

FOR LEASE



Exchange on Bissonnet

11450 Bissonnet St
Houston, Texas 77099
www.exchange.tx.com

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077
713.789.2200

www.LandParkCo.com



FOR LEASE

Exchange on Bissonnet

11450 Bissonnet Street • Houston, Texas 77099

PROPERTY DESCRIPTION

This impressive industrial property located at 11450 Bissonnet St, in the bustling city of Houston, TX, is now available for lease. Boasting a spacious and versatile floor plan, this property is perfect for a range of industrial uses including warehousing, manufacturing, distribution, and more.

The building's expansive 105,000 square feet of total space is sure to meet all of your business needs. Featuring high ceilings and ample natural light, the generous dimensions offer an open and flexible layout, which can be easily tailored to suit your specific requirements.

Conveniently located in a prime industrial area, this property is easily accessible by both transportation and major highways, making it an ideal location for businesses looking for a centralized location to serve the Houston metropolitan area.

87 standard size warehouses between 1000 and 2,500 square feet. Featuring ample parking, loading dock facilities, and easy access to public transit, this property is an excellent choice for businesses looking to boost productivity and streamline operations.

If you're looking for an exceptional industrial property in a prime location, this is an opportunity not to be missed. Contact us today to schedule a viewing and discover all that this incredible property has to offer!

Located conveniently near the Westpark Tollway, the 610 loop, Southwest Freeway and Sam Houston Tollway. Perfect location for mechanics.

For More Information

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- 105,000 Square Industrial Gross Property
- 5 Acre Lot Size
- Ideal for Small Business
- On-Site Professional Management
- 10' x 10' Roll-Up Garage Doors
- 12' x 14' Clearance Height Ceiling
- Exterior Office Door On All Units
- Tenant Marque Signage Available
- Assigned Parking
- Frontage on Heavily Trafficked Bissonnet Street
- Secured Gated Access
- Extra Reserved Parking Available

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)	OPEX (sf/yr)
116	1,250 SF	\$11.00 NNN	\$4.75
401	1,250 SF	\$11.00 NNN	\$4.75
410	1,250 SF	\$11.00 NNN	\$4.75
415	1,250 SF	\$11.00 NNN	\$4.75



Availability

2

212	1250 sqft
211	1250 sqft
210	1250 sqft
209	1250 sqft
208	1250 sqft
207	1250 sqft
206	1250 sqft
205	1250 sqft
204	1250 sqft
203	1250 sqft
202	1250 sqft
201	1250 sqft

1

117	1250 sqft
116	1250 sqft
115	1250 sqft
114	1250 sqft
113	1250 sqft
112	1250 sqft
111	1250 sqft
110	1250 sqft
109	1250 sqft
108	1250 sqft
107	1250 sqft
106	1250 sqft
105	1250 sqft
104	1250 sqft
103	1250 sqft
101 +102	1250 sqft

4

423	1250 sqft	424	1250 sqft
421+422		2500 sqft	
419	1250 sqft	420	1250 sqft
417	1250 sqft	418	1250 sqft
415	1250 sqft	416	1250 sqft
413	1250 sqft	414	1250 sqft
411	1250 sqft	412	1250 sqft
409	1250 sqft	410	1250 sqft
407+408		2500 sqft	
405	1250 sqft	406	1250 sqft
403+404		2500 sqft	
401	1250 sqft	402	1250 sqft

3

333+334		2500 sqft	
331	1000 sqft	332	1500 sqft
329	1000 sqft	330	1500 sqft
327	1000 sqft	328	1500 sqft
325	1000 sqft	326	1500 sqft
323	1000 sqft	324	1500 sqft
321	1000 sqft	322	1500 sqft
319	1000 sqft	320	1500 sqft
317	1000 sqft	318	1500 sqft
315	1000 sqft	316	1500 sqft
313	1000 sqft	314	1500 sqft
311	750 sqft	312	1750 sqft
309	1000 sqft	310	1500 sqft
307	1000 sqft	308	1500 sqft
305	1000 sqft	306	1500 sqft
303	625 sqft	301	625 sqft
302	625 sqft	304	625 sqft

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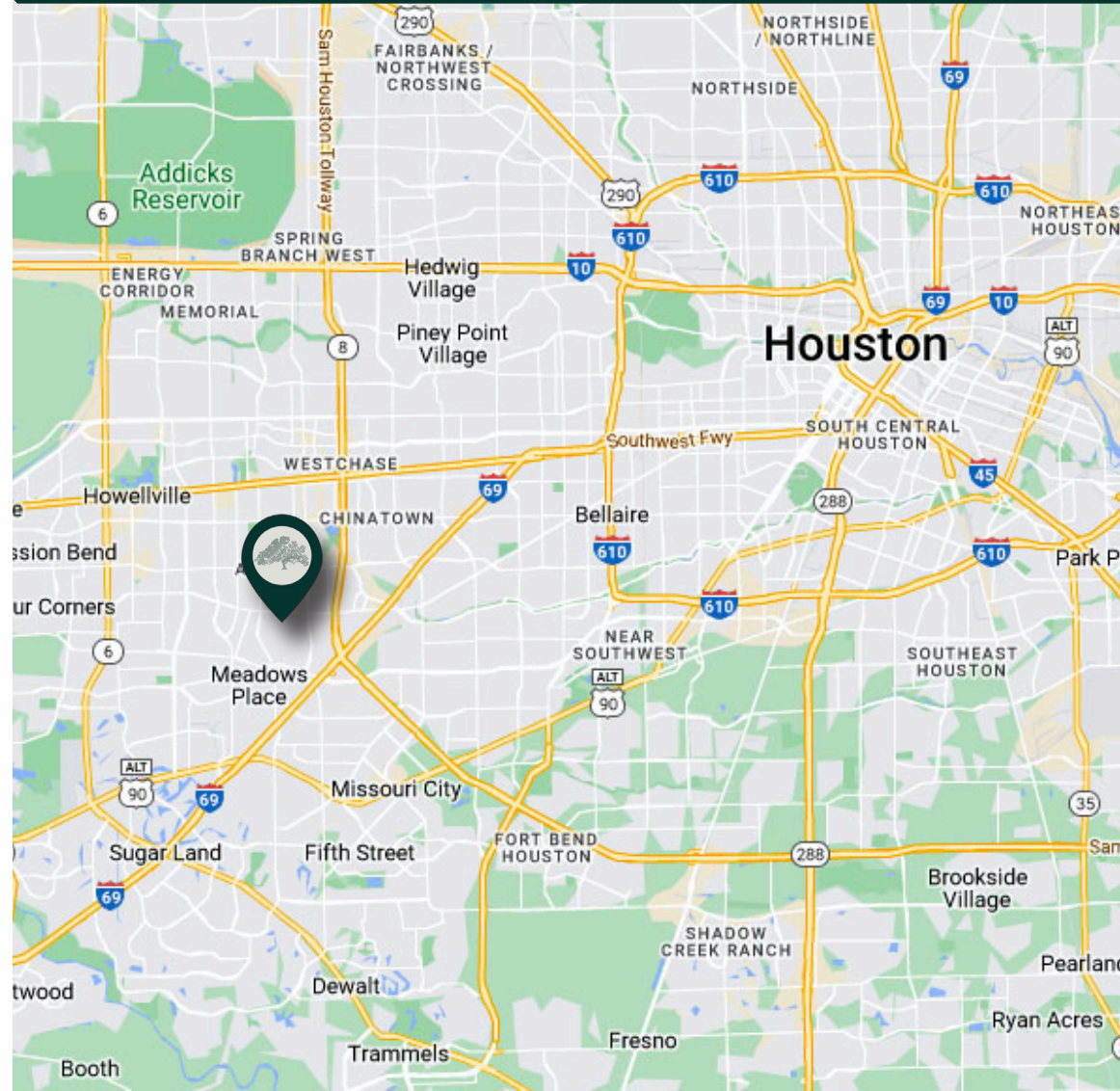
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POPULATION

	2miles	5miles	10miles
2010	100,315	465,565	1,237,649
2023	102,348	480,129	1,392,272
Annual Growth 2010-2023	0.2%	0.2%	1.0%

INCOME

	2miles	5miles	10miles
Avg Household Income	\$53,846	\$67,297	\$98,427
Median Household Income	\$41,838	\$46,829	\$66,030



TRAFFIC

	Traffic Volume	Distance from Property	Count Year
Bissonnet St / S Kirkwood Rd W	37,115	0.33 mi	2022
Court Glen Dr / Bissonnet St N	5,135	0.18	2022

Demographics

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BISSONNET STREET

212	1,250 SF	423	1,250 SF	424	1,250 SF
211	1,250 SF	420 + 422	2500 SF		
210	1,250 SF	419	1,250 SF	420	1,250 SF
209	1,250 SF	417	1,250 SF	418	1,250 SF
208	1,250 SF	415	1,250 SF	416	1,250 SF
207	1,250 SF	413	1,250 SF	414	1,250 SF
206	1,250 SF	411	1,250 SF	412	1,250 SF
205	1,250 SF	409	1,250 SF	410	1,250 SF
204	1,250 SF	407 + 408	2500 SF		
203	1,250 SF	405	1,250 SF	406	1,250 SF
202	1,250 SF	403 + 404	2500 SF		
201	1,250 SF	401	1,250 SF	402	1,250 SF
117	1,250 SF	333 + 334 2,500 SF			
116	1,250 SF	331	1,000 SF	332	1,500 SF
115	1,250 SF	329	1,000 SF	330	1,500 SF
114	1,250 SF	327	1,000 SF	328	1,500 SF
113	1,250 SF	325	1,000 SF	326	1,500 SF
112	1,250 SF	323	1,000 SF	324	1,500 SF
111	1,250 SF	321	1,000 SF	322	1,500 SF
110	1,250 SF	319	1,000 SF	320	1,500 SF
109	1,250 SF	317	1,000 SF	318	1,500 SF
108	1,250 SF	315	1,000 SF	316	1,500 SF
107	1,250 SF	313	1,000 SF	314	1,500 SF
106	1,250 SF	311	1,000 SF	312	1,750 SF
105	1,250 SF	309	1,000 SF	310	1,500 SF
104	1,250 SF	307	1,000 SF	308	1,500 SF
103	1,250 SF	305	1,000 SF	306	1,500 SF
101+102	1,250 SF	303	1,000 SF	302	1,500 SF
		625	625	625	625
		SF	SF	SF	SF

Site Plan

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Site Plan

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Exchange on Bissonnet



Aerial Map



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.



11-2-2015

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexander MacDowell Houston J	617044	ahouston@landparkco.com	(832) 657-1741
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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