

FLEX SPACE FOR LEASE

OFFICE WAREHOUSE IN SPRING BRANCH CENTRAL AVAILABLE

2130 HOSKINS DRIVE, HOUSTON, TX 77080



FOR LEASE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

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Offering Summary

Lease Rate:	\$ 9.72 psf annual
Lease Term:	5 year minimum
Building SF:	3,920
Lot Size:	10,454 SF
Year Built:	1953
Zoning:	Commercial

Property Overview

Located at 2130 Hoskins Drive in Houston, TX 77080, this commercial building offers excellent visibility and accessibility within one of Northwest Houston's most active corridors. Built in 1953, the property features 3,920 square feet of functional space on a 10,660 SF lot, making it well-suited for a variety of commercial or service-based uses.

Offered at \$3,175 per month, this property provides a versatile layout ideal for office, retail, light industrial, or specialty users seeking a centrally located space. Zoned for commercial use, it delivers strong operational flexibility and convenient access to major routes, nearby residential neighborhoods, and established commercial activity.

The location is further supported by strong demographics, with 141,843 residents and a median household income of \$70,993 within a three-mile radius—providing a robust customer base and steady demand for services.

This property presents an attractive opportunity for businesses seeking a well-located, functional space in a thriving Northwest Houston trade area.

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PROPERTY PHOTOS

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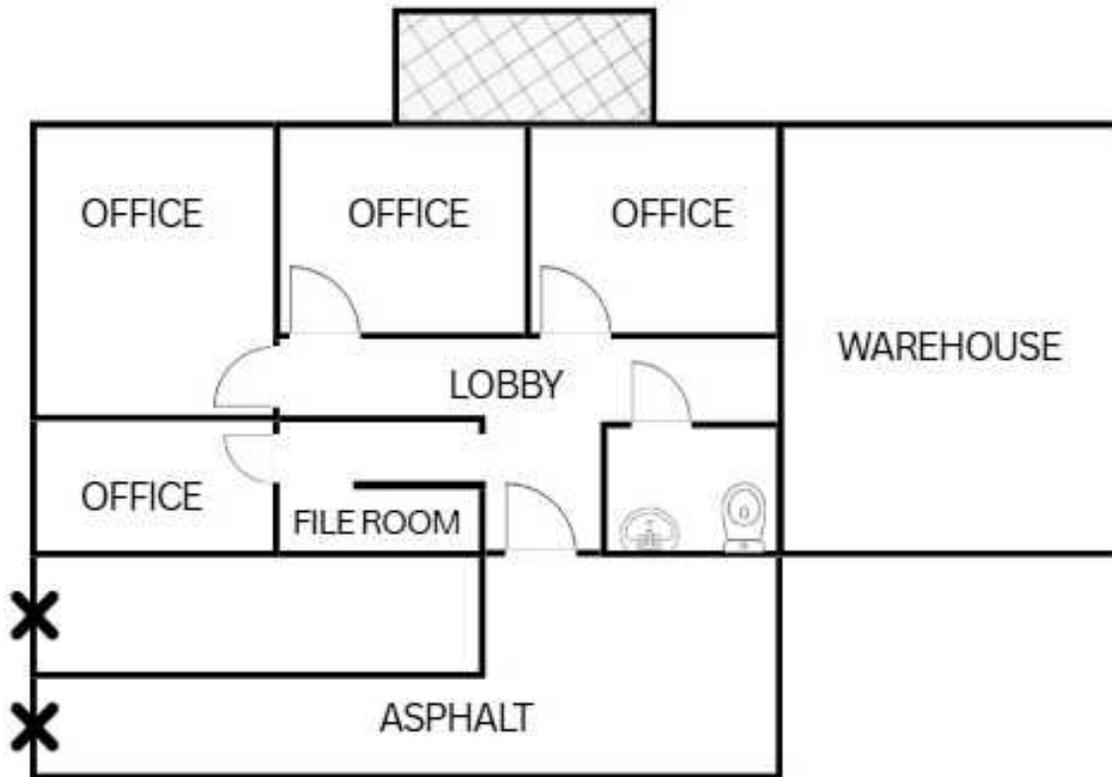
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PROPERTY PHOTOS

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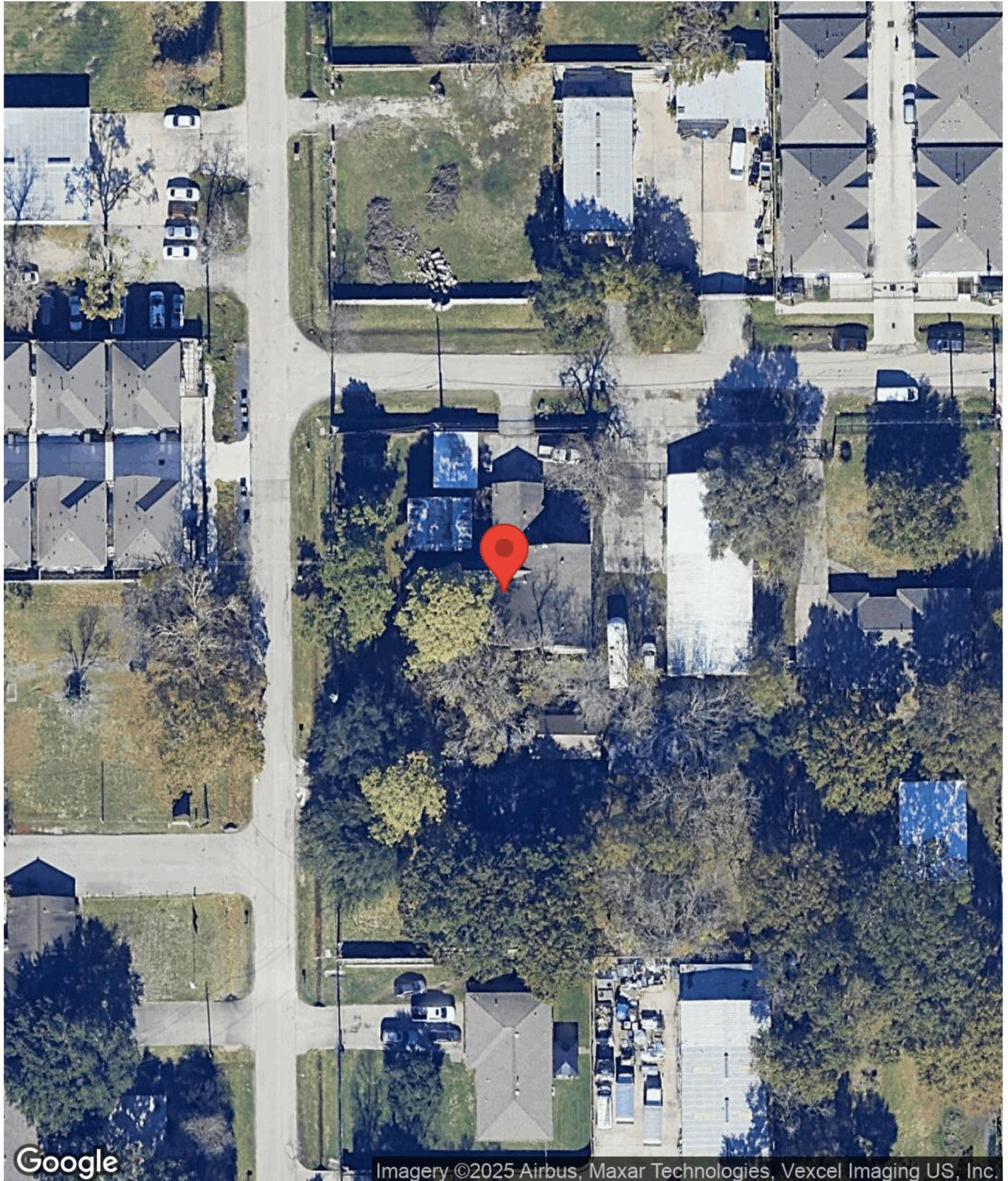
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AERIAL MAP

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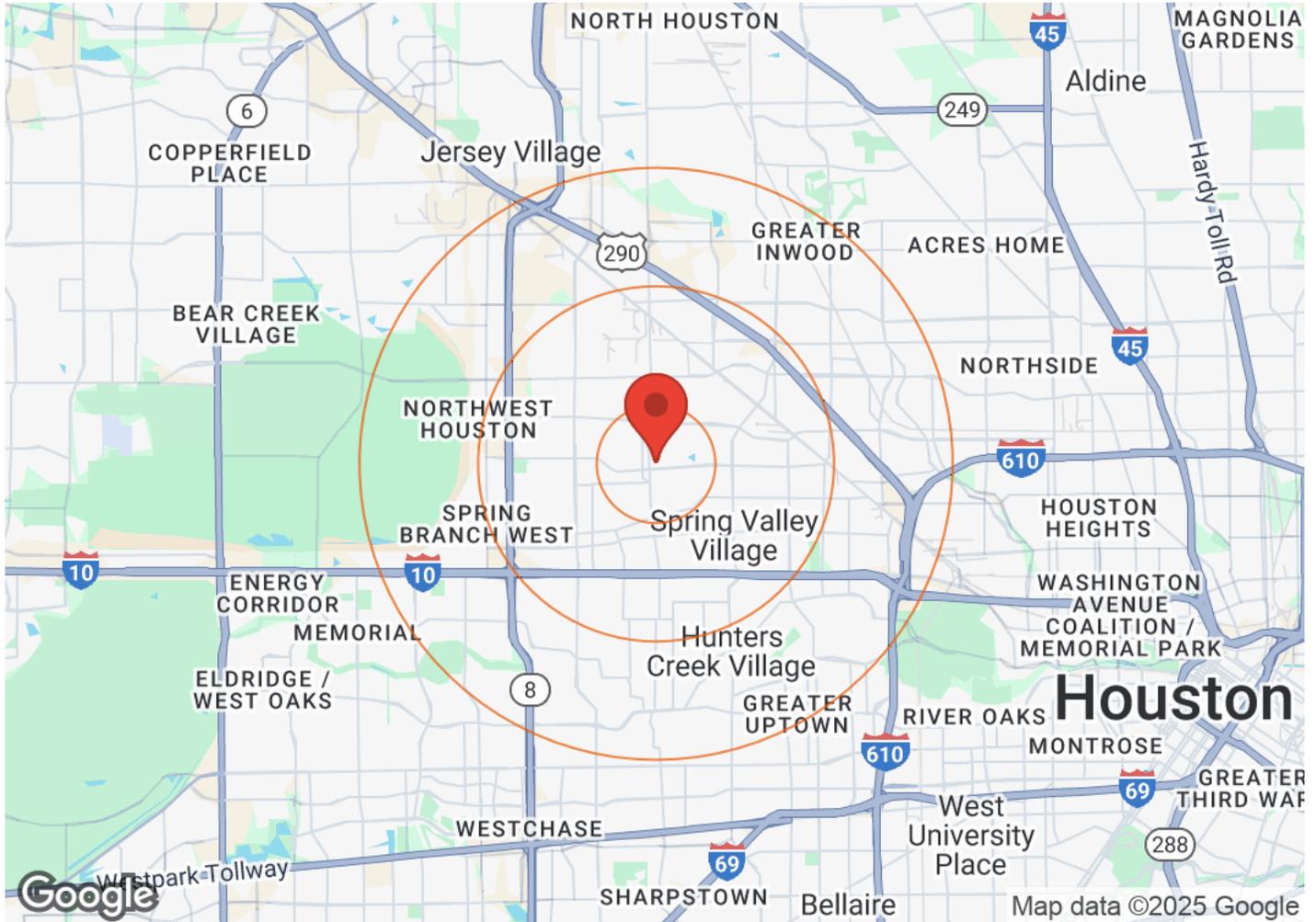
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	13,113	71,675	164,629	Median	\$58,485	\$70,993	\$77,467
Female	12,695	70,167	166,191	< \$15,000	1,061	4,664	11,351
Total Population	25,808	141,843	330,819	\$15,000-\$24,999	580	3,803	8,460
				\$25,000-\$34,999	917	4,247	9,357
Age				\$35,000-\$49,999	1,125	6,042	13,663
Ages 0-14	5,710	29,859	66,744	\$50,000-\$74,999	1,625	8,089	21,420
Ages 15-24	3,753	19,909	41,648	\$75,000-\$99,999	733	6,490	15,498
Ages 25-54	11,175	59,024	137,947	\$100,000-\$149,999	1,334	6,317	16,939
Ages 55-64	2,287	14,584	34,871	\$150,000-\$199,999	579	4,205	10,965
Ages 65+	2,882	18,464	49,610	> \$200,000	954	7,809	23,910
				Housing			
Race				Total Units	9,891	57,450	146,371
White	5,500	38,071	109,303	Occupied	8,909	51,665	131,565
Black	2,305	11,801	38,309	Owner Occupied	3,649	22,332	59,075
Am In/AK Nat	28	199	364	Renter Occupied	5,260	29,333	72,490
Hawaiian	8	14	33	Vacant	983	5,785	14,806
Hispanic	16,158	79,276	150,357				
Asian	1,510	10,581	27,193				
Multi-Racial	263	1,631	4,598				
Other	34	284	662				

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Ash Noorani
DIRECTOR

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you



Isa Padron
AGENT

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Isa Padron is a dedicated commercial real estate professional specializing in investment properties, retail centers, land, and gas station deals. Since 2020, she has earned a strong reputation for her market insight, effective communication, and commitment to client success. With a degree in Communications, Isa leverages her skills to build genuine connections and deliver tailored solutions that meet her clients' commercial goals.

In addition to her expertise in U.S. markets, Isa brings a global perspective to every transaction, helping clients identify opportunities that align with their business and investment objectives. Actively involved in community service across the Greater Houston area, she combines her local knowledge and professional experience to deliver exceptional results for every client she serves.



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