



Barker Cypress Rd

Kieith Harrow Blvd



FOR SALE

10,500 SF Industrial Warehouse

5414 BARKER CYPRESS RD.
HOUSTON, TX 77084

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Property Overview

Colliers is pleased to exclusively present the opportunity to acquire a strategically located industrial warehouse asset in Houston's highly sought-after Northwest submarket.

The property comprises approximately 10,500 square feet of industrial warehouse improvements situated on ±0.81 acres (±35,400 square feet) located at 5414 Barker Cypress Road in Cypress, Texas. The site offers efficient connectivity to major regional thoroughfares, including US-290 and Interstate 10, providing direct access to Houston's primary distribution corridors and supporting long-term logistical functionality and tenant demand.

ASSET PROFILE

Address	5414 Barker Cypress Houston, Texas 77084
Submarket	Northwest Outliers
Occupancy	0%
Construction Type	Metal
Building Size	±10,500 SF
Land Area	±0.8126 Acres
Ceiling Height	18'
Parking	27 surface spaces
Year Built	2013 Expanded in 2017

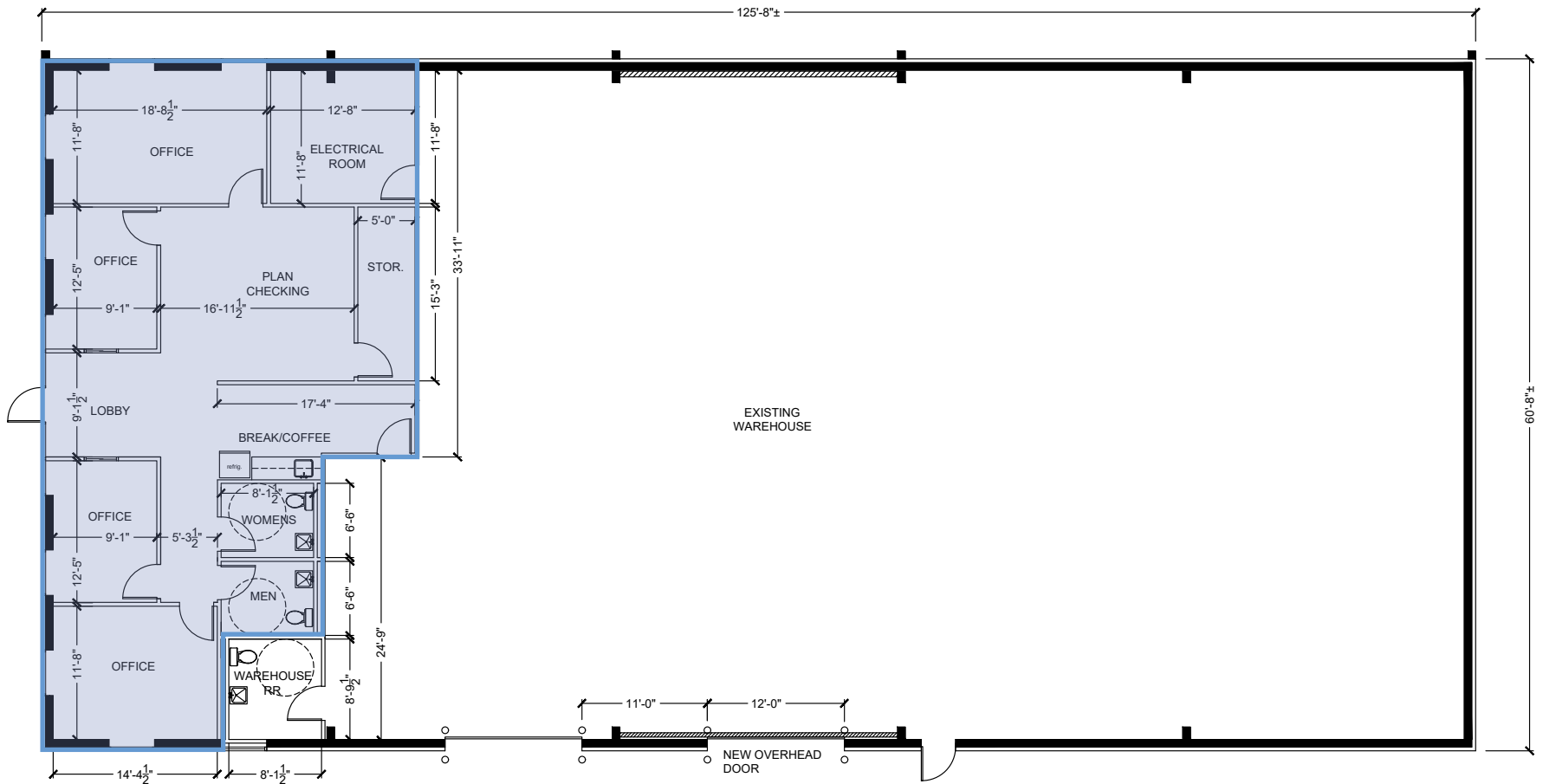
Property Highlights

- **Freestanding industrial warehouse**
±10,500 SF single-tenant facility offering functional design and operational efficiency.
- **Dedicated Office Component**
±1,600 SF of interior office space providing functional administrative and operational support area.
- **Enhanced Storage Capability**
Outside storage behind building
The entire site is fully paved.
- **Ample On-Site Parking**
Surface parking with 27 spaces (3.33/1,000 SF parking ratio) to accommodate employees and visitors.
- **Insulated Improvements**
Fully insulated building envelope supporting energy efficiency and climate-controlled operations.
- **Strategic Northwest Houston Location**
Positioned with convenient access to US-290 and Interstate 10, providing connectivity to major distribution corridors and population centers.

SALES PRICE

\$1,850,000

Floor Plan



Office Area

Surrounding Area



Travel Times

Hwy 6	3 mi	10 min
I-10	5.6 mi	14 min
SH-290	7.2 mi	20 min
Beltway 8	9.7 mi	20 min

(32,687 VPD)

(28,471 VPD)

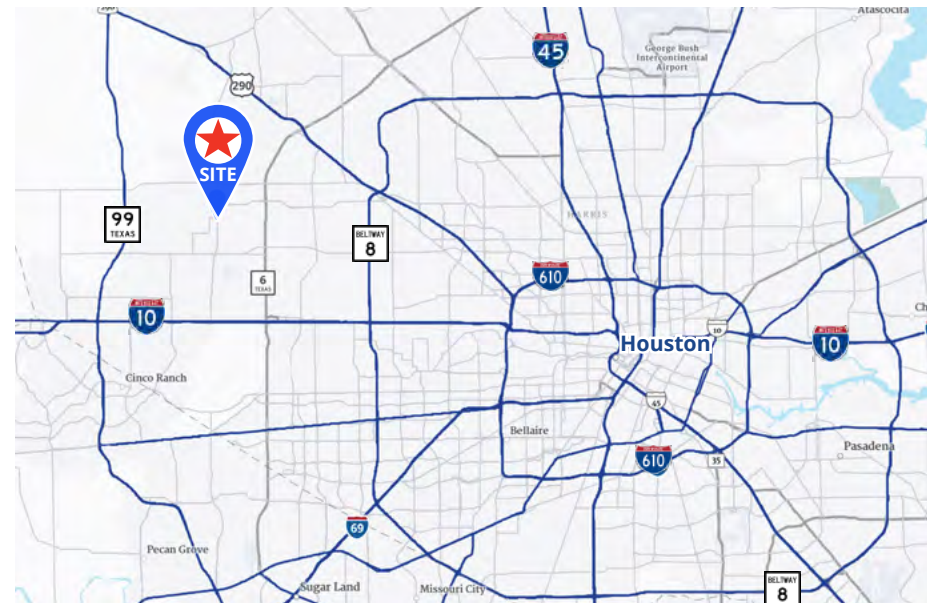
SH-6
(47,008 VPD)

Photo Gallery



Property Details

NRA	±10,500 SF
Land Area	±0.8126 acres
Percent Office	±1,600 SF of interior finish office space comprised of: Reception area 1 Executive office - 19' x 12' 1 office - 14' x 12' 2 office - 9' x 12' 1 office 12' x 12' Open area - 17' x 15' Break/Coffee area
Ceiling Height	18'
Lighting	LED light fixtures
Restrooms	2 office restrooms 1 warehouse restroom
Security	Fully fenced with gate controlled access
Roof	Metal
Parking	27 Surface spaces
Parking Ratio	3.33/1,000
Overhead Doors	Three (3) 10' x 12' grade-level overhead doors
Additional Storage	Additional storage available behind building
County	Harris
Parcel ID	1338640010001
Plug-and-Play or FF&E	Existing office furniture to remain
Flood Zone	Zone B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods



Demographic Detail

POPULATION

	1 Mile	3 Miles	5 Miles
2010 Population	10,036	141,108	267,041
2025 Population	14,114	171,969	350,822
Projected Population (2030)	14,679	174,569	362,716
Annual Growth (2025 to 2030)	0.79%	0.30%	0.67%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 Households	3,160	42,869	84,149
2025 Households	4,501	54,029	114,978
Projected HH (2030)	4,753	55,885	121,234
Annual Growth (2024 to 2029)	1.10%	0.68%	1.07%

HOUSEHOLDS BY INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$88,167	\$85,218	\$89,064
Projected Median HH Income (2030)	\$94,361	\$94,110	\$100,165
Annual Growth (2025 to 2030)	1.37%	2.00%	2.38%
Average Household Income	\$109,017	\$103,155	\$112,785
Projected Avg HH Income (2030)	\$117,907	\$113,512	\$126,381
Annual Growth (2025 to 2030)	1.58%	1.93%	2.30%
Per Capita Income	\$34,695	\$32,486	\$36,949
Projected Per Capita Income (2030)	\$38,122	\$36,424	\$42,225
Annual Growth (2025 to 2030)	1.90%	2.31%	2.71%

BUSINESS SUMMARY

Total Businesses	310	3,852	8,515
Total Employees	1,927	27,291	74,179

5 MILE RADIUS



350,822
Population



114,978
Households



\$112,785
Average Household Income



34.8
Median Age



8,515
Total Businesses

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±10,500 SF

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Contact us

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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:
 - 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.

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.

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Buyer/Tenant/Seller/Landlord Initials	Date
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