

CMI Brokerage

FOR LEASE

2500 North Freeway
Houston, TX 77009

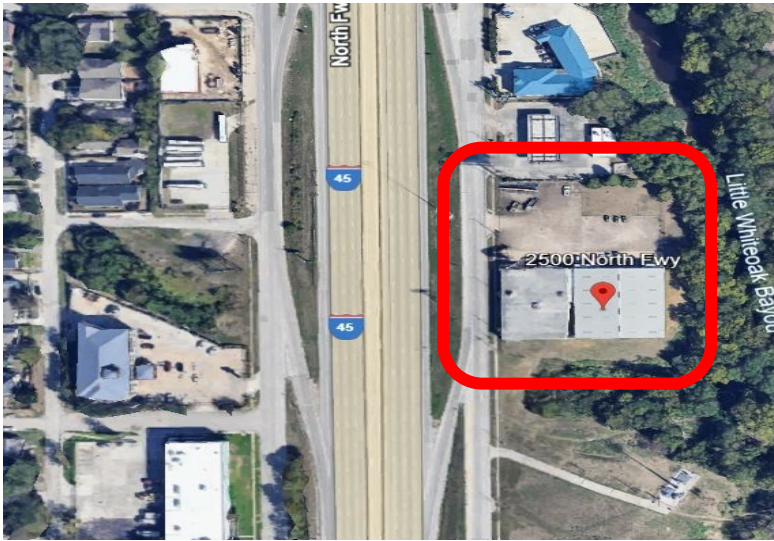
**FLEX / WAREHOUSE
INDUSTRIAL**

Rate: \$6.00 PSF/YR/NNN

Includes 2-sided Billboard

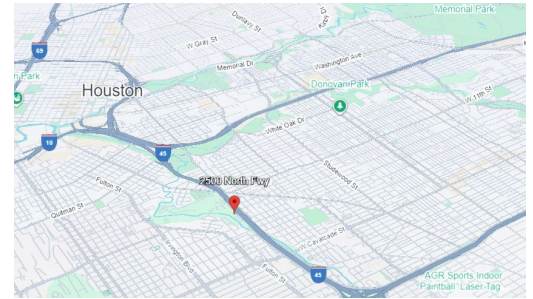
3—5 Year Term

**Standalone Building
25,862 SF**

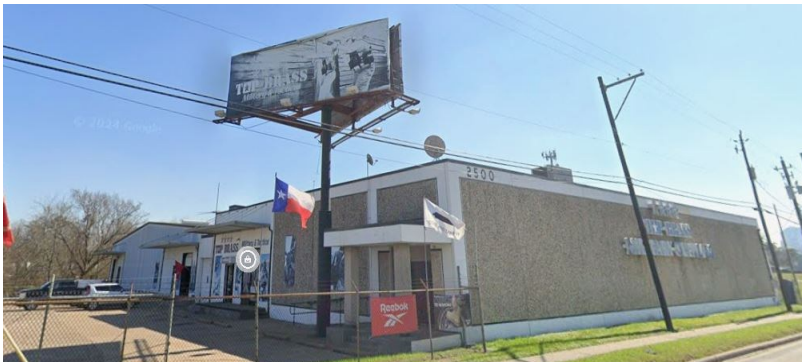


- 31,000 SF Gated Parking—Storage Yard, Laydown Yard or Truck Parking
- Building 1 with HVAC:
10,339 SF Showroom + 275 SF Office
- Building 2—Expansive and Unobstructed. Warehouse has Dock Accessibility
- 20 ft ceiling height

Ideal Potential: Sales & Service Tenant; Outdoor Storage; Family Entertainment with Play Area; Automotive Center; Brewery; Fitness Center; “Last Mile” Staging; and RV Dealer.



- Excellent Visibility from I-45, North and Southbound
- Traffic Count 209,900 VPD
- Entrance has Electronic Gate Access
- On-site Double-sided Billboard



For Leasing Inquiries Please Contact:

James W. Sinclair, Jr. CCIM CPM® RPA®
jsinclair@cmirealestate.com

cmi brokerage

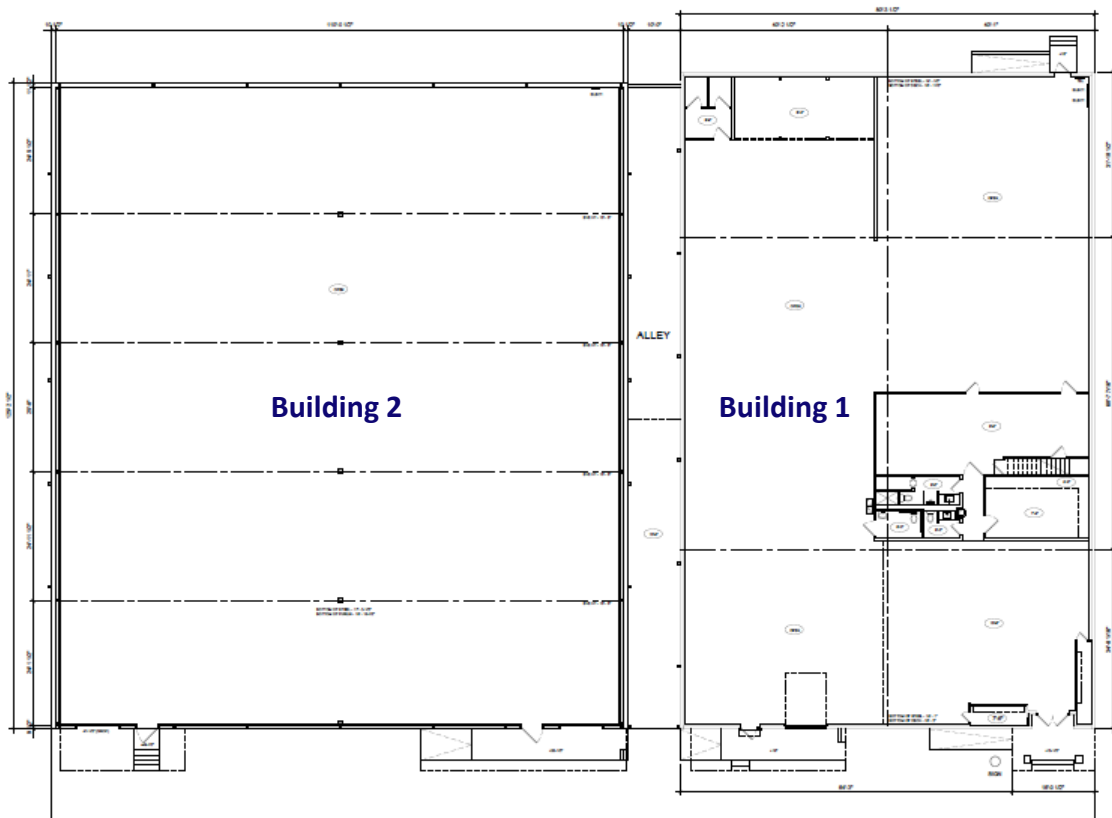
11757 Katy Fwy, Suite 825
Houston, TX 77079
www.cmirealestate.com
713-961-4666

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

Floor Plan

2500 North Fwy, Houston, TX 77009

Building 1 and Building 2



100-100-100-1
20 JUNE 2020 - FOR REVIEW

Building 1 - 10,614 sq. ft.
Building 2 - 13,998 sq. ft.
Alley - 1,250 sq. ft.
Total = 25,862 sq. ft.

BUILDING 1 - 10,614 SQ. FT. + 275 SQ. FT. MEZZ. + 1,250 SQ. FT. ALLEY + 1,250 SQ. FT. BUILDING 2 - 13,998 SQ. FT.

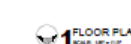
OSBORN & TANK ARCHITECTS
1000 Main Street, Suite 100
Houston, Texas 77002
Tel: 713.261.1000
Fax: 713.261.1001
Email: info@osandt.com

LEASE BUILDING

2500 NORTH FREEWAY
HOUSTON, TEXAS 77009

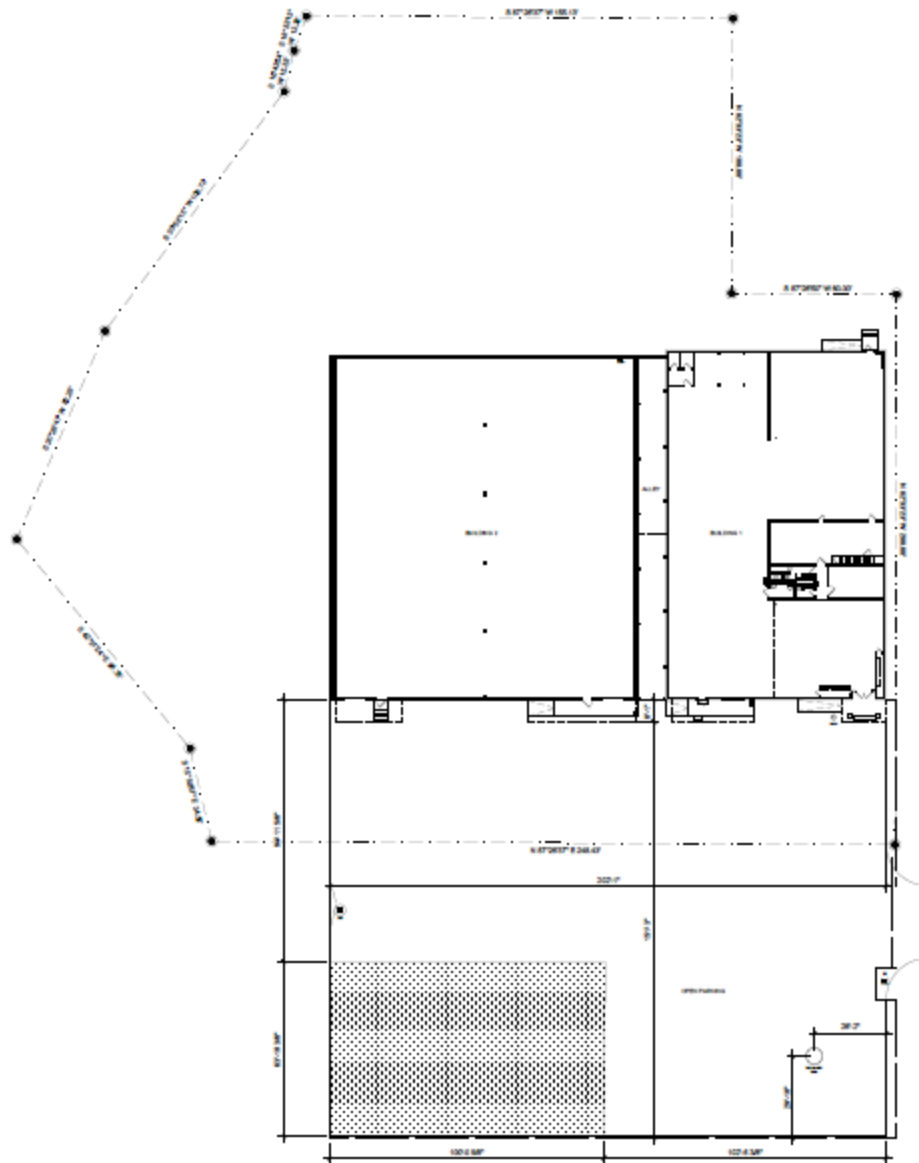
Building No. 2500
Parcel No. 20
Zone 10-10-00
3-1-1-1

AS-BUILT PLAN
Scale: 1/8" = 1'-0"



Site Plan

2500 North Fwy, Houston, TX 77009



1 SITE PLAN
SCALE: 1" = 20'-0"

Date: 20 June 2025
20 JUNE 2025 - FOR REVIEW

OSBORN & TAYLOR ARCHITECTS
ARCHITECTS
1000 Rialto, Suite 100
Houston, TX 77009
713.555.1000
osbtaylor.com

LEASE BUILDING

2500 NORTH FREEWAY
HOUSTON, TEXAS 77009

Project No. 25002
Owner: JD
Client: BS

AS-BUILT SITE PLAN

Sheet No. AS1.0

Demographic Summary Report

2500 North Fwy, Houston, TX 77009

Building Type: **Industrial**
 RBA: **25,862 SF**
 Land Area: **1.8 AC**
 Total Available: **25,862 SF**

Warehse Avail: **25,862 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$6.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	24,247	206,228	508,694
2025 Estimate	22,470	190,342	469,356
2020 Census	19,905	162,102	402,543
Growth 2025 - 2030	7.91%	8.35%	8.38%
Growth 2020 - 2025	12.89%	17.42%	16.60%
2025 Population by Hispanic Origin	12,482	78,550	198,180
2025 Population	22,470	190,342	469,356
White	9,743 43.36%	80,744 42.42%	191,578 40.82%
Black	1,503 6.69%	32,814 17.24%	81,010 17.26%
Am. Indian & Alaskan	355 1.58%	1,852 0.97%	5,080 1.08%
Asian	463 2.06%	8,855 4.65%	23,543 5.02%
Hawaiian & Pacific Island	10 0.04%	126 0.07%	380 0.08%
Other	10,397 46.27%	65,950 34.65%	167,765 35.74%
U.S. Armed Forces	10	238	343
Households			
2030 Projection	10,057	88,927	220,529
2025 Estimate	9,306	81,571	202,433
2020 Census	8,272	68,912	171,753
Growth 2025 - 2030	8.07%	9.02%	8.94%
Growth 2020 - 2025	12.50%	18.37%	17.86%
Owner Occupied	5,087 54.66%	35,573 43.61%	90,428 44.67%
Renter Occupied	4,219 45.34%	45,998 56.39%	112,005 55.33%
2025 Households by HH Income	9,306	81,571	202,433
Income: <\$25,000	1,216 13.07%	13,150 16.12%	36,209 17.89%
Income: \$25,000 - \$50,000	1,405 15.10%	10,220 12.53%	27,248 13.46%
Income: \$50,000 - \$75,000	1,451 15.59%	12,257 15.03%	29,956 14.80%
Income: \$75,000 - \$100,000	1,071 11.51%	8,937 10.96%	22,369 11.05%
Income: \$100,000 - \$125,000	764 8.21%	6,428 7.88%	16,038 7.92%
Income: \$125,000 - \$150,000	886 9.52%	6,054 7.42%	13,182 6.51%
Income: \$150,000 - \$200,000	768 8.25%	7,190 8.81%	18,016 8.90%
Income: \$200,000+	1,745 18.75%	17,335 21.25%	39,415 19.47%
2025 Avg Household Income	\$122,288	\$126,050	\$119,975
2025 Med Household Income	\$88,562	\$89,430	\$83,721

TxDOT Traffic Count

209,900 VPD

Traffic Count Report

2500 North Fwy, Houston, TX 77009						
Building Type: Industrial RBA: 25,862 SF Land Area: 1.8 AC Total Available: 25,862 SF Warehouse Avail: 25,862 SF Office Avail: - % Leased: 0% Rent/SF/Yr: \$6.00						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Melwood St	Vincent St	0.02 W	2026	981	MPSI	.09
2 Vincent St	Melwood St	0.02 S	2026	813	MPSI	.11
3 Vincent St	Melwood St	0.02 N	2026	866	MPSI	.12
4 Melwood St	Vincent St	0.02 E	2026	869	MPSI	.13
5 North Freeway	Patton St	0.07 N	2026	189,317	MPSI	.14
6 Cotswold St	Cottage	0.00	2026	2,168	MPSI	.17
7 Cottage	Vincent St	0.02 W	2025	1,676	MPSI	.19
8 Cottage	Vincent St	0.02 W	2026	1,661	MPSI	.19
9 Cottage Street		0.00	2026	2,075	MPSI	.22
10 Patton St	Freemont St	0.02 E	2026	14,997	MPSI	.25



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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
James W Sinclair, Jr.	398231-B	jsinclair@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	