

FOR LEASE - Glenroyal Warehouse

Houston, Texas 77081



cmi brokerage

Available Space

5303-F Glenmont

Size	Overhead Doors	Rental Rate*
4,610 SF	2	\$8.40

***PSF/YR/Modified Gross**



Property Information

- **Galleria Area - located on Royalton Street at Glenmont Drive between Chimney Rock and S. Rice Avenue**
- **Easy access from I-69/Hwy 59/ Southwest Freeway and IH-610 Loop**
- **14' tall service doors, grade level**



For Leasing Inquiries Please Contact:

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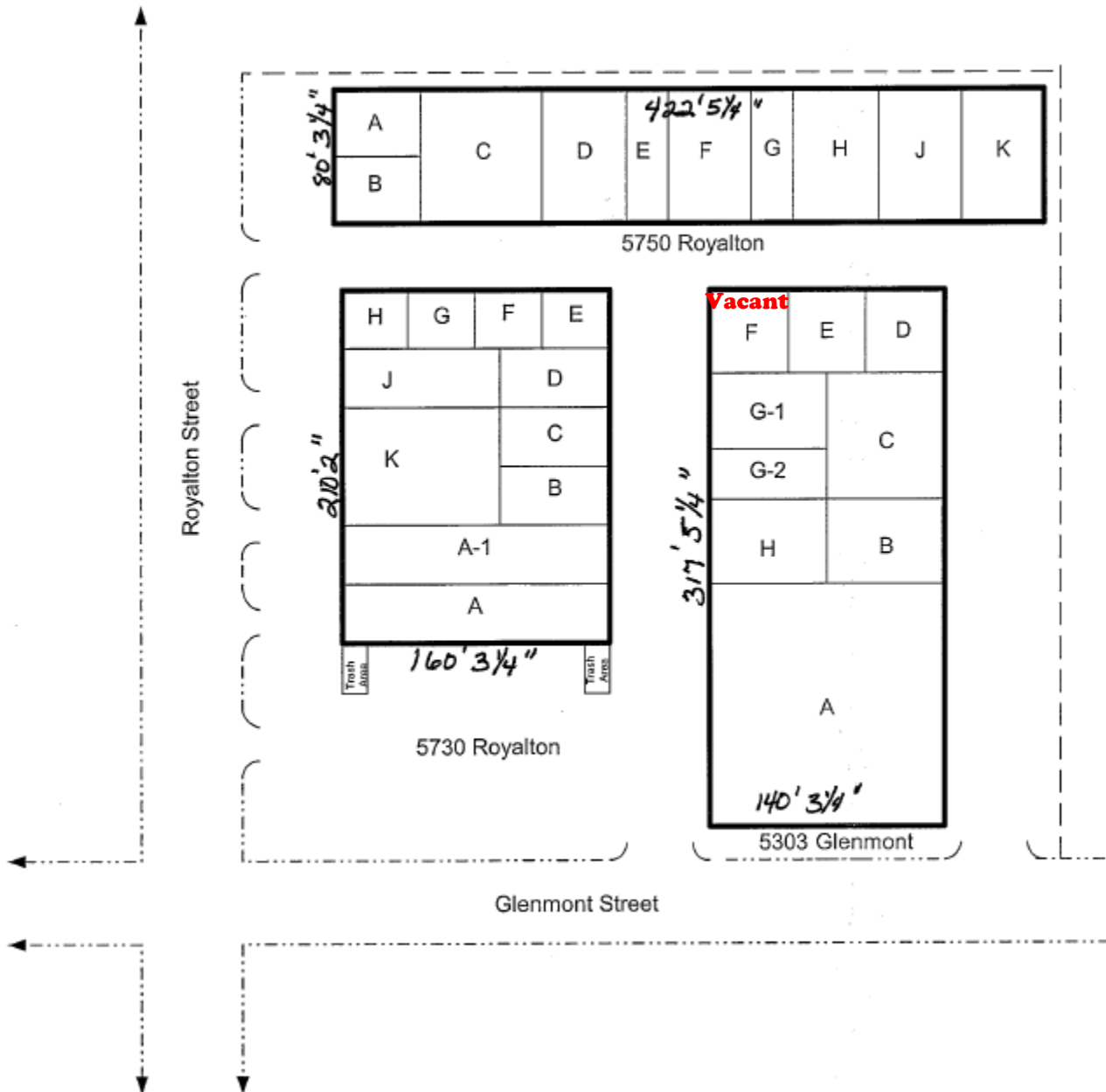
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Glenroyal Warehouse Park



Demographic Summary Report

Glenroyal Warehouse Park

5730 Royaltan St, Houston, TX 77081

Building Type: **Industrial**
 RBA: **33,600 SF**
 Land Area: **4.96 AC**
 Total Available: **2,275 SF**

Warehse Avail: **2,275 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **\$8.40**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	33,295		259,949		567,046	
2024 Estimate	32,106		251,744		549,512	
2020 Census	29,468		236,981		518,871	
Growth 2024 - 2029	3.70%		3.26%		3.19%	
Growth 2020 - 2024	8.95%		6.23%		5.91%	
2024 Population by Hispanic Origin	16,968		92,642		192,488	
2024 Population	32,106		251,744		549,512	
White	7,432	23.15%	102,864	40.86%	224,179	40.80%
Black	5,790	18.03%	28,389	11.28%	71,819	13.07%
Am. Indian & Alaskan	643	2.00%	3,838	1.52%	7,119	1.30%
Asian	3,047	9.49%	30,088	11.95%	65,338	11.89%
Hawaiian & Pacific Island	27	0.08%	171	0.07%	358	0.07%
Other	15,167	47.24%	86,394	34.32%	180,698	32.88%
U.S. Armed Forces	0		47		159	
Households						
2029 Projection	13,707		115,535		249,946	
2024 Estimate	13,248		111,781		241,983	
2020 Census	12,370		105,045		228,289	
Growth 2024 - 2029	3.46%		3.36%		3.29%	
Growth 2020 - 2024	7.10%		6.41%		6.00%	
Owner Occupied	2,039	15.39%	35,290	31.57%	84,330	34.85%
Renter Occupied	11,208	84.60%	76,491	68.43%	157,653	65.15%
2024 Households by HH Income	13,249		111,783		241,984	
Income: <\$25,000	3,400	25.66%	20,000	17.89%	45,402	18.76%
Income: \$25,000 - \$50,000	3,850	29.06%	23,954	21.43%	50,817	21.00%
Income: \$50,000 - \$75,000	2,659	20.07%	16,706	14.95%	36,241	14.98%
Income: \$75,000 - \$100,000	997	7.53%	11,328	10.13%	24,612	10.17%
Income: \$100,000 - \$125,000	644	4.86%	8,928	7.99%	17,867	7.38%
Income: \$125,000 - \$150,000	295	2.23%	5,713	5.11%	11,792	4.87%
Income: \$150,000 - \$200,000	549	4.14%	6,669	5.97%	14,839	6.13%
Income: \$200,000+	855	6.45%	18,485	16.54%	40,414	16.70%
2024 Avg Household Income	\$68,930		\$106,039		\$105,867	
2024 Med Household Income	\$44,177		\$66,758		\$65,745	

Traffic Count Report

Glenroyal Warehouse Park 5730 Royalton St, Houston, TX 77081						
Building Type: Industrial RBA: 33,600 SF Land Area: 4.96 AC Total Available: 2,275 SF Warehouse Avail: 2,275 SF Office Avail: - % Leased: 100% Rent/SF/Yr: \$8.40						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Glenmont Dr	Chimney Rock Rd	0.10 W	2024	3,391	MPSI	.13
2 Glenmont Dr	Chimney Rock Rd	0.10 W	2025	3,423	MPSI	.13
3 Gulfon Dr	Royalton St	0.05 W	2024	10,869	MPSI	.21
4 Gulfon Dr	Royalton St	0.05 W	2025	10,884	MPSI	.21
5 Gulfon Dr	Chimney Rock Rd	0.08 W	2025	11,695	MPSI	.24
6 Gulfon Dr	Chimney Rock Rd	0.08 W	2024	11,636	MPSI	.25
7 Chimney Rock Rd	Gulfon Dr	0.08 S	2025	22,818	MPSI	.25
8 Chimney Rock Rd	Gulfon Dr	0.08 S	2024	22,660	MPSI	.26
9 S Rice Ave	Glenmont Dr	0.07 S	2018	20,742	MPSI	.30
10 S Rice Ave	Glenmont Dr	0.07 S	2025	15,074	MPSI	.30



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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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