHOUSE ON ±1.53 ACRES OF LAND

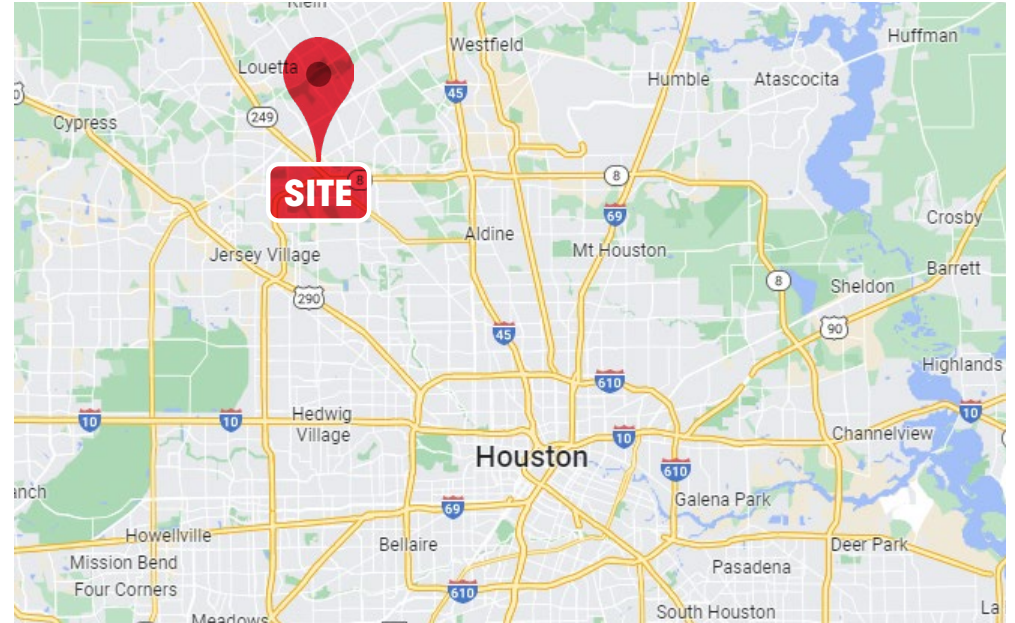
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Property Information

LISTING OVERVIEW

Price/Lease Rate	Contact Agent
Total Building Area	±20,157 SF
Total Acreage	±1.53 Acres
Loading	Grade Level
Clear Height	30'
Crane Capacity	20 Ton
Building Dimensions	200' (D) x 101' (W)



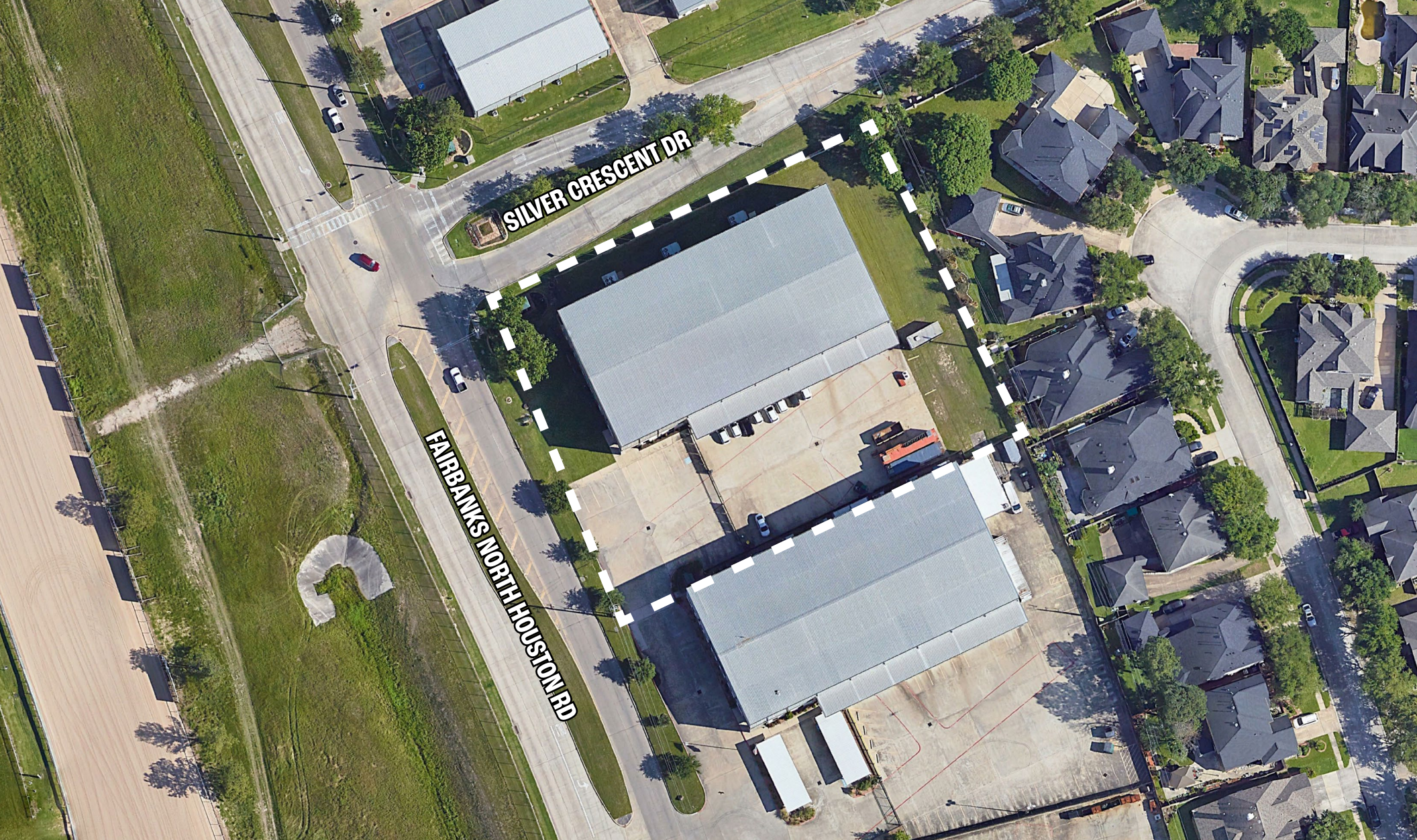
PROPERTY HIGHLIGHTS

- ±20,157 SF Office Warehouse on ±1.53 acres of Land
- ±3,300 SF of Office Space with Concrete Mezzanine
- Built in 2013, Expanded in 2015
- Metal Construction
- Located in Saddle Gate Business Park
- 30' Clear Height
- 100% Air-conditioned
- Two (2) 16'X14' Grade Level Doors
- Covered Loading Doors
- Heavy Power
- One (1) 10-ton Crane Served
- Building Depth and Width: 200' X 101' with Two (2) 50' Bays
- Clean Room
- Concrete Stabilized Yard
- Fully Fenced with Electric Gate and Security Cameras
- Additional Land for Outside Storage or Building Expansion
- Ample Parking
- Easy Access to Beltway 8, Hwy 249, Hwy 290, and I-45

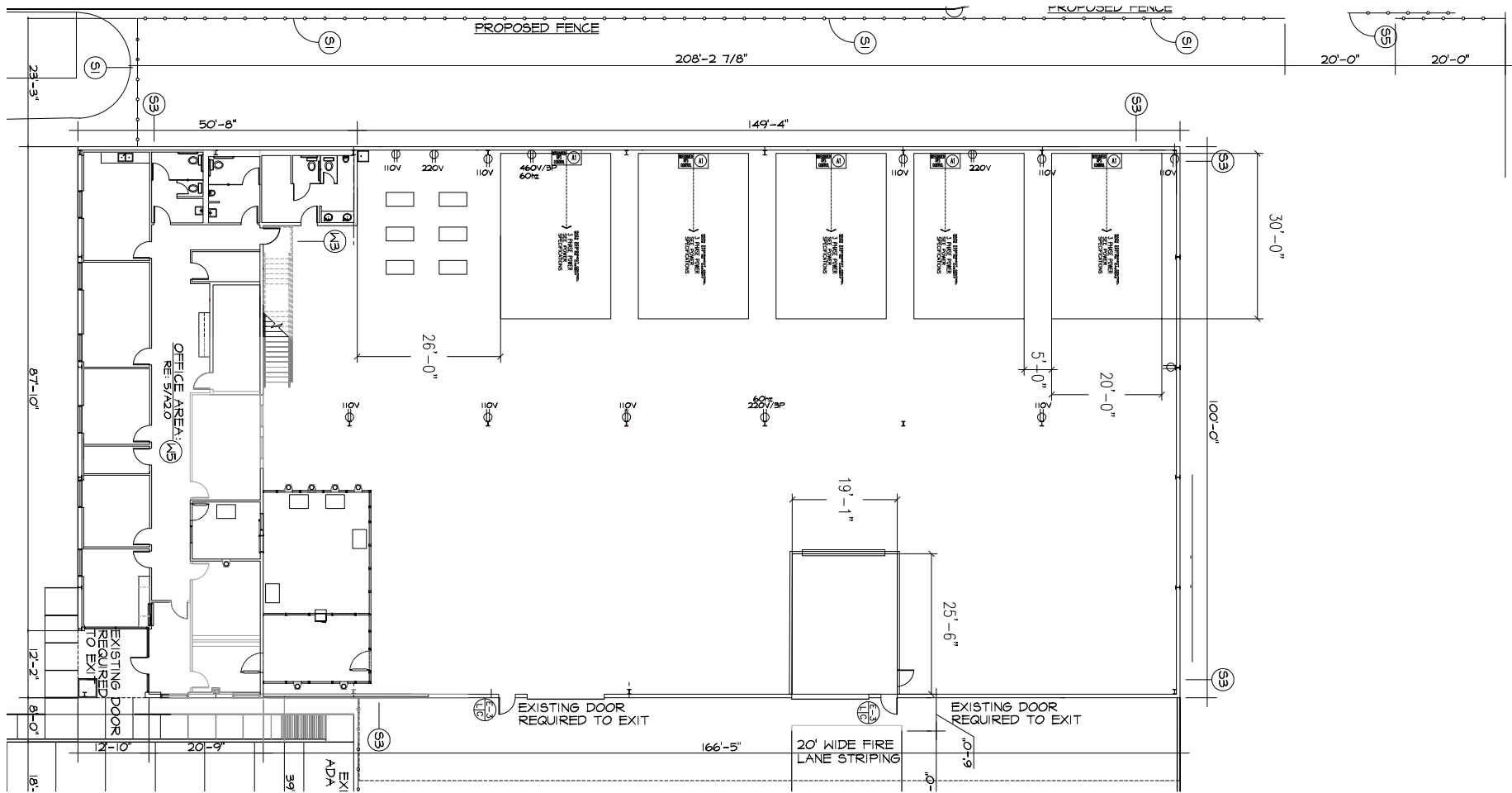
Property Imagery



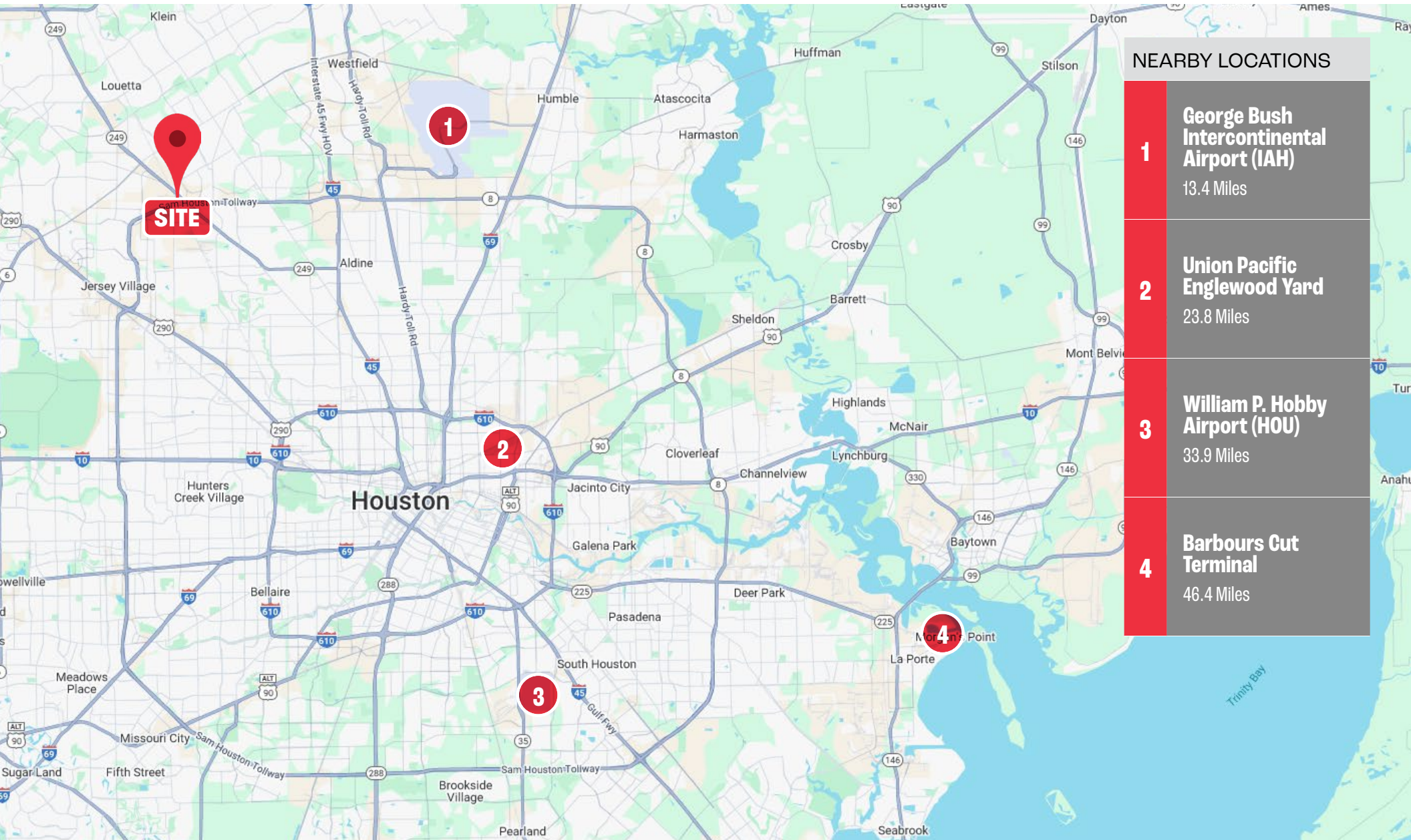
Aerial Imagery



Space Plan



Greater Houston Map



NEARBY LOCATIONS

1	George Bush Intercontinental Airport (IAH) 13.4 Miles
2	Union Pacific Englewood Yard 23.8 Miles
3	William P. Hobby Airport (HOU) 33.9 Miles
4	Barbours Cut Terminal 46.4 Miles

Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2nd** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5th** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

Demographics

	3 Mile	5 Mile	10 Mile
Population Summary			
2020 Population	5,410	98,049	314,909
2024 Population	4,979	91,814	298,838
2029 Population Projection	5,003	92,589	302,163
Annual Growth 2020-2024	-2.0%	-1.6%	-1.3%
Annual Growth 2024-2029	0.1%	0.2%	0.2%
Households			
2020 Households	1,498	31,744	108,179
2024 Households	1,372	29,589	102,155
2029 Household Projection	1,377	29,834	103,264
Annual Growth 2020-2024	-0.6%	0.0%	0.2%
Annual Growth 2024-2029	0.1%	0.2%	0.2%
Avg Household Size	3.60	3.10	2.90
Avg Household Vehicles	3.00	2.00	2.00
Housing			
Median Home Value	\$199,879	\$184,287	\$196,340
Median Year Built	2002	1990	1989
Owner Occupied Households	995	18,140	57,721
Renter Occupied Households	382	11,694	45,543
Household Income			
< \$25,000	204	4,873	17,154
\$25,000 - 50,000	228	6,218	24,333
\$50,000 - 75,000	184	5,955	18,953
\$75,000 - 100,000	206	4,278	13,665
\$100,000 - 125,000	178	2,736	8,760
\$125,000 - 150,000	136	1,777	6,211
\$150,000 - 200,000	183	2,059	7,290
\$200,000+	54	1,691	5,788
Avg Household Income	\$93,551	\$83,746	\$82,461
Median Household Income	\$83,555	\$64,801	\$61,556

	3 Mile	5 Mile	5 Mile
Population Summary			
Age 15+	3,937	73,240	238,518
Age 20+	3,490	66,266	217,031
Age 35+	2,403	46,340	152,069
Age 55+	1,052	21,963	74,024
Age 65+	515	11,372	40,217
Median Age	33.50	35.40	35.60
Avg Age	35.10	36.40	36.80
Education			
Some High School, No Diploma	799	13,204	39,095
High School Graduate	802	15,380	48,652
Some College, No Degree	880	16,968	57,288
Associate Degree	209	4,326	12,274
Bachelor's Degree	474	10,286	35,720
Advanced Degree	101	3,487	14,538
Employment			
Civilian Employed	2,596	47,557	151,874
Civilian Unemployed	119	2,193	7,171
Civilian Non-Labor Force	1,134	22,096	75,170
U.S. Armed Forces	0	0	14
Housing Value			
< \$100,000	80	1,307	4,277
\$100,000 - 200,000	416	9,146	25,224
\$200,000 - 300,000	394	5,549	18,117
\$300,000 - 400,000	101	1,426	5,919
\$400,000 - 500,000	0	342	1,576
\$500,000 - 1,000,000	0	173	1,653
\$1,000,000+	0	89	390

Demographic data © CoStar 2025

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The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



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