

1809 Brittmoore Rd

Houston, Texas 77060

65,200 SF Distribution Warehouse On 4.02 AC



Table Of Contents

01

Section One

The Offering

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1809 Brittmoore Rd in Houston, Texas (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner and Cresa. All references to acreage, square footage, and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form. These summaries are provided for convenience only. Interested parties are expected

02

Section Two

Location Analysis

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to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the owner, nor Cresa nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner or Cresa, and that you will exercise reasonable safeguards to prevent unauthorized access, distribution, or misuse.

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Section Three

Market Snapshot

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Section One

The Offering

01

Strategically located in Houston's highly active West Belt industrial corridor, 1809 Brittmoore Rd offers excellent connectivity to major highways, the city's core, and nearby residential communities.

The Property is comprised of 65,200 SF of warehouse space on 4.02 acres, with dock-high and grade-level loading capable of serving a wide range of potential uses. Positioned within one of Houston's most active logistics hubs, it is well-suited for an owner-user seeking functionality or an investor pursuing stable occupancy and long-term value. The site lies entirely outside the 100- and 500-year floodplains, reducing weather-related risk to operational continuity.



Property Snapshot

Property Profile

Property Address	1809 Brittmoore Rd
Market	Houston, Texas
Parcel ID	HCAD: 1309610010003
Parcel Size	4.02 Acres
Building Area	65,200 SF (±5,000 SF Office)
Year Built	2007
Loading	(9) Dock Wells; (1) Grade Level
Clear Height	20'0" On Sides; 24'0" In The Middle
Building Depth	200'0"
Column Spacing	48' W X 51' L
Power	±800a / 3p
Sprinklers	ESFR
Outside Storage	±0.50 AC Plus Truck Court
Truck Court	120'



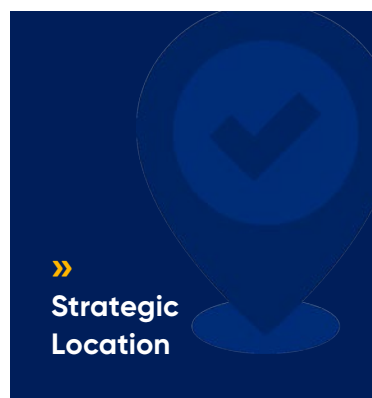
Property Features

- » Well Maintained Industrial Park
- » Very Adaptable Space
- » Ideal For Owner User Or Investor
- » Proximity To Hearty Labor Pool
- » Ample Parking & Truck Court
- » 50 Auto Parks
- » Excellent Access To Beltway 8
- » Healthy Regional Demographics
- » Tilt-Wall & Metal Construction
- » Strong Appreciation Potential
- » Additional Outdoor Storage
- » Fully Outside Floodplain

Key Offering Highlights



The Subject site offers a rare opportunity for both owner-users and investors seeking a functional, well-located industrial facility with long-term value growth potential. Key highlights include:



Minimal Deferred Maintenance

The property is positioned for immediate functionality without significant upfront capital outlay. This condition enhances long-term stability and reduces risk for both owner-users and investors.

Mitigated Flood Risk

The entire 4.02 AC site is located outside both the 100- and 500-year floodplains. This reduces potential disruptions and mitigates risks associated with extreme weather events.

Versatile Industrial Use

Featuring tiltwall and metal construction with dock-high and grade-level loading, the building accommodates a range of industrial requirements and appeals to distributors and service-oriented users alike.

Strategic Location

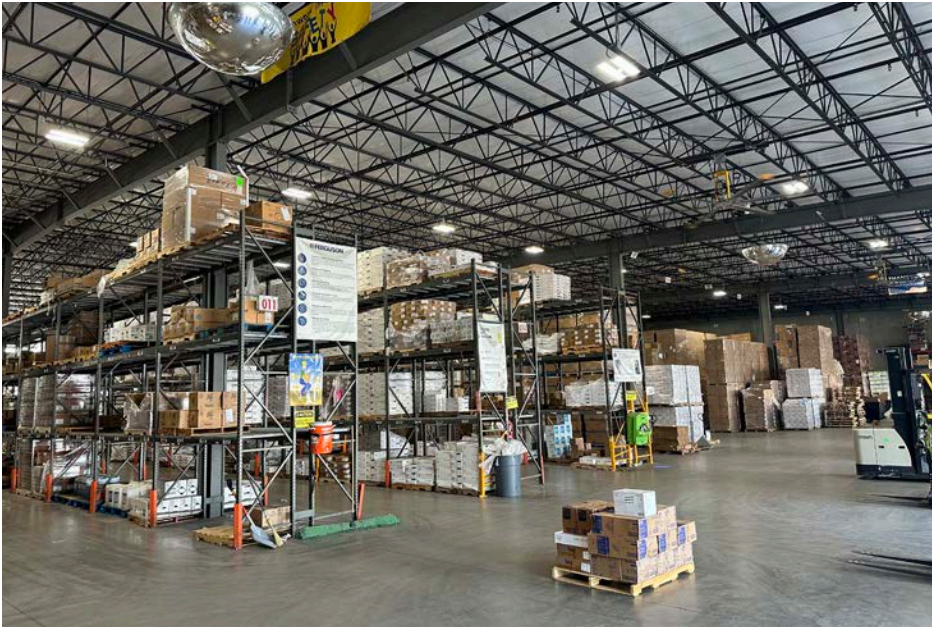
Situated near Houston's active West Belt, the property offers excellent access to major highways and key business hubs. This connectivity supports distribution while drawing from a strong regional labor pool.

Property Aerials

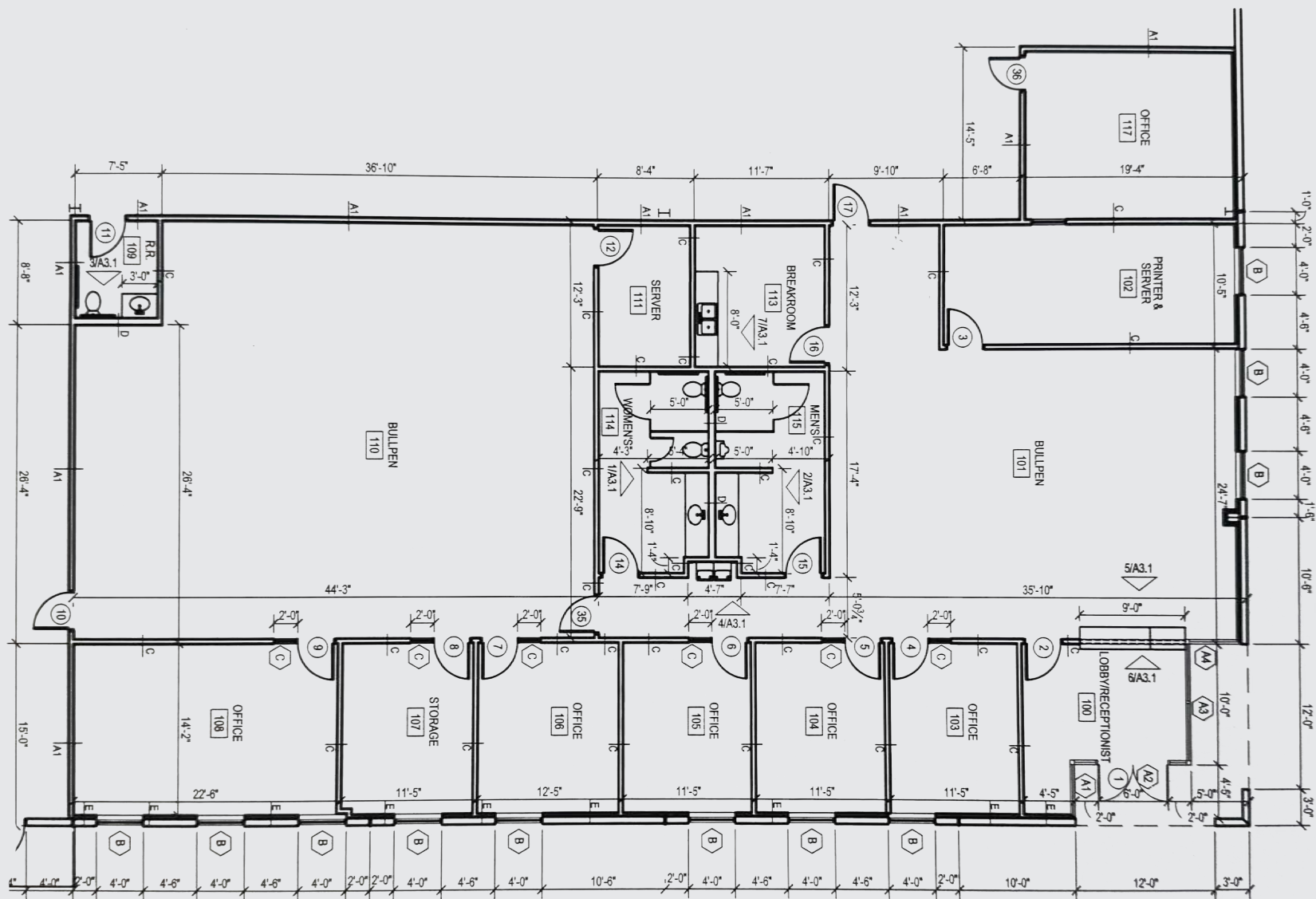


Property Photos

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Office Floor Plan





Section Two

Location Analysis

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The Subject Property is located in West Houston, approximately 12 miles from the Houston CBD as the crow flies.

Positioned on Brittmoore Rd just south of Hammerly Blvd, the site provides immediate connectivity to Beltway 8 to the east and is mere minutes from I-10 and US 290.

Its strategic location offers convenient access to Houston's urban core as well as the rapidly expanding residential communities in West and Northwest Houston.

Memorial City Mall

CityCentre



306,225 VPD



153,618 VPD



1809 Brittmoore

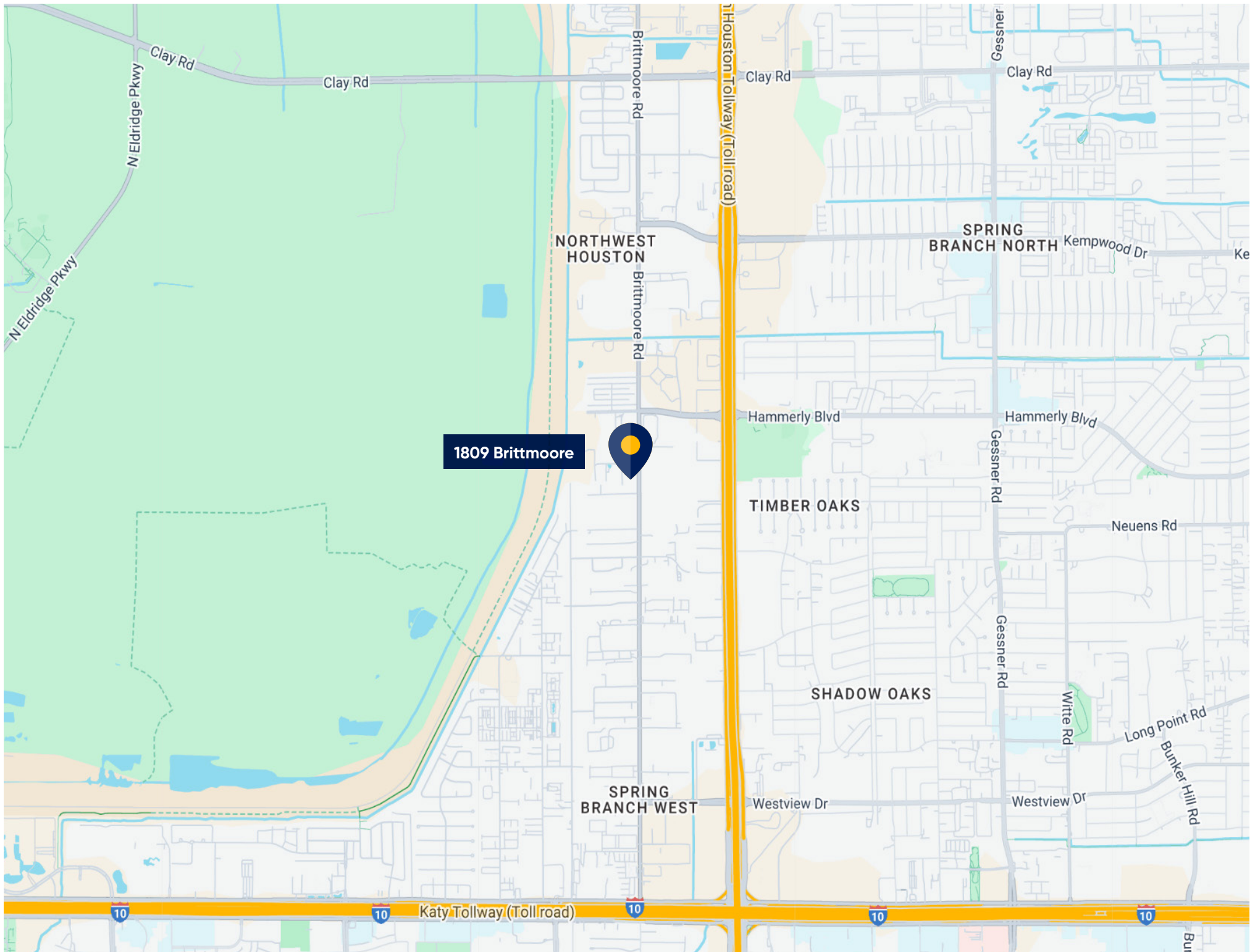
18,814 VPD

Brittmoore Rd

Brittmoore Rd

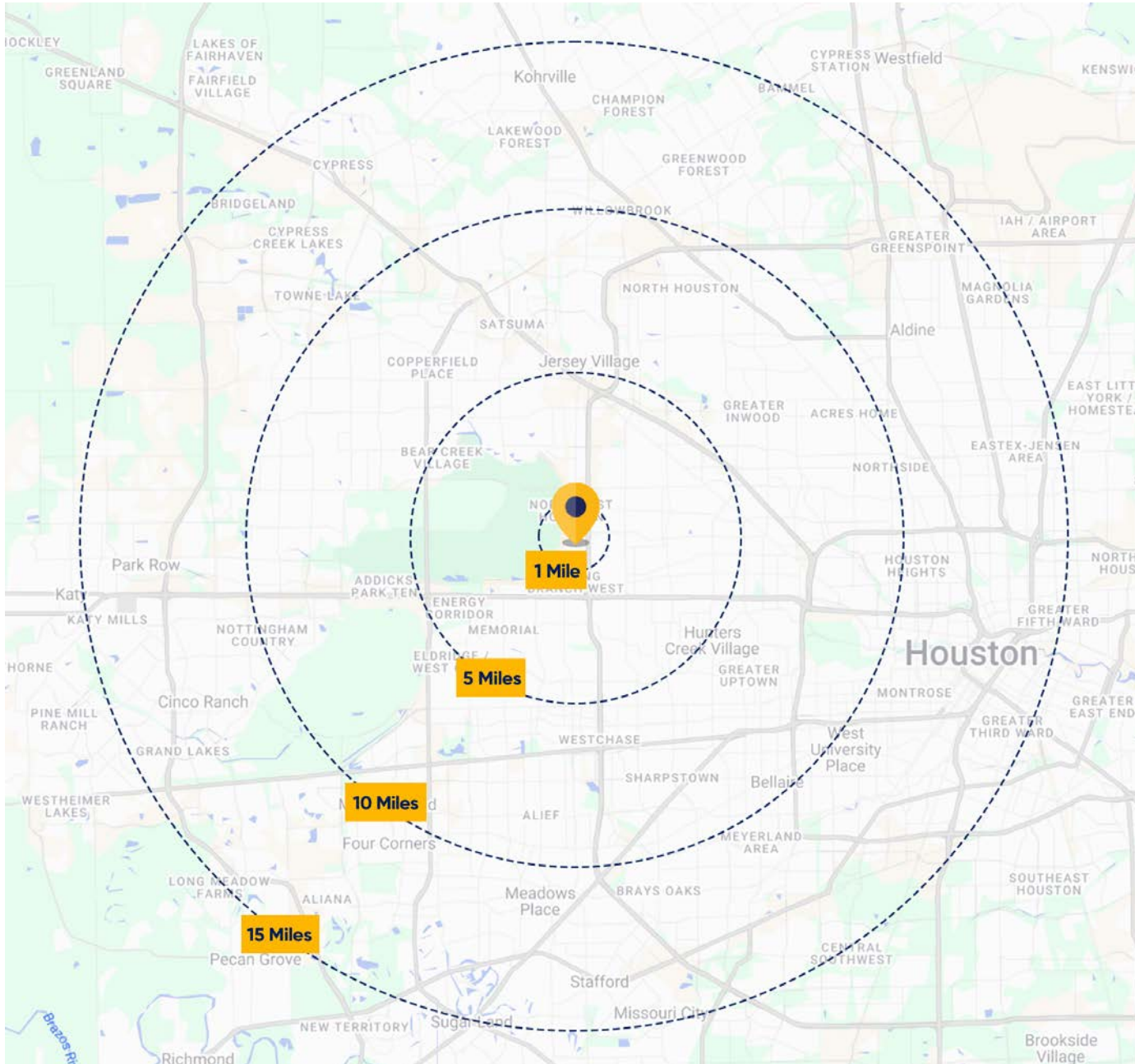
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Demographics



1 Mile Radius

2024 Population	7,128
5 Year Growth	0.2%
Total Households	2,440
Median Income	\$55,413
Daytime Employees	9,753

5 Mile Radius

2024 Population	267,771
5 Year Growth	0.5%
Total Households	103,032
Median Income	\$70,498
Daytime Employees	216,891

10 Mile Radius

2024 Population	1,502,500
5 Year Growth	0.2%
Total Households	566,804
Median Income	\$62,683
Daytime Employees	808,504

*Stats Compiled From CoStar



Section Four

Market Overview

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Houston Truly Is
**The City With
No Limits**

Houston Market Snapshot

Houston is unquestionably one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular.

Home to 26 Fortune 500 companies, Houston ranks third among all U.S. metro areas in the number of total corporate headquarters contained.

Houston's economy has shown resilience in recovering from the pandemic, with the energy sector rebounding and healthcare continuing to expand.

Diversification efforts along with strategic initiatives supporting small businesses have bolstered economic stability, positioning Houston for long-term prosperity.

Houston Market Snapshot



Projected GDP Growth
In Billions



Houston Metro GDP is projected to more than double between 2015-2040.

Source: Perryman Group

Houston, the fourth-largest city in the United States, boasts a diverse and robust economy. As a global hub, it is home to numerous Fortune 500 companies, driving significant economic activity in the region. The city's energy dominance is supported by extensive infrastructure, including Port Houston, one of the busiest seaports in the nation.

Beyond energy, Houston's economy is bolstered by strong sectors in healthcare, manufacturing, aerospace, and technology. The Texas Medical Center, the largest medical complex in the world, anchors a thriving

healthcare industry, while NASA's Johnson Space Center contributes to aerospace innovation. Houston's strategic location, with a major port and transportation infrastructure, supports a healthy industrial base.

The real estate market and a relatively low cost of living attract businesses and residents alike. Houston's diverse cultural scene and culinary landscape combine to enhance its appeal as a vibrant and livable city.

Houston's economy demonstrates resilience and adaptability. The city has made major

strides in economic diversification, investing in renewable energy, biotechnology, and technology to foster sustainable growth.

Continued investments in infrastructure and innovation are expected to sustain the city's growth. Initiatives such as the Innovation Corridor and expanded public transit aim to enhance connectivity and support the city's tech ecosystem. Houston's commitment to education and workforce development ensures a steady pipeline of skilled talent for its diverse industries, positioning the city for continued success and prosperity.

Industrial Market Snapshot



Houston's industrial market is a key driver of the region's economy, serving as a vital hub for logistics, manufacturing, and energy-related industries. It is, however, experiencing a period of recalibration with current vacancy rates elevated at 7.0%. This slight increase is attributed to a recent surge in speculative developments. However, the construction pipeline is contracting, with new starts at a 12-year low, indicating a trend toward market stabilization.

Despite these fluctuations, demand remains robust, driven by Houston's strategic location, extensive transportation infrastructure, and diversified economy. Port Houston continues to be a significant asset, facilitating substantial trade and logistics activities. As the development pipeline diminishes, vacancy rates are expected to stabilize, presenting a very favorable environment for investors seeking opportunities in a market poised for long-term growth.

Major Corridors	Market Statistics					
	Inventory	12 Mo Net Absorption	Vacancy Rate	Market Rent/SF	Market Sale Price/SF	Market Cap Rate
North Corridor	135,713,970 SF	1,427,454 SF	7.1%	\$0.80	\$108	7.8%
Northeast Corridor	53,206,387 SF	860,506 SF	7.4%	\$0.69	\$106	7.3%
Northwest Corridor	197,391,399 SF	4,806,467 SF	5.1%	\$0.79	\$105	7.2%
South Corridor	58,950,124 SF	1,396,237 SF	5.4%	\$0.70	\$93	7.8%
Southeast Corridor	141,980,554 SF	2,440,175 SF	8.4%	\$0.71	\$115	7.2%
Southwest Corridor	96,829,014 SF	1,584,358 SF	9.6%	\$0.80	\$107	7.8%
Houston Overall	734,758,179 SF	12,207,409 SF	7.0%	\$0.75	\$105	7.6%

The logo for cresa, featuring the word "cresa" in a dark blue sans-serif font, followed by a graphic of three orange dots arranged in a triangular pattern.

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FOR SALE

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