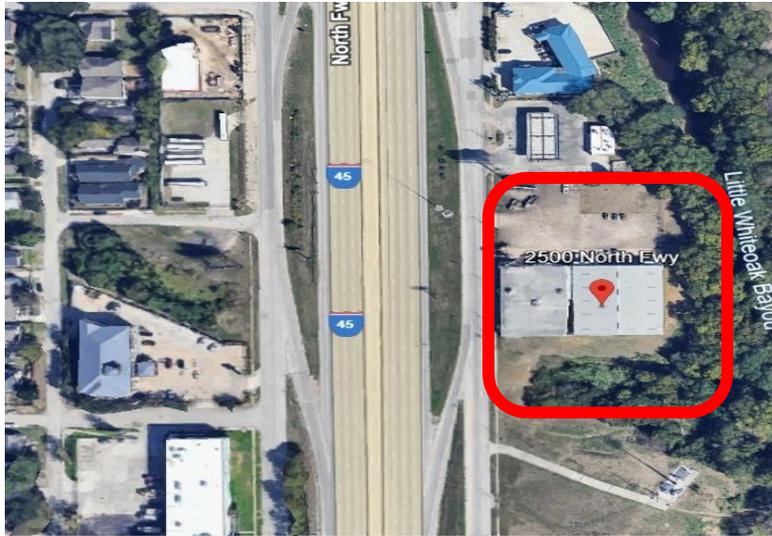


CMI Brokerage

FOR LEASE

2500 North Freeway
Houston, TX 77009

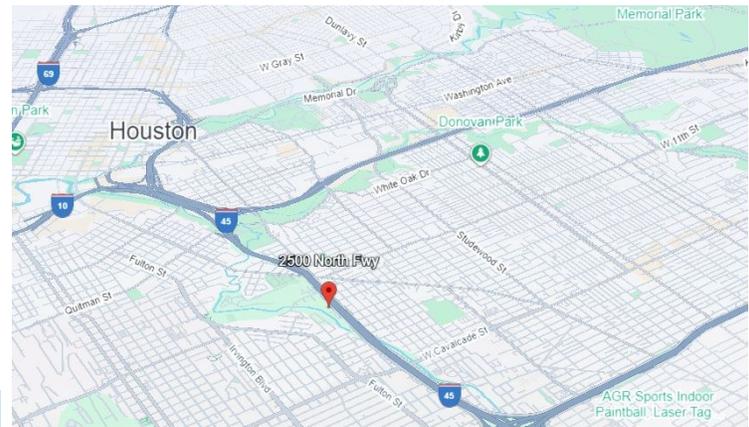


Rate: \$6.00 PSF/YR/NNN
Includes 2-sided Billboard
3—5 Year Term

Standalone Building
25,862 SF

Ideal Potential: Family Entertainment with Play Area; Automotive Center; Brewery; Fitness Center; and “Last Mile” Staging.

- 31,000 SF Gated Parking—Storage Yard, Laydown Yard or Truck Parking
- Building 1 with HVAC:
10,339 SF Showroom + 275 SF Office
- Building 2—Expansive and Unobstructed. Warehouse has Dock Accessibility
- 20 ft ceiling height



- Excellent Visibility from I-45, North and Southbound
- Traffic Count 209,900 VPD
- Entrance has Electronic Gate Access
- On-site Double-sided Billboard



For Leasing Inquiries Please Contact:

James W. Sinclair, Jr. CCIM CPM® RPA®
jsinclair@cmirealestate.com

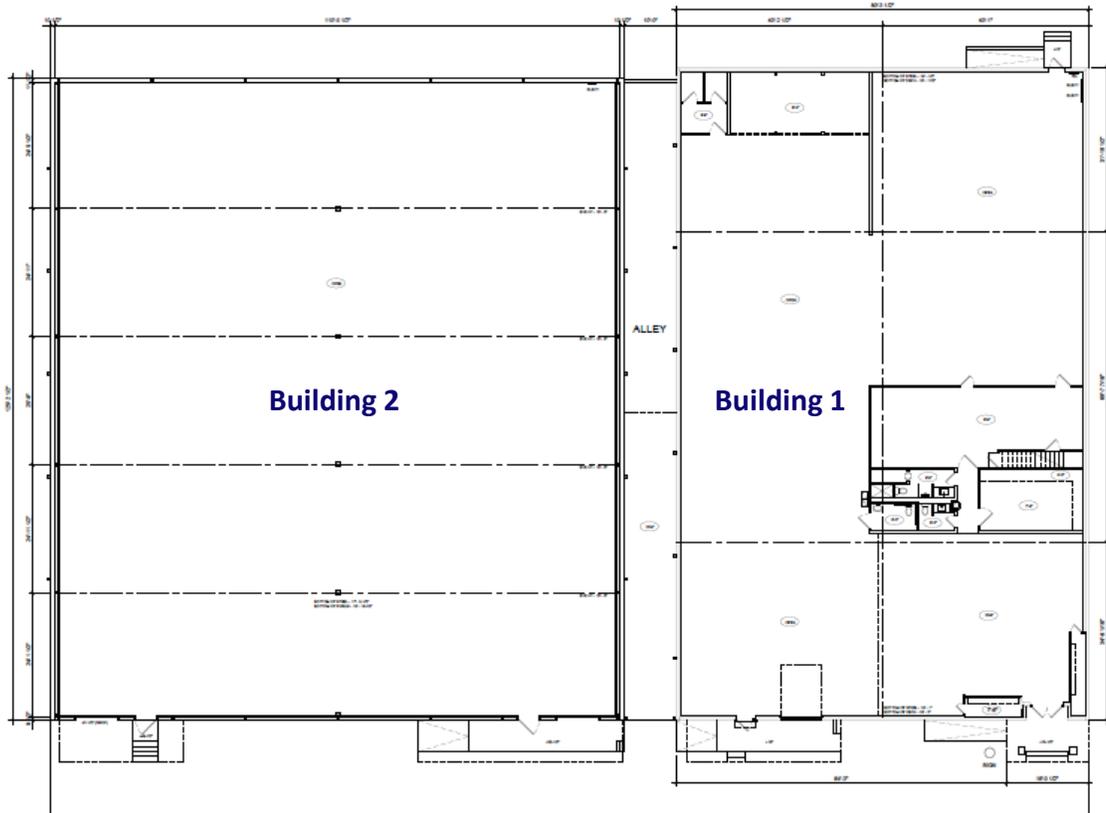
cmi brokerage

820 Gessner, Suite 1525
Houston, TX 77025
www.cmirealestate.com
713-961-4666

Floor Plan

2500 North Fwy, Houston, TX 77009

Building 1 and Building 2



13-10-14-1
20 JUNE 2025 - FOR REVIEW

Building 1 - 10,614 sq. ft.
Building 2 - 13,998 sq. ft.
Alley - 1,250 sq. ft.
Total = 25,862 sq. ft.

MEZZANINE 1 - 1,000 SQ FT
MEZZANINE 2 - 1,000 SQ FT
ALLEY - 1,250 SQ FT
TOTAL - 25,862 SQ FT

OSHOBY & TANG ARCHITECTS
ARCHITECTS
1000 RICE BLVD, SUITE 100
HOUSTON, TEXAS 77006
PH: 713.261.1000
WWW.OSHOBYANDTANG.COM

MEZZ PLAN
SCALE: 1/8" = 1'-0"

LEASE BUILDING

2500 NORTH FREEWAY
HOUSTON, TEXAS 77009

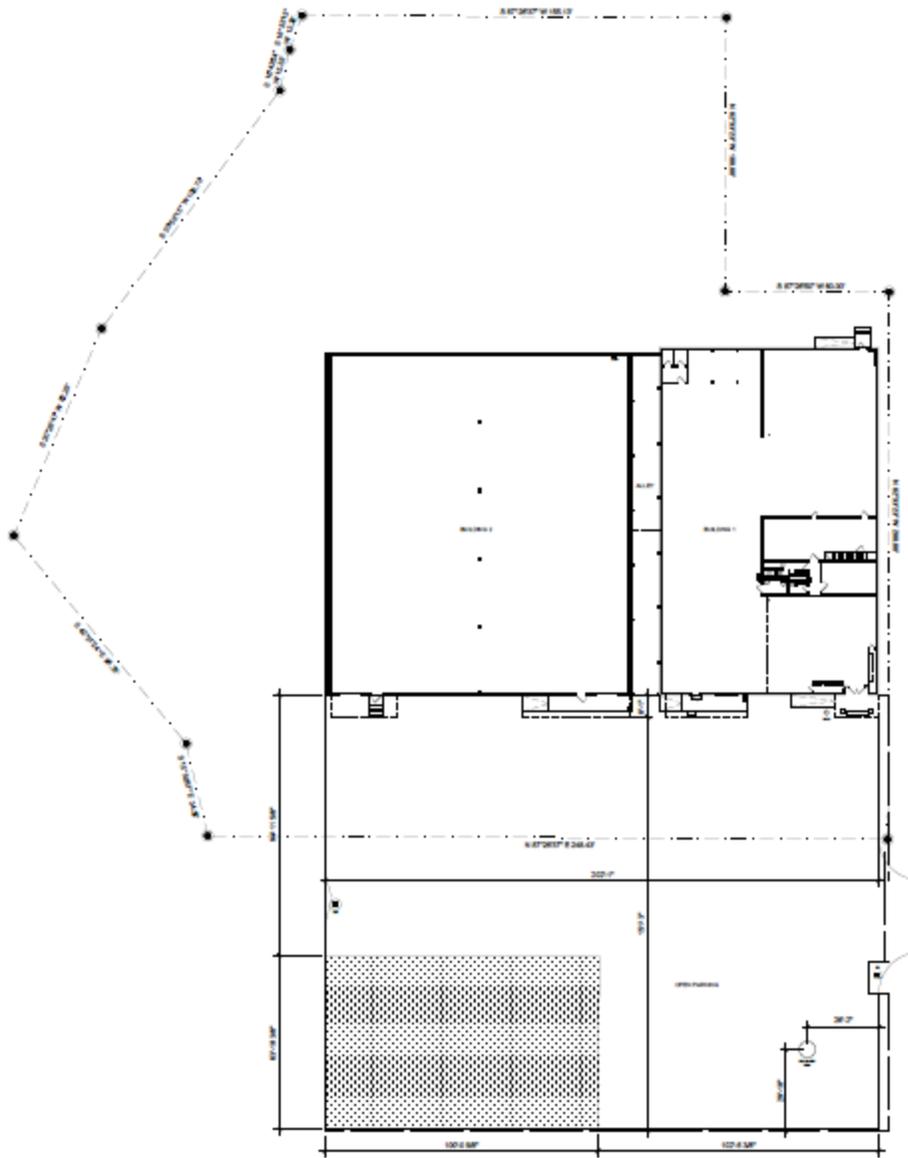
DATE: 21 JUN 2025
SCALE: AS SHOWN
DRAWN BY: JST

FLOOR PLAN
SCALE: 1/8" = 1'-0"

AS-BUILT PLAN
DATE: 21 JUN 2025

Site Plan

2500 North Fwy, Houston, TX 77009



1 SITE PLAN
SCALE: 1" = 20'-0"

Date Issued: 20 JUNE 2025 - FOR REVIEW

OSBOEN & TAYLOR ARCHITECTS
ARCHITECTS
10000 Katy, Suite 100
Houston, Texas 77055
Tel: 281.461.1000
Fax: 281.461.1001
www.osboen.com

LEASE BUILDING

2500 NORTH FREEWAY
HOUSTON, TEXAS 77009

Project No. 25002
Owner: JD
Contract: 85

AS-BUILT SITE PLAN

Sheet No. AS1.0

Demographic Summary Report

2500 North Fwy, Houston, TX 77009

Building Type: **General Retail** Total Available: **23,750 SF**
 Secondary: **Freestanding** % Leased: **0%**
 GLA: **23,750 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1976**

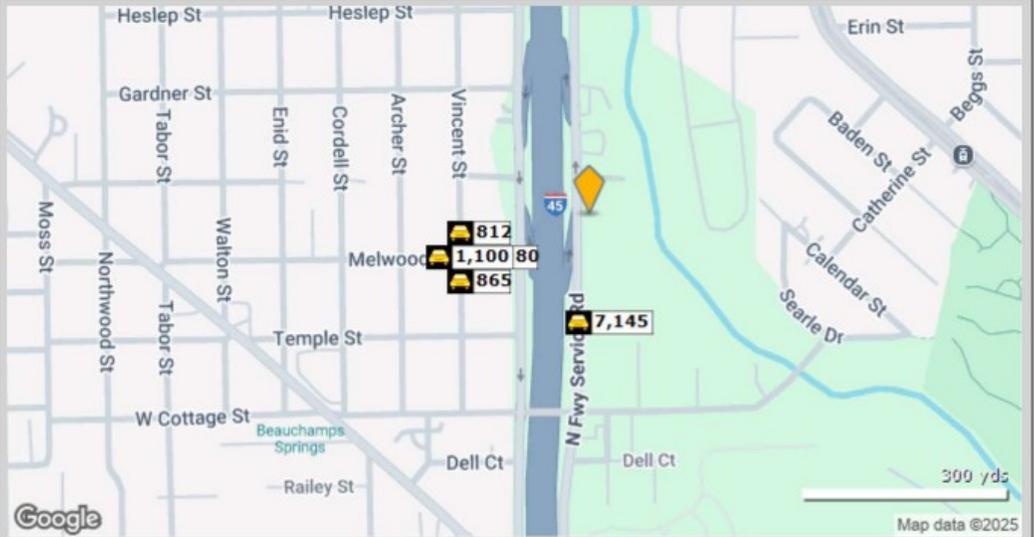


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	22,136	189,843	463,837
2024 Estimate	21,412	182,370	446,082
2020 Census	20,019	162,468	401,906
Growth 2024 - 2029	3.38%	4.10%	3.98%
Growth 2020 - 2024	6.96%	12.25%	10.99%
2024 Population by Hispanic Origin	11,999	75,696	189,957
2024 Population	21,412	182,370	446,082
White	9,044 42.24%	76,865 42.15%	180,261 40.41%
Black	1,365 6.37%	30,451 16.70%	74,837 16.78%
Am. Indian & Alaskan	403 1.88%	2,084 1.14%	5,710 1.28%
Asian	412 1.92%	8,152 4.47%	21,218 4.76%
Hawaiian & Pacific Island	7 0.03%	101 0.06%	325 0.07%
Other	10,182 47.55%	64,716 35.49%	163,731 36.70%
U.S. Armed Forces	4	145	192
Households			
2029 Projection	9,125	81,845	200,286
2024 Estimate	8,831	78,351	192,116
2020 Census	8,319	69,149	171,582
Growth 2024 - 2029	3.33%	4.46%	4.25%
Growth 2020 - 2024	6.15%	13.31%	11.97%
Owner Occupied	4,825 54.64%	33,812 43.15%	85,811 44.67%
Renter Occupied	4,005 45.35%	44,539 56.85%	106,305 55.33%
2024 Households by HH Income	8,828	78,349	192,115
Income: <\$25,000	1,433 16.23%	15,108 19.28%	40,530 21.10%
Income: \$25,000 - \$50,000	1,541 17.46%	12,373 15.79%	32,042 16.68%
Income: \$50,000 - \$75,000	1,562 17.69%	10,224 13.05%	26,075 13.57%
Income: \$75,000 - \$100,000	1,015 11.50%	7,848 10.02%	18,727 9.75%
Income: \$100,000 - \$125,000	808 9.15%	7,153 9.13%	15,657 8.15%
Income: \$125,000 - \$150,000	541 6.13%	4,376 5.59%	11,239 5.85%
Income: \$150,000 - \$200,000	529 5.99%	6,385 8.15%	15,124 7.87%
Income: \$200,000+	1,399 15.85%	14,882 18.99%	32,721 17.03%
2024 Avg Household Income	\$107,640	\$116,475	\$109,667
2024 Med Household Income	\$72,800	\$79,681	\$72,403

Traffic Count Report

2500 North Fwy, Houston, TX 77009

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **23,750 SF**
 Year Built: **1976**
 Total Available: **23,750 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I45 Svc Rd		0.00	2024	7,145	MPSI	.09
2 Melwood St	Vincent St	0.02 W	2018	879	MPSI	.09
3 Melwood St	Vincent St	0.02 W	2024	975	MPSI	.09
4 Melwood St	Vincent St	0.02 W	2025	980	MPSI	.09
5 Vincent St	Melwood St	0.02 S	2018	453	MPSI	.11
6 Vincent St	Melwood St	0.02 S	2025	812	MPSI	.11
7 Vincent St	Melwood St	0.02 N	2022	837	MPSI	.12
8 Vincent St	Melwood St	0.02 N	2025	865	MPSI	.12
9 Melwood St	Vincent St	0.02 E	2025	868	MPSI	.13
10 Melwood St	Vincent St	0.02 E	2018	1,100	MPSI	.13



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
James W Sinclair, Jr.	398231-B	jsinclair@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date