



AVAILABLE FOR LEASE OR SALE

5020 Acorn Drive | Northwest Houston, Texas
3-Buildings | 542,851 SF | Q2 2026 Delivery

HOUSTON CBD

GALLERIA



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The Brickyard is a **three-building, 542,851-square-foot business park** strategically located within the **core of Northwest Houston**. Given its proximity to an **outstanding skilled labor force and unparalleled rooftop growth**, the project will provide an ideal location to meet the demand of today's tenant with **immediate access** to U.S. 290.





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DRIVE TIMES

	MILES
Pinemont Dr. to 	1.1
Antoine Dr. to 	0.9
 610	5.0
 8	5.7
Houston CBD	8.0
Galleria	8.4
Port of Houston - Denver Harbor	15.3
George Bush Intercontinental Airport	20.4



ADJACENT TO THE
FASTEST GROWING
AREA IN THE COUNTRY



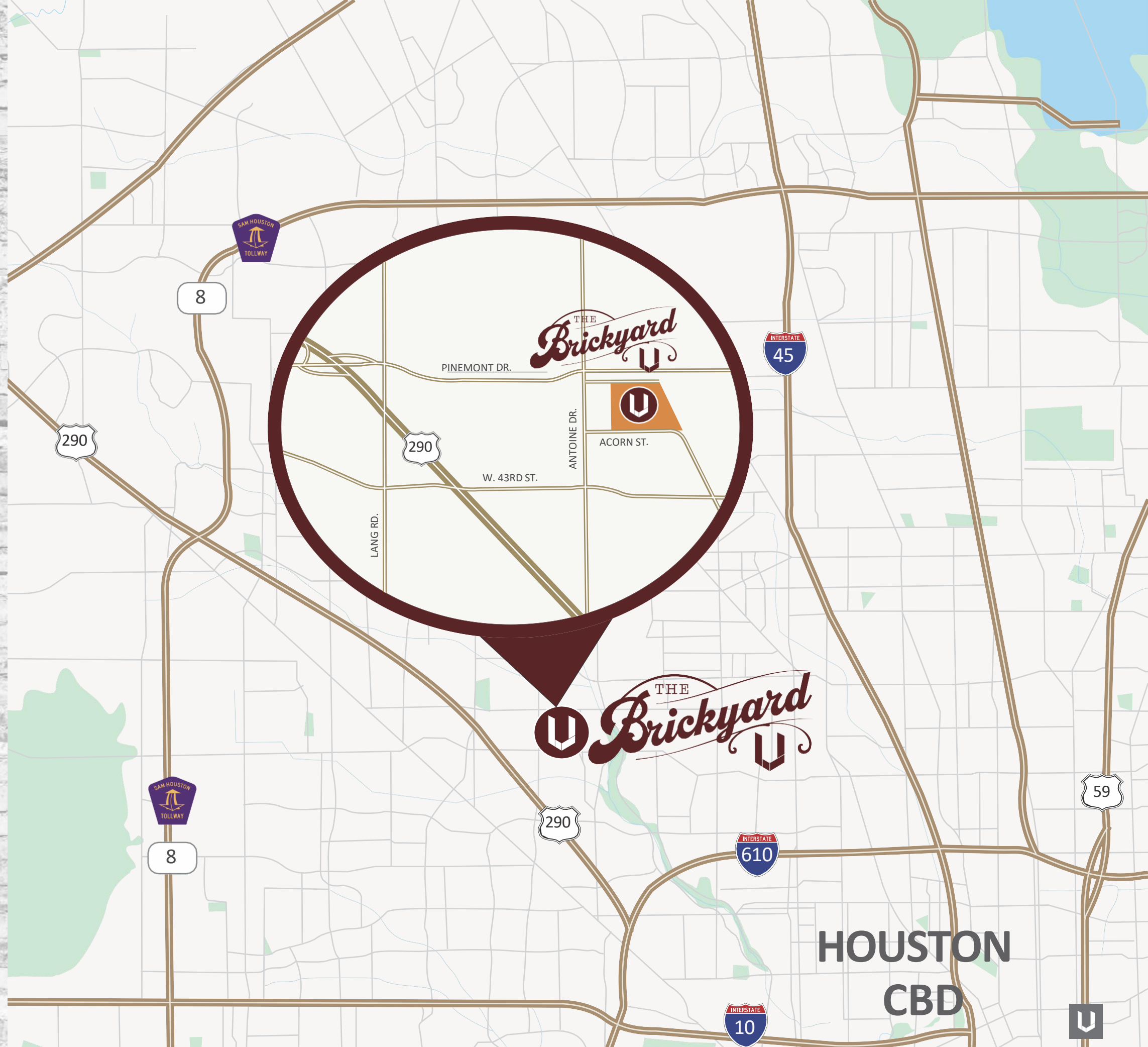
THE MOST INFILL
DEVELOPMENT
IN NORTHWEST HOUSTON IN
25 YEARS

DEVELOPED BY

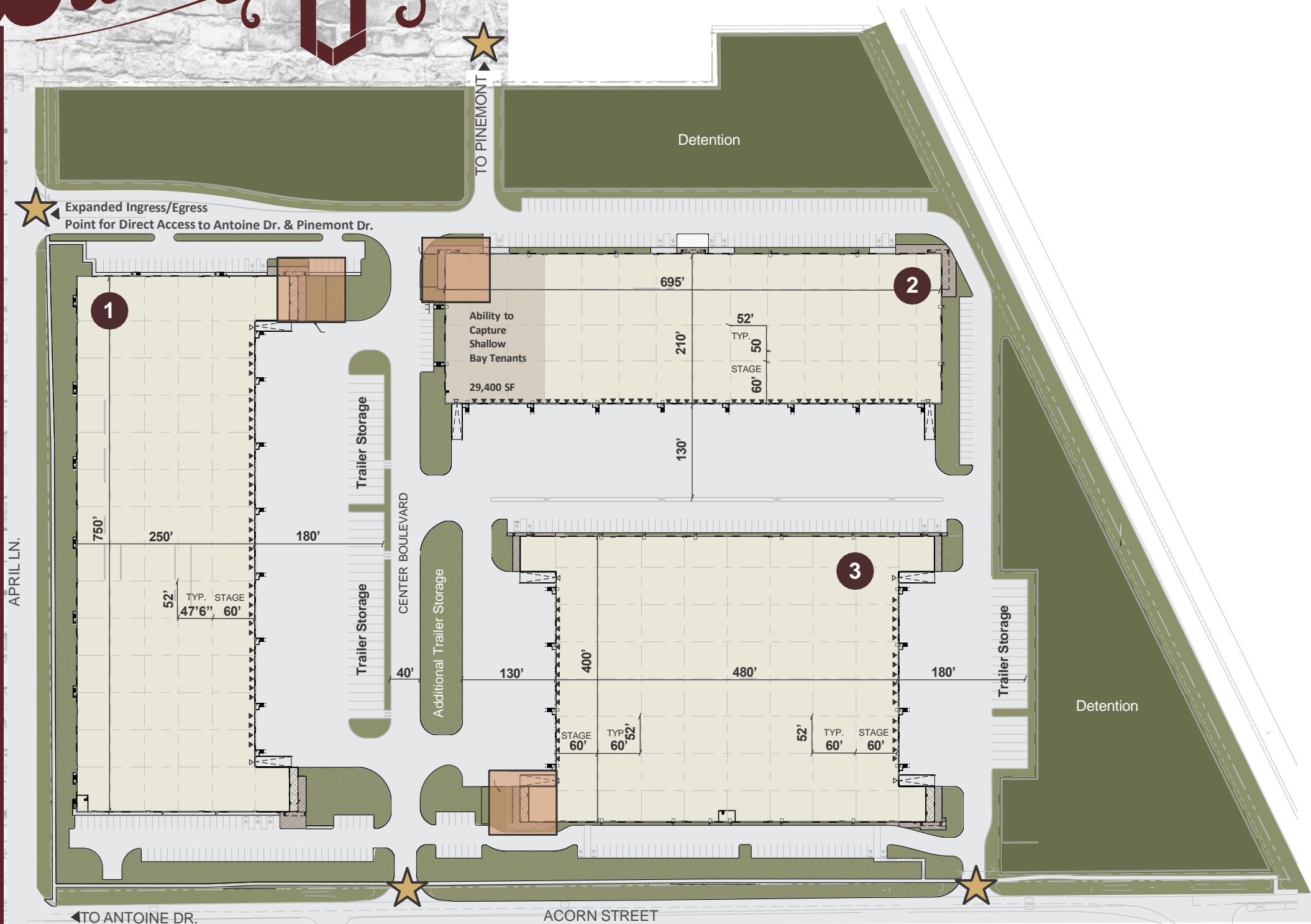
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ULR'S PREMIER AMENITY area is a uniquely crafted space that is designed for employees to thrive. In a commoditized industry where all spec offices look the same, we intentionally set out to create a space that combined core elements of a new age office: open office concept, functional work stations, **blended indoor/outdoor work space** and a **dedicated outdoor patio** where employees are surrounded by **thoughtfully placed landscaping** instead of a concrete jungle. Said differently, we kept asking ourselves: **Why can't we create a Class A office experience in a Class A Business Park?**

The Brickyard provides tenants **4 distinct points of ingress/egress**, allowing traffic to flow quickly back to signalized intersections at Antoine & Pinemont Drive.

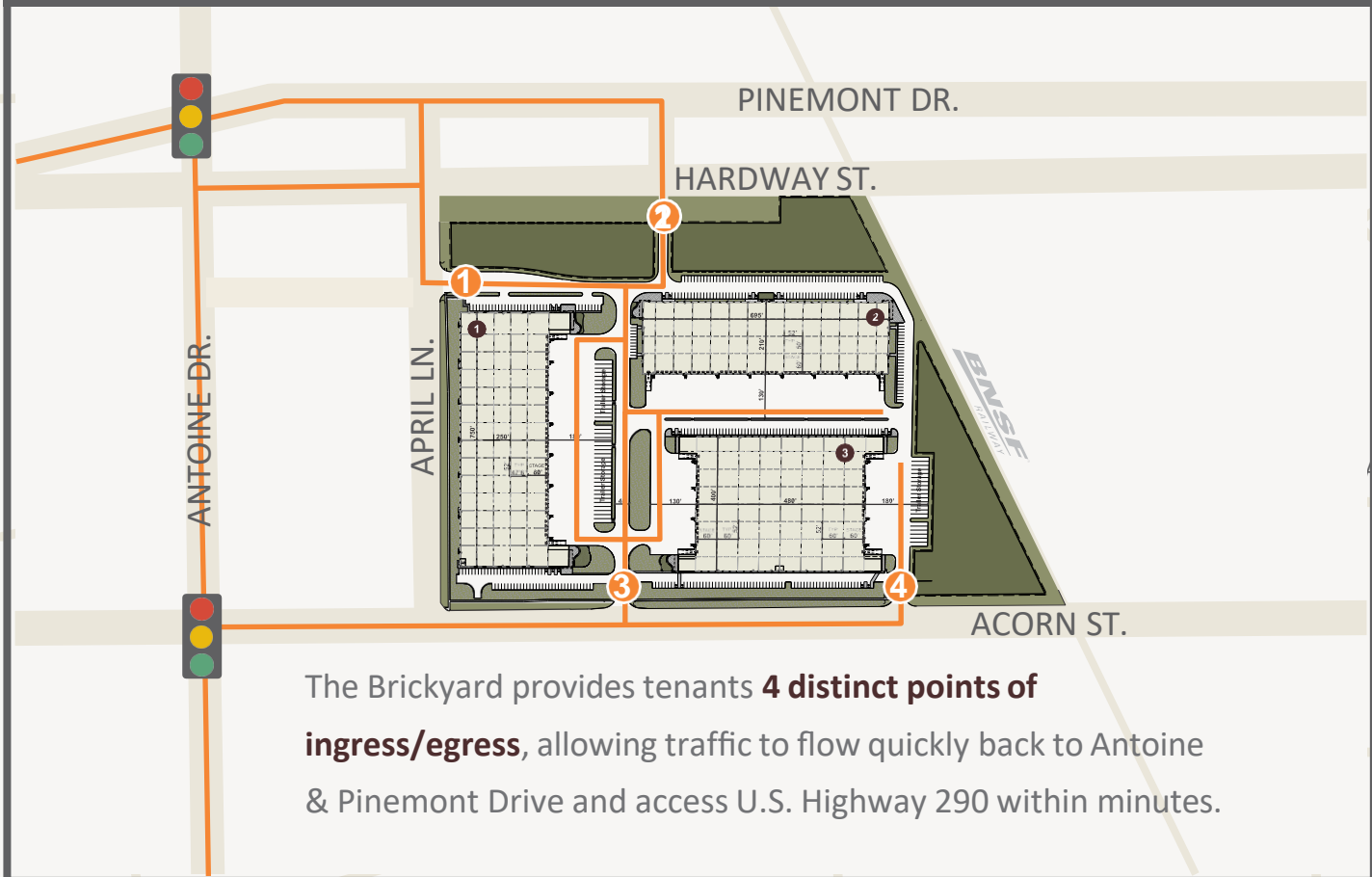
1	Square Feet	194,996
	Minimum Divisible SF	97,487
	Parking Spaces	97
	Trailer Storage	40
	Truck Court Depth	180'
	Truck Court	Securable
	Clear Height	32'
	Dock Doors	38
	Sprinkler System	ESFR
	Premier Amenity Space	1 (Expandable)

2	Square Feet	145,902
	Minimum Divisible SF	29,400
	Parking Spaces	132
	Truck Court Depth	130'
	Truck Court	Securable
	Clear Height	32'
	Dock Doors	32
	Sprinkler System	ESFR
	Premier Amenity Space	1 (Expandable)

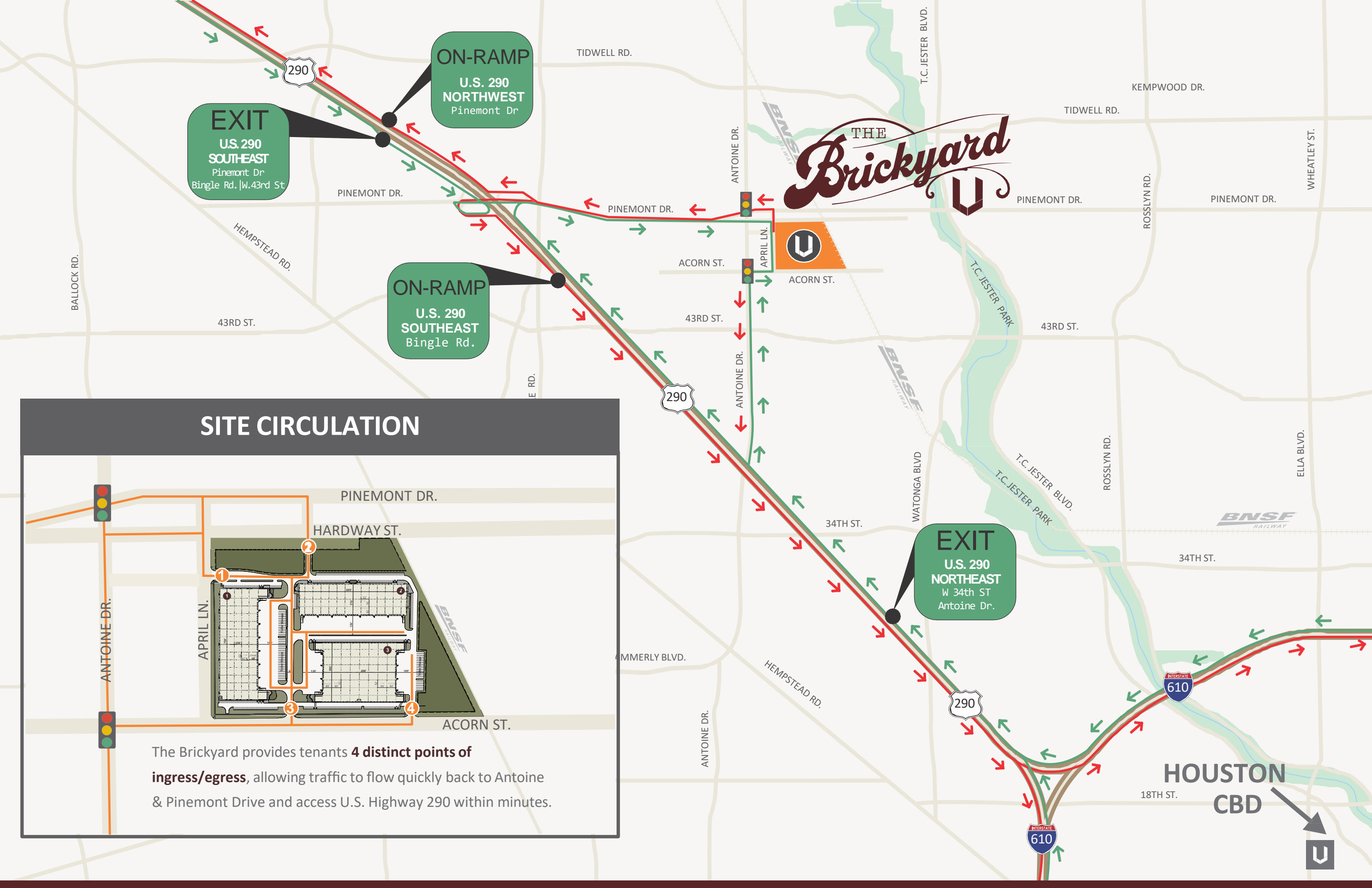
3	Square Feet	201,953
	Minimum Divisible SF	50,500
	Parking Spaces	130
	Trailer Storage	22 - Expandable
	Truck Court Depth	130' - 180'
	Truck Court	Securable
	Clear Height	32'
	Dock Doors	42
	Sprinkler System	ESFR
	Premier Amenity Space	1 (Expandable)



SITE CIRCULATION



The Brickyard provides tenants **4 distinct points of ingress/egress**, allowing traffic to flow quickly back to Antoine & Pinemont Drive and access U.S. Highway 290 within minutes.





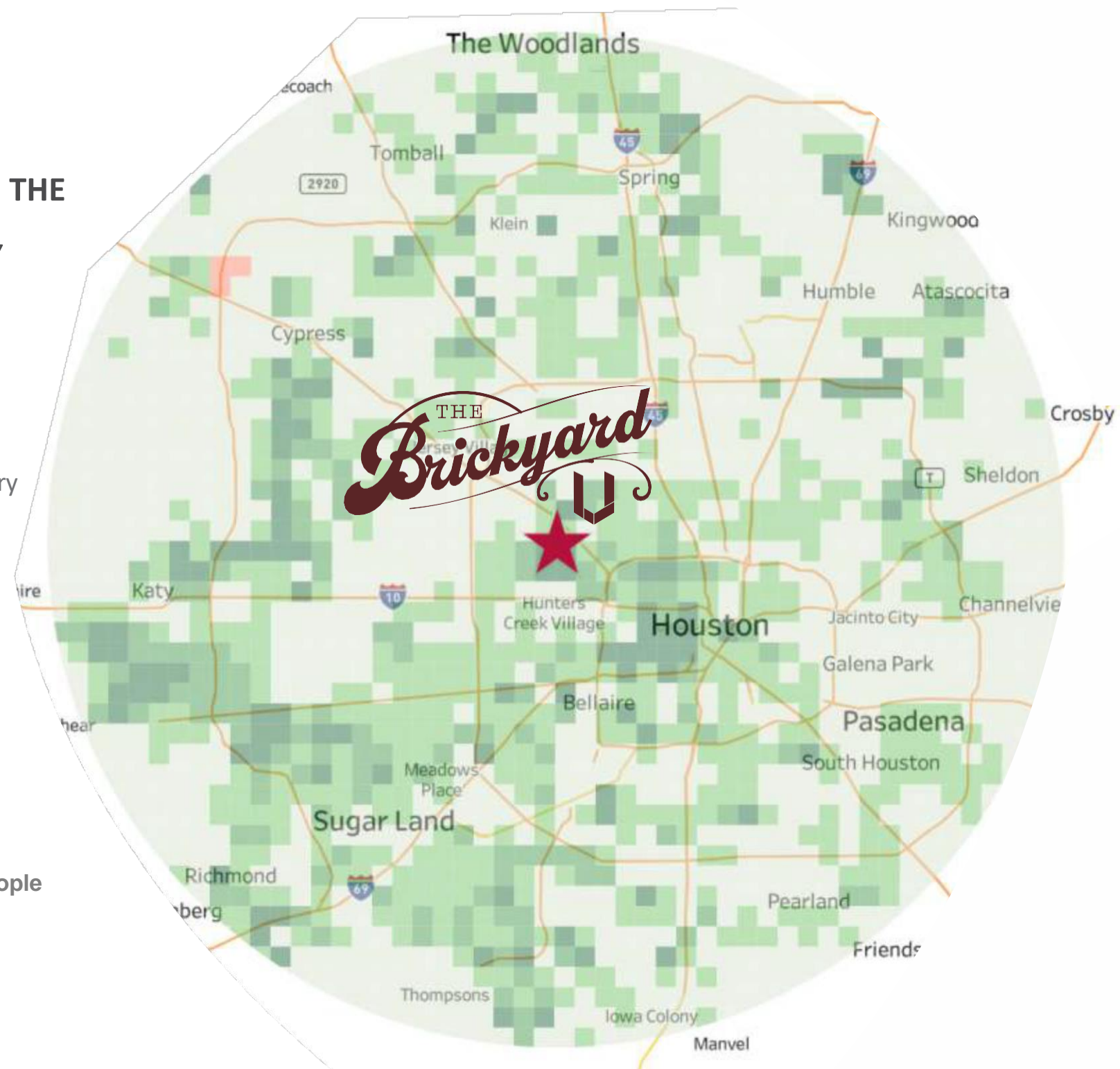
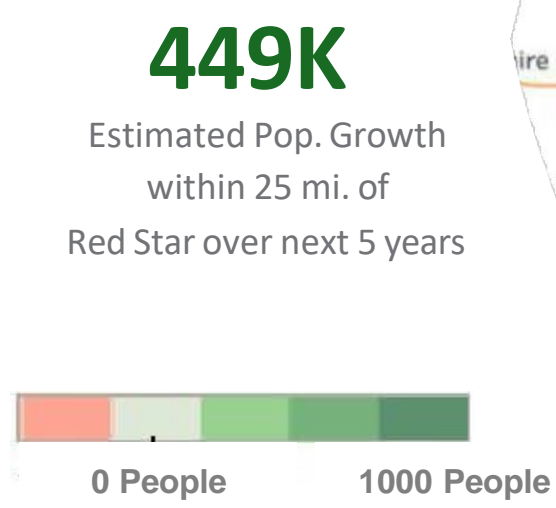
HEAT MAP: 5-YEAR POPULATION GROWTH FORECAST

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★
THE **RED STAR** MARKS THE
FASTEST GROWING AREA
IN THE ENTIRE COUNTRY

5-YEAR
Population Growth Heatmap
within 25 mi. of
Fastest Growing Area in Country



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Through ULR's proprietary data science platform EvolveRE and our development expertise, we analyze thousands of factors when selecting a potential project to ensure we mitigate risk, create upside, and provide overall investment assurance.



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Principal
Asset Management®

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