

CLAYMOORE

BUSINESS PARK

A Lovett Industrial Property

For Lease

37,125 SF AVAILABLE

3900 Claymoore Park Dr. | Suite 100 & 130 | Houston, TX 77043



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Leasing By:

STREAM®

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Space That Works as Hard as You Do

PROPERTY OVERVIEW:

- Master-planned park with excellent accessibility
- Strategically located on the corner of Clay Rd. and Brittmoore Rd.
- Immediate access to Beltway 8 and close proximity to 290 and I-10
- Irreplaceable infill location

KEY DISTANCES:

 **7 minutes**
I-10

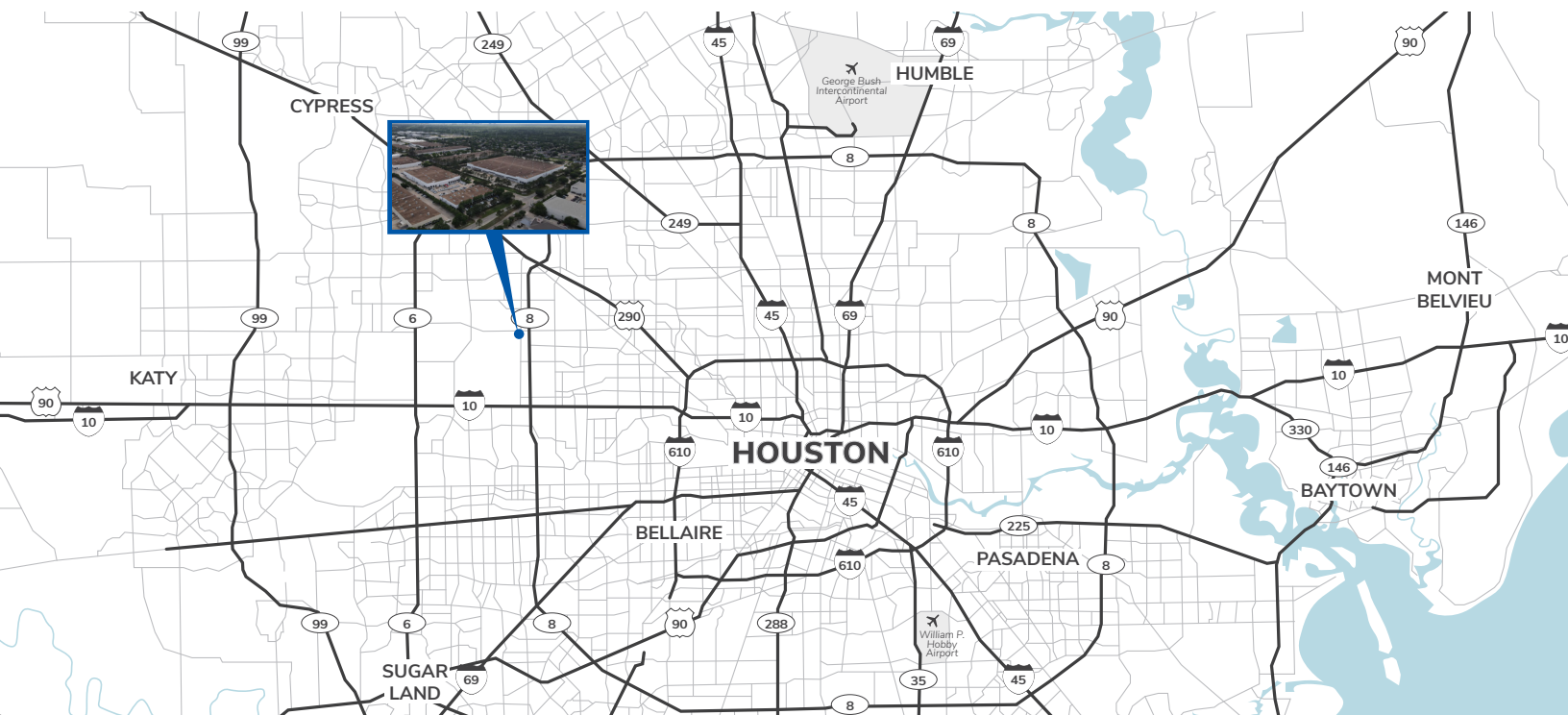
 **18 minutes**
Cypress

 **22 minutes**
Katy

 **24 minutes**
IAH Airport

 **25 minutes**
Houston CBD

 **40 minutes**
Hobby Airport



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The Galleria

Memorial City

CityCentre

Designed for efficiency, the park offers businesses the connectivity and flexibility needed to support today's distribution, manufacturing, and service operations.



I-10



10801 Moss Ridge Rd.

3550 Brittmoore Rd.

3700 Claymoore Park Dr.

3900 Claymoore Park Dr.
Suite 100 & 130

3600 Brittmoore Rd.

3800 Brittmoore Rd.

11555 Clay Rd.

11711 Clay Rd.

N. SAM HOUSTON PKWY.

CLAY RD.

BRITTMOORE RD.



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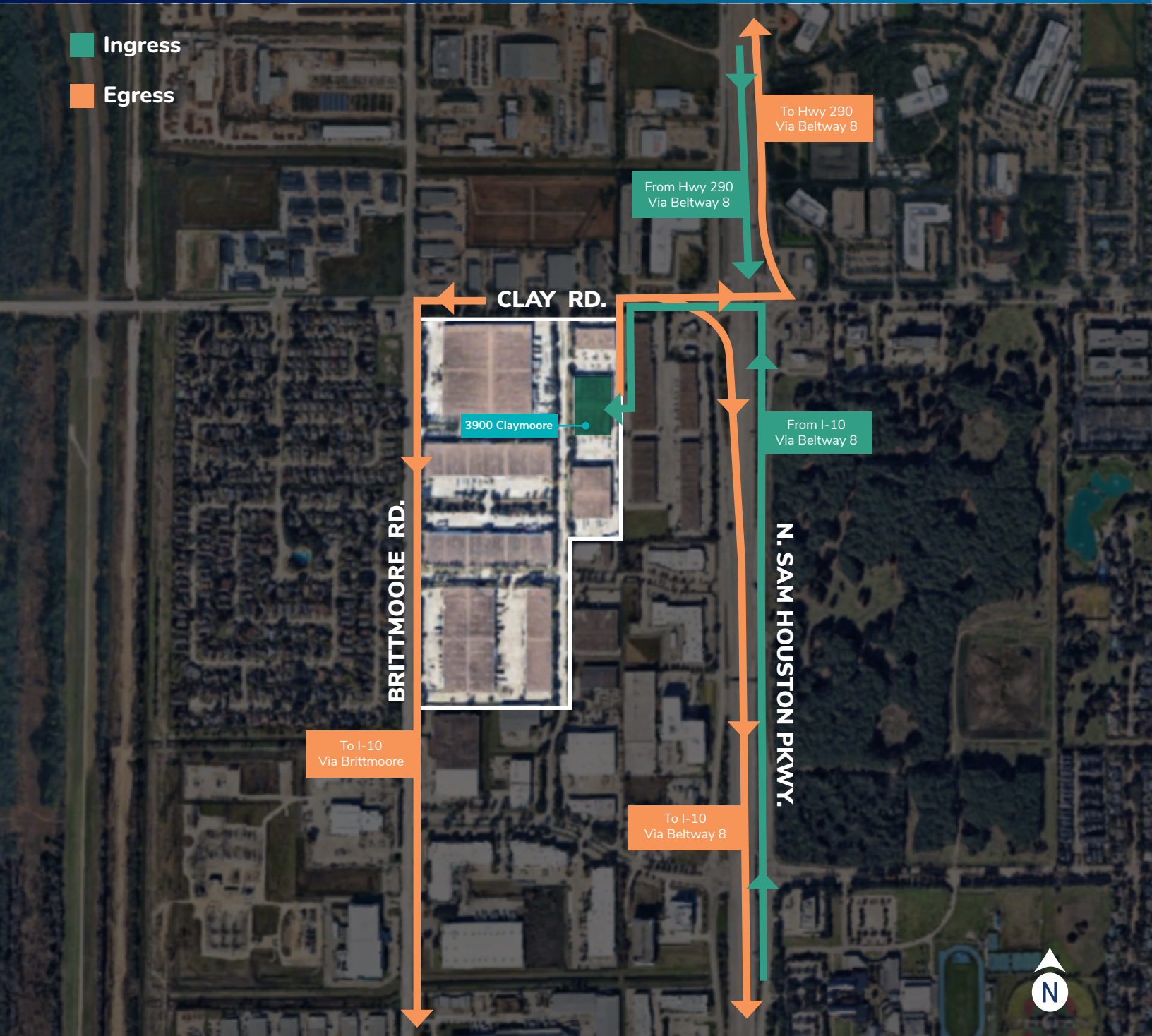
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Ingress

Egress



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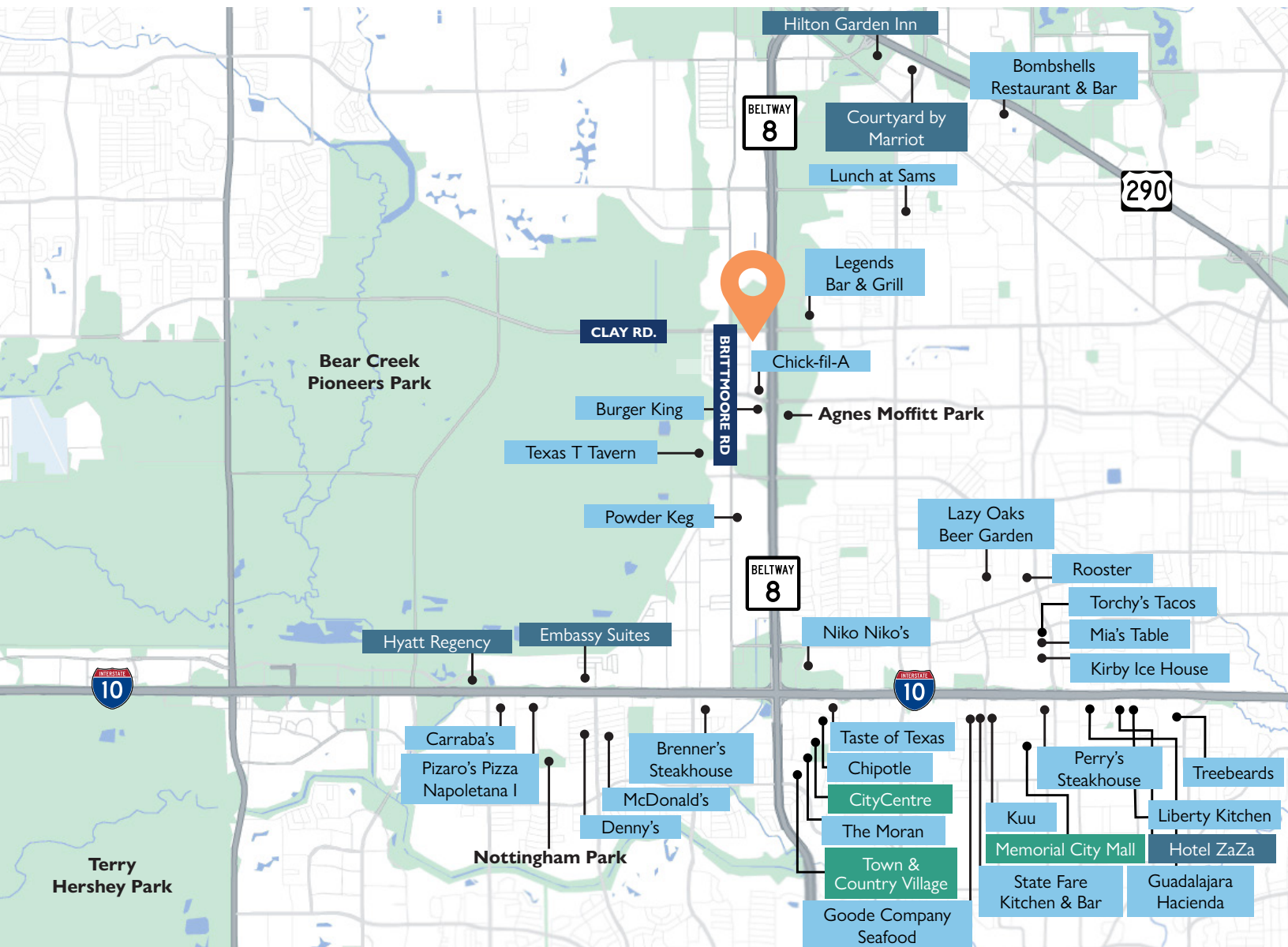
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Your Next Move Starts Here

Claymoore has immediate access to a large amount of top tier amenities:



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Workforce & Population Highlights

Key Metrics

	5 Mile	10 Mile	15 Mile
Population (2026)	256,923	1,448,861	3,186,860
Households (2026)	99,540	567,418	1,218,938
Total Businesses	16,579	73,713	143,860
Consumer Expenditures (annual)	~\$7.70B	~\$39.26B	~\$89.08B

Household Income

	5 Mile	10 Mile	15 Mile
Median HH Income	\$84,027	\$76,989	\$82,063
Average HH Income	\$137,386	\$122,664	\$130,104
Per Capita Income	\$53,126	\$48,077	\$49,910

Employment

	5 Mile	10 Mile	15 Mile
Total Employed 16+	140,931	812,058	1,757,582
White Collar	62.2%	61.0%	63.2%
Blue Collar	21.8%	21.3%	20.1%
Construction/Extraction	7.3%	6.0%	5.7%
Production	4.8%	4.6%	4.2%
Transportation/Material Moving	7.1%	7.7%	7.5%
Services	16.0%	17.7%	16.7%

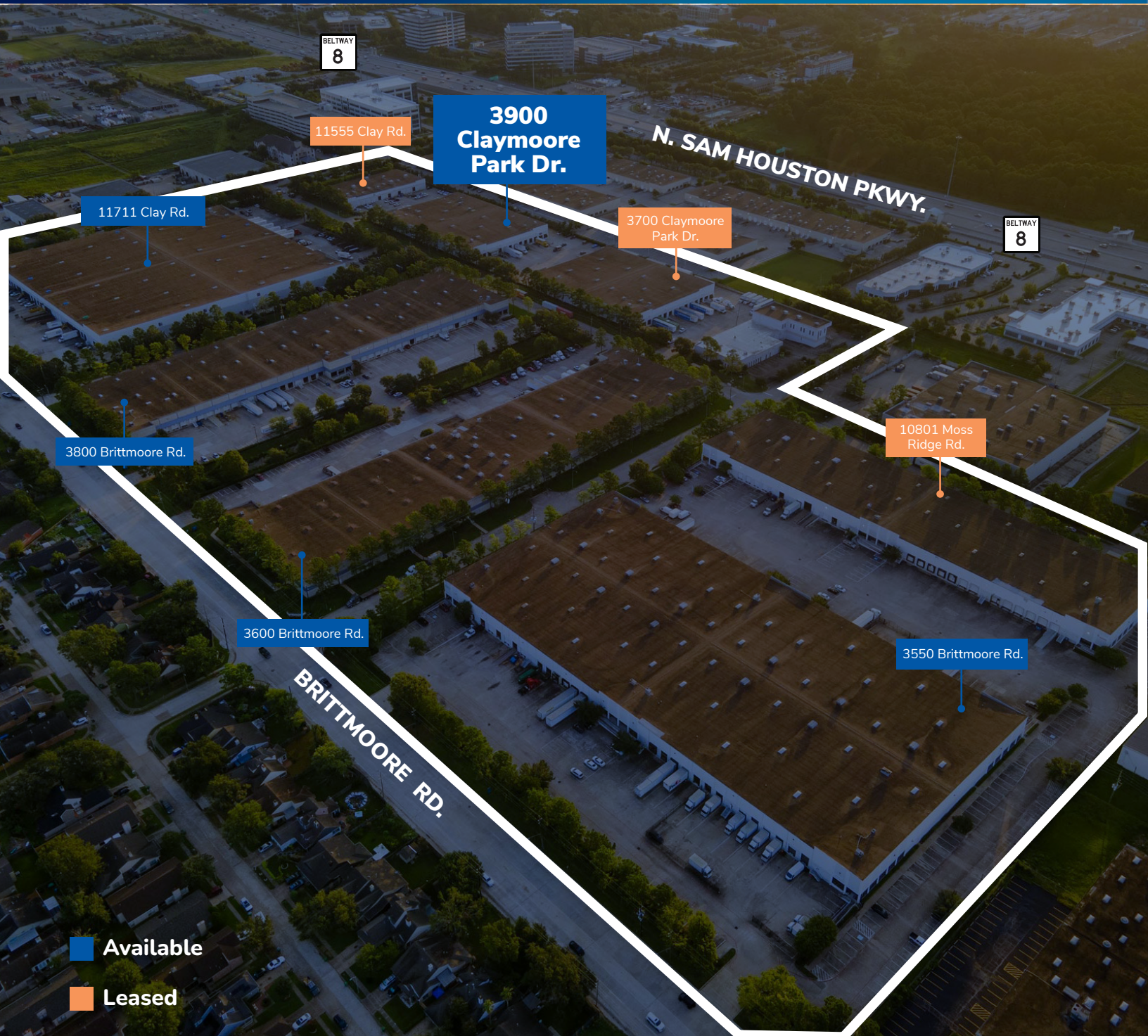
Education

	5 Mile	10 Mile	15 Mile
Total Pop 25+	171,011	976,486	2,138,273
Less than 9th Grade	9.2%	8.8%	7.9%
9th–12th, No Diploma	5.7%	5.5%	5.6%
High School Graduate	16.3%	18.0%	17.2%
GED/Alternative	2.6%	3.4%	3.5%
Some College, No Degree	14.5%	15.3%	14.8%
Associate Degree	6.8%	7.4%	7.1%
Bachelor's Degree	28.6%	26.1%	26.6%
Graduate Degree	16.3%	15.4%	17.3%

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Available

Leased

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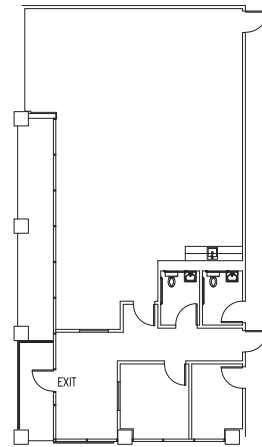
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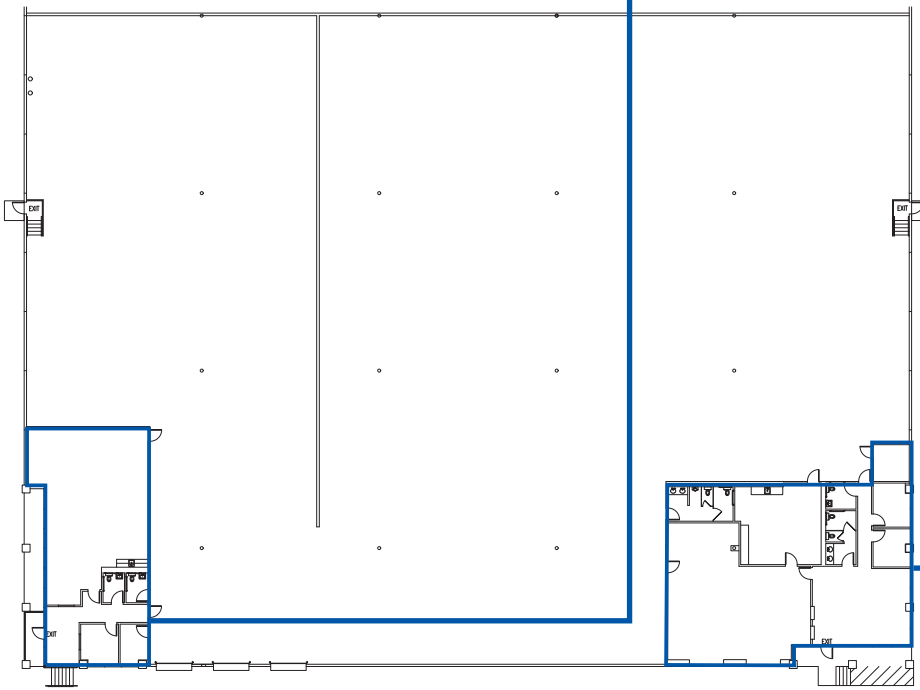
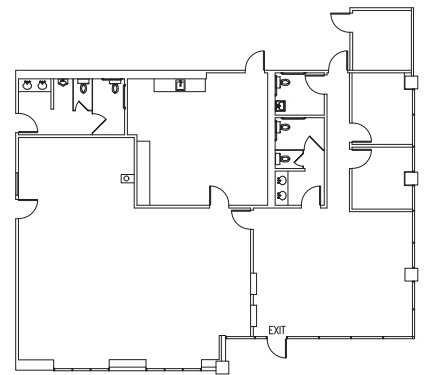
Suite 100+130 Overview:

- 37,125 SF total
- 4,920 SF office (combined)
- 32,205 SF warehouse
- End-cap suite
- Front-load configuration
- 24' clear height
- Five (5) dock-high doors
- Two (2) semi-dock doors
- Two (2) drive-in ramps
- 165' building depth
- Fully sprinklered
- Suite 100: 3-phase, 480V / 100 Amps
- Suite 130: 3-phase, 480V / 200 Amps

Suite 100 | 1,900 SF Office



Suite 130 | 3,020 SF Office



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FOR LEASING INFORMATION



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