

FOR LEASE • Alder Industrial Park



6300-6382 Alder Drive
6305-6329 Atwell Drive
Houston, TX 77081

AVAILABLE

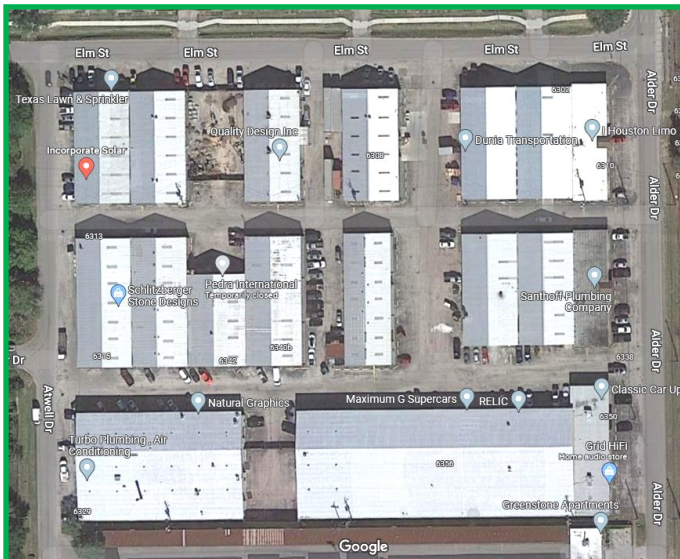
Suite	SF	Rate—PSF/YR Modified Gross
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*6360 Alder	6,720	\$8.04
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*** Available August 1, 2025**

- Flex, Light Distribution
- Chimney Rock / US 59
- Industrial Park sits on 6.76 acres of land

cm1 brokerage



For Leasing inquiries, please contact:
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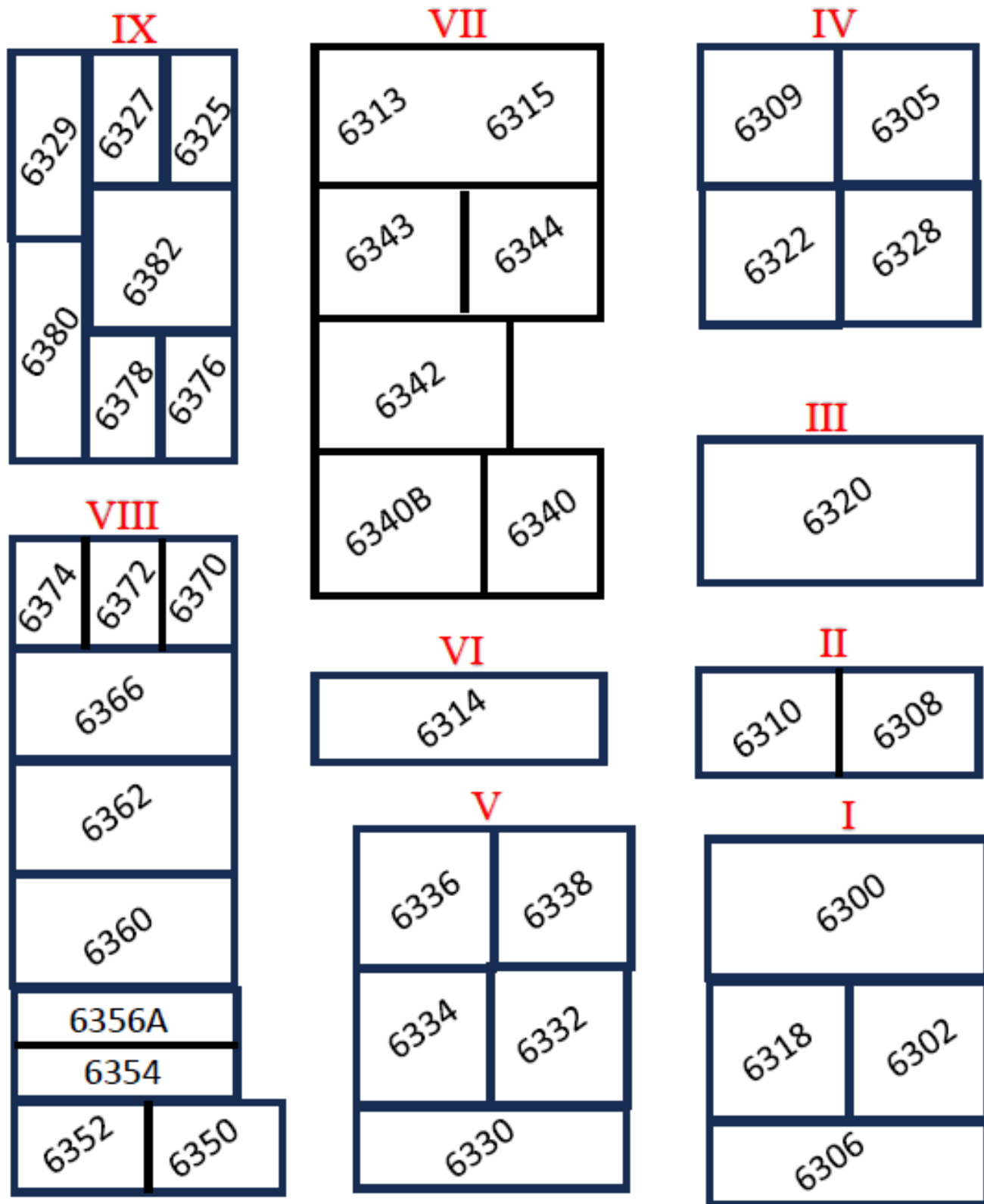
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Alder Industrial Park

Site Plan

Atwell Drive, Houston, TX 77081 Harris County



Elm Street, Houston, TX 77081 Harris County

Alder Drive, Houston, TX 77081 Harris County

Demographic Summary Report

Alder Industrial Park

6300-6318 Alder Dr, Houston, TX 77081

Building Type: **Industrial**

RBA: **18,900 SF**

Land Area: **6.76 AC**

Total Available: **0 SF**

Warehse Avail: -

Office Avail: -

% Leased: **100%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	52,307		260,180		568,661	
2024 Estimate	50,402		252,292		552,027	
2020 Census	46,081		239,245		526,379	
Growth 2024 - 2029	3.78%		3.13%		3.01%	
Growth 2020 - 2024	9.38%		5.45%		4.87%	
2024 Population by Hispanic Origin	33,746		103,796		208,616	
2024 Population	50,402		252,292		552,027	
White	7,744	15.36%	92,403	36.63%	205,082	37.15%
Black	8,231	16.33%	30,657	12.15%	82,284	14.91%
Am. Indian & Alaskan	1,339	2.66%	4,350	1.72%	7,647	1.39%
Asian	3,476	6.90%	29,719	11.78%	63,056	11.42%
Hawaiian & Pacific Island	40	0.08%	179	0.07%	364	0.07%
Other	29,573	58.67%	94,985	37.65%	193,593	35.07%
U.S. Armed Forces	0		35		161	
Households						
2029 Projection	19,346		110,715		243,429	
2024 Estimate	18,648		107,276		236,172	
2020 Census	17,136		101,670		225,505	
Growth 2024 - 2029	3.74%		3.21%		3.07%	
Growth 2020 - 2024	8.82%		5.51%		4.73%	
Owner Occupied	1,456	7.81%	31,987	29.82%	78,533	33.25%
Renter Occupied	17,192	92.19%	75,288	70.18%	157,639	66.75%
2024 Households by HH Income	18,648		107,275		236,173	
Income: <\$25,000	6,109	32.76%	21,025	19.60%	48,040	20.34%
Income: \$25,000 - \$50,000	6,197	33.23%	25,350	23.63%	53,402	22.61%
Income: \$50,000 - \$75,000	3,602	19.32%	16,652	15.52%	35,920	15.21%
Income: \$75,000 - \$100,000	1,168	6.26%	10,714	9.99%	24,250	10.27%
Income: \$100,000 - \$125,000	493	2.64%	8,018	7.47%	16,480	6.98%
Income: \$125,000 - \$150,000	213	1.14%	4,667	4.35%	10,879	4.61%
Income: \$150,000 - \$200,000	295	1.58%	5,876	5.48%	12,797	5.42%
Income: \$200,000+	571	3.06%	14,973	13.96%	34,405	14.57%
2024 Avg Household Income	\$50,644		\$96,870		\$98,156	
2024 Med Household Income	\$35,436		\$58,871		\$59,511	

Traffic Count Report

Building Type: Industrial

RBA: 18,900 SF

Land Area: 6.76 AC

Total Available: 0 SF

Warehouse Avail: -

Office Avail: -

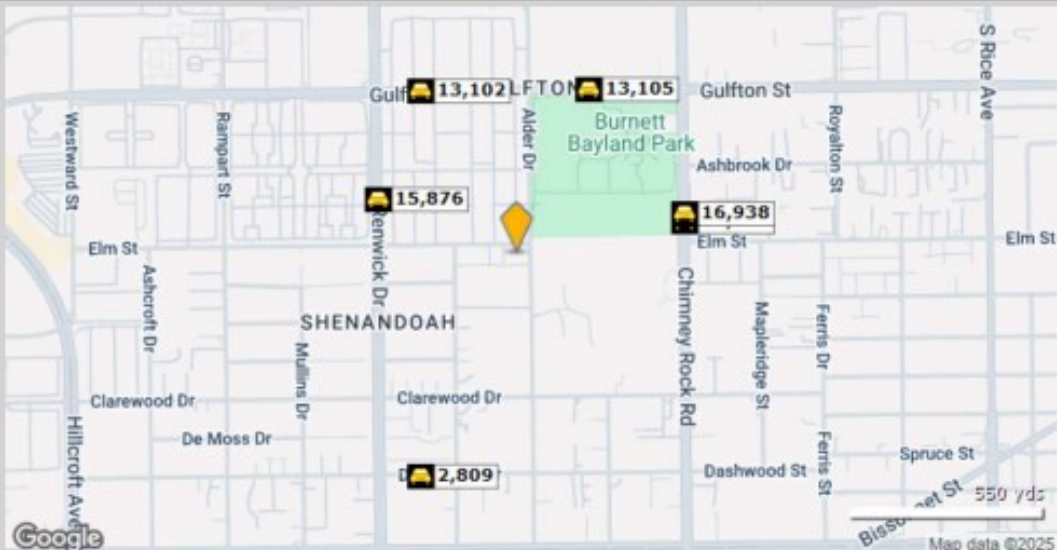
% Leased: 100%

Rent/SF/Yr: -



Alder Industrial Park

6300-6318 Alder Dr, Houston, TX 77081



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Renwick Dr	Elm St	0.08 S	2024	15,889	MPSI	.24
2 Renwick Dr	Elm St	0.08 S	2025	15,876	MPSI	.24
3 Chimney Rock Road	Elm St	0.05 S	2025	18,512	MPSI	.29
4 Chimney Rock Rd	Elm St	0.05 S	2024	16,935	MPSI	.29
5 Chimney Rock Rd	Elm St	0.05 S	2025	16,938	MPSI	.29
6 Gulf St	Alder Dr	0.10 W	2024	13,112	MPSI	.30
7 Gulf St	Alder Dr	0.10 W	2025	13,105	MPSI	.30
8 Gulf St	Renwick Dr	0.08 W	2025	13,106	MPSI	.31
9 Gulf St	Renwick Dr	0.08 W	2024	13,102	MPSI	.31
10 Dashwood Dr	Atwell Dr	0.06 E	2024	2,809	MPSI	.39



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:
 - 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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Triplett Sales Agent/Associate's Name	279923 License No.	gtriplett@cmirealestate.com Email	(713) 961-4666 Phone

Buyer/Tenant/Seller/Landlord Initials

Date