

FLEX SPACE | INDUSTRIAL WAREHOUSE

238 Memory Ln Houston, TX 77037

FOR LEASE



CARLOS
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PROPERTY HIGHLIGHTS

- Each unit is equipped with one grade-level loading door, 18' clear height.
- 3-phase power (480 volts, 200 amps) in 234A unit A (5,800 Sq Ft)
- Renovated office space on all available units.
- Dual access from the front and rear of the buildings.
- Dock-high loading area
- Gated entrance for security
- Strategic point within the city, designated for convenient access from various points throughout the urban area.
- Spaces ready for use, ideally for industrial, distribution, or other commercial business.
- Property is located closely to I-45 North Fwy, giving quick access to Beltway 8, I-69, and IAH Airport.

LEASE SPACES OVERVIEW

Lease Rate	\$1.00 - \$0.87 SF/MO
Lease Type	Modified Gross
Spaces Available	2280 SF, 2580 SF and 5800 SF
Property Type	Flex Industrial
Renovated Spaces	2025
Building Clear Height	18 Ft

DEMOGRAPHIC SUMMARY



Radius 1 Mile 5 Mile 10 Mile

Population

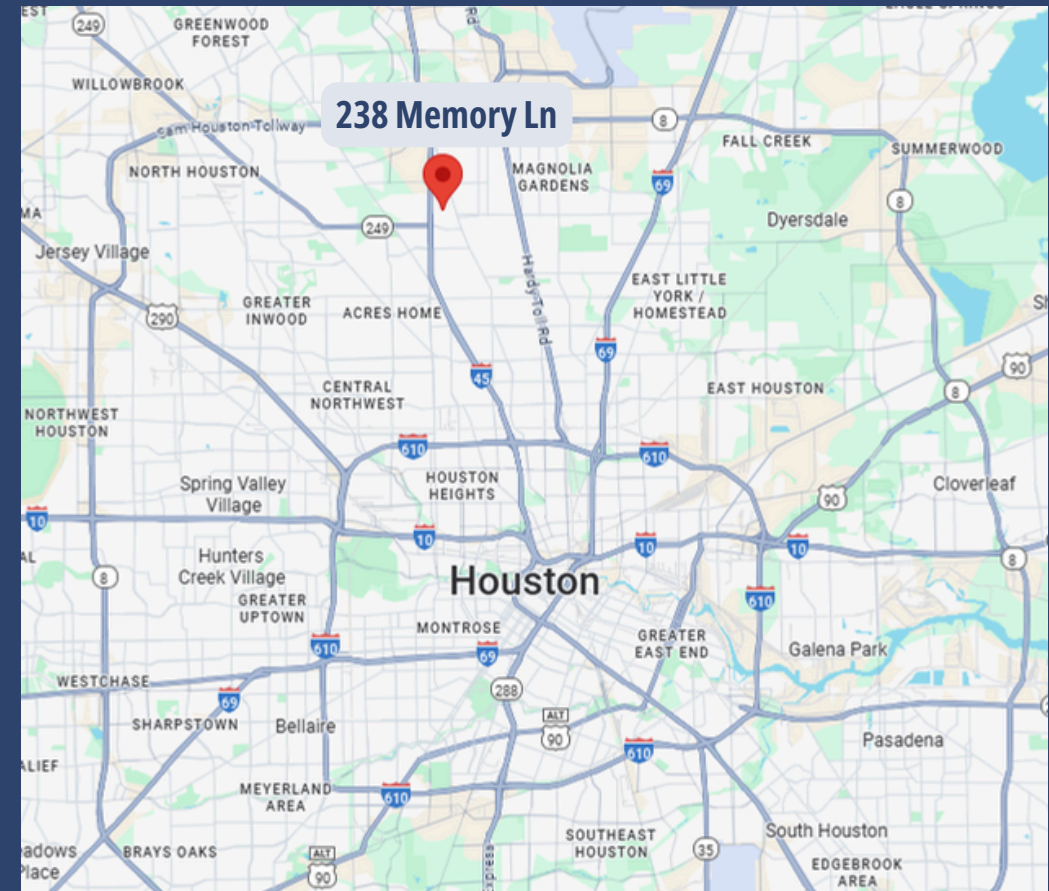
2029 Projection	8,616	304,008	1,115,344
2024 Estimate	7,991	297,578	1,132,127
2020 Census	8,042	302,721	1,159,325

2024 Population by Hispanic Origin

White	1,499	45,999	286,462
Black	216	67,487	259,995
Am. Indian & Alaskan	266	6,505	20,887
Asian	117	6,907	50,338
Other	5,892	170,432	513,206

2024 Avg

Household Income	\$56,782	\$55,884	\$83,135
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Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Memory Ln	North Fwy	0.05 W	2022	904	MPSI	.27
2	Shane St	North Fwy	0.06 W	2022	565	MPSI	.28
3	Blue Bell Rd	North Fwy	0.05 SW	2022	1,782	MPSI	.29
4	Airline Dr	Holtman St	0.03 N	2022	18,431	MPSI	.31
5	Airline Dr	Dale St	0.03 N	2022	16,943	MPSI	.37
6	Airline Drive	Dale St	0.03 N	2022	18,453	MPSI	.37
7	Turney Dr	North Fwy	0.05 W	2022	488	MPSI	.38
8	Blue Bell Rd	N Frwy Serv Dr	0.07 NE	2018	1,293	MPSI	.43
9	Blue Bell Rd	N FwyServ Dr	0.07 NE	2022	2,138	MPSI	.43

238 Unit A - 2,580 SF



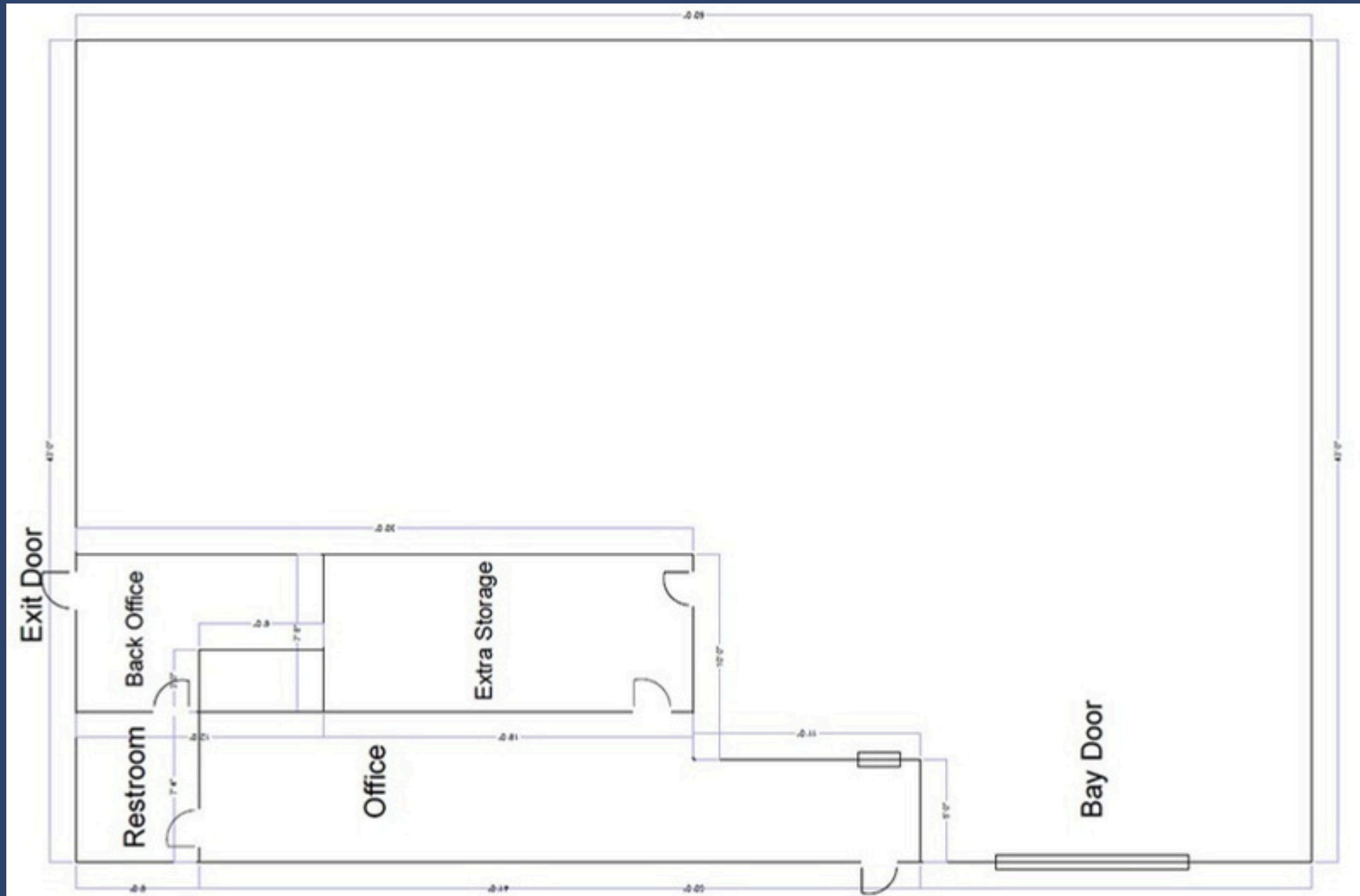
238 Unit D - 2,280 SF



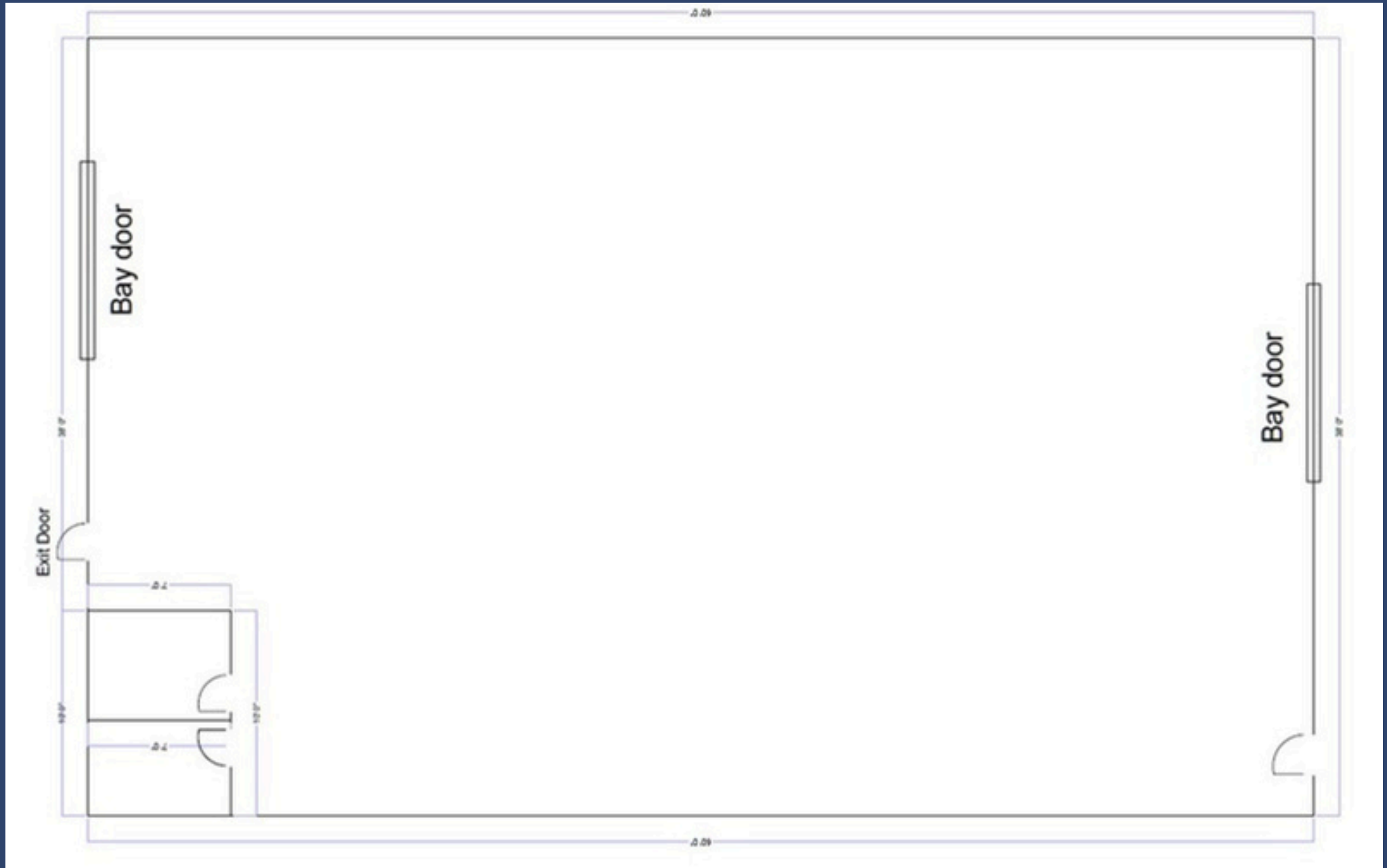
234 Unit A - 5,800 SF



238 Unit A - 2,580 SF Floor Plan



238 Unit D - 2,280 SF Floor Plan



234 Unit A - 5,800 SF Floor Plan



View of Additional Land for Parking



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