

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



5800 N COURSE DR | HOUSTON TX 77072

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900



PROPERTY DETAILS

Address: 5800 N. Course Dr | Houston TX 77072
Total building size: 78,450 SF
Year built: 2001

Lot size: 10.31 acres
Parking: 596 surface parking spaces
Parking Ratio: 7.19/1,000 SF

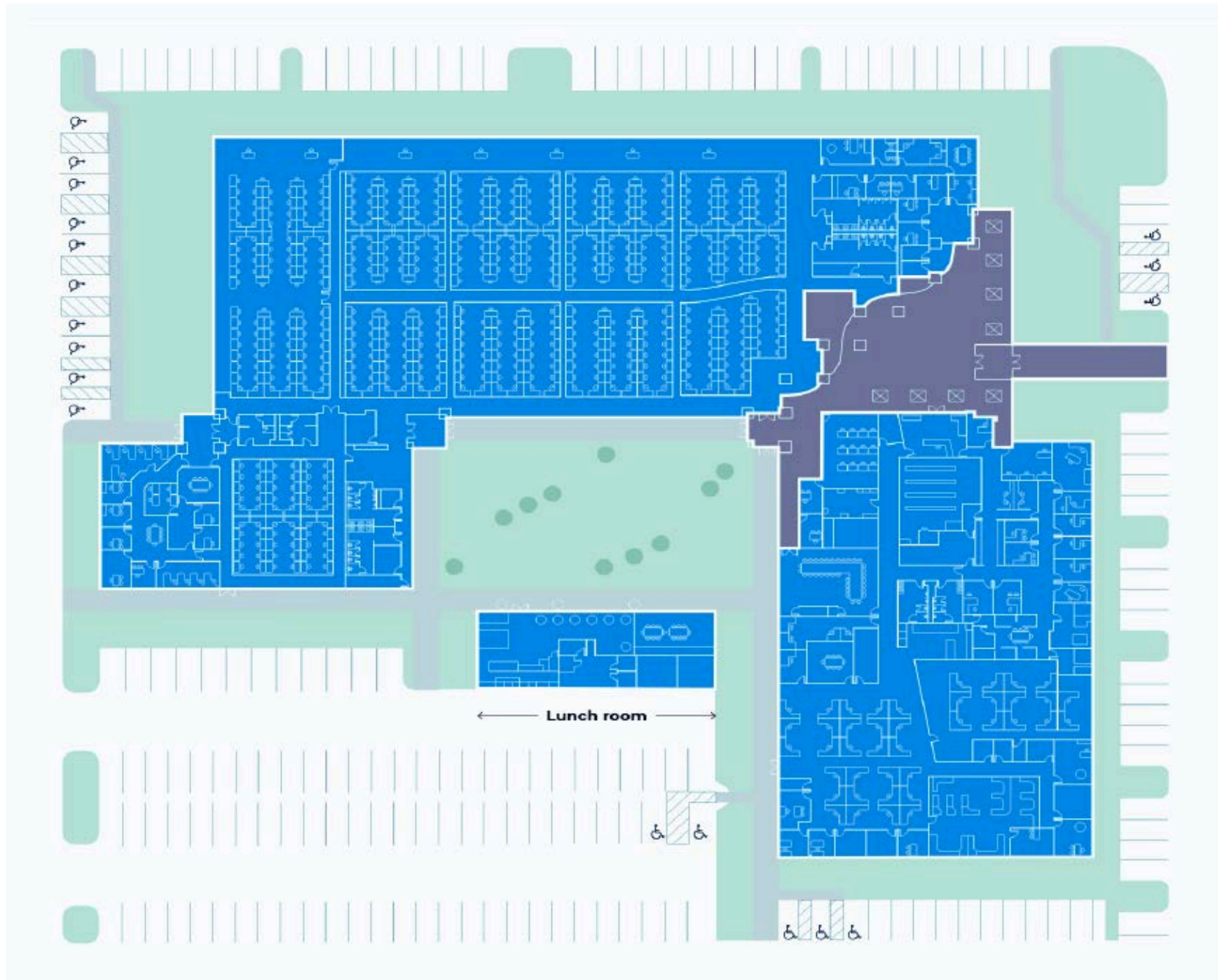
**LEASE PRICE: \$12.00
(NNN)**

PROPERTY HIGHLIGHTS

Ideal for warehouse, office, distribution, healthcare, life sciences, and educational uses
Outdoor green spaces and employee break areas designed for comfort and productivity
Prime location with convenient access to major transportation corridors
Direct connectivity to Sam Houston Tollway (Beltway 8) and Westpark Tollway
Close proximity to Westpark Tollway, Beltway 8, I-69, I-10, and the 610 South Loop

**SALE PRICE:
\$10,000,000.00**

SITE PLAN



DAVID GREENBERG

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DEMOGRAPHICS

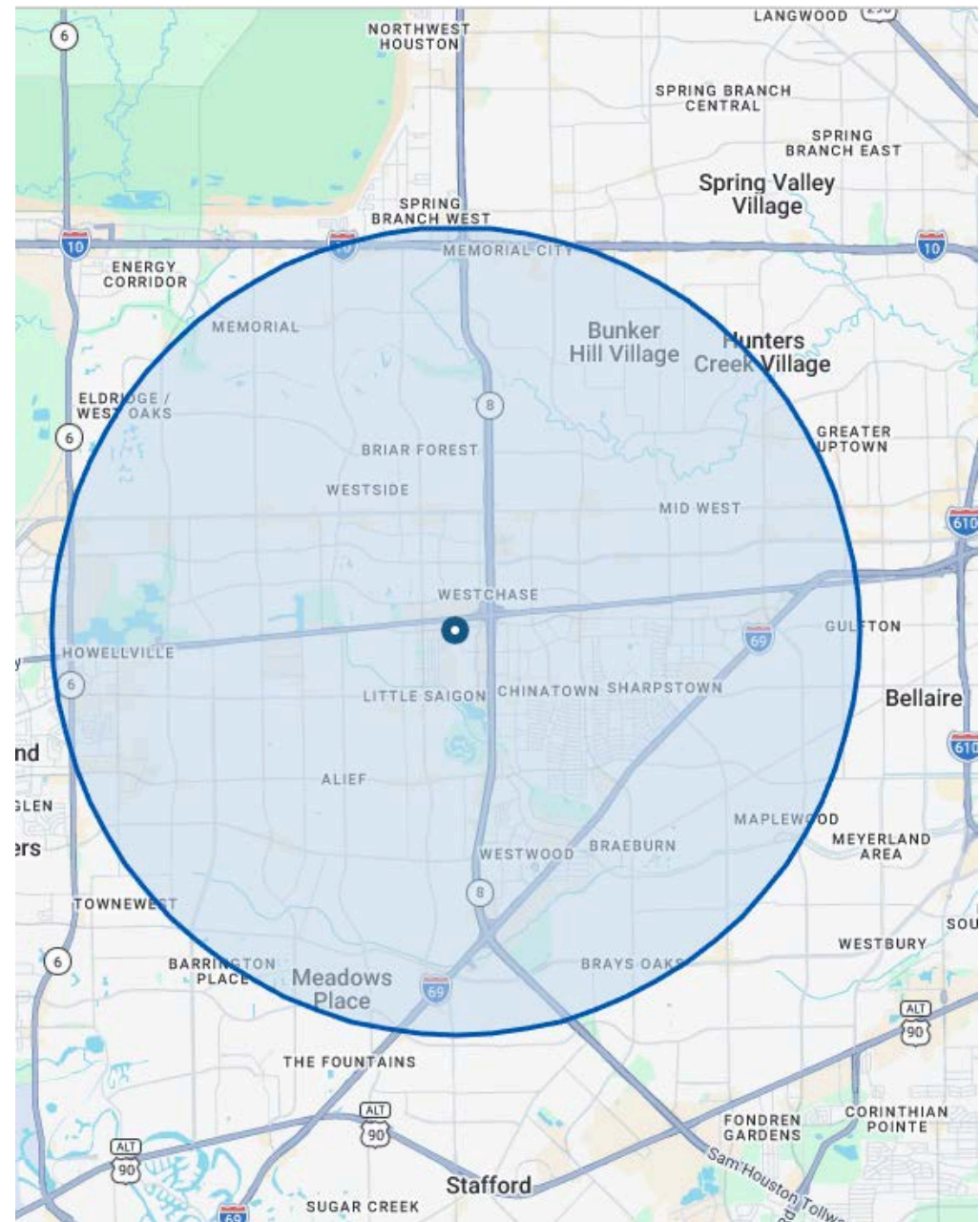
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,663	229,682	591,455
Average Age	37.2	35.8	36.1
Average Age (Male)	36.3	35.1	35.4
Average Age (Female)	38.2	36.4	36.8
POPULATION	1 MILE	3 MILES	5 MILES
Total Households	5,352	89,673	226,957
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,946	\$63,393	\$72,561
Median Home Value	\$169,640	\$214,787	\$249,389

**Demographics data derived from Costar*

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Harwin Dr	Kenwall Dr W	24,659	2025
Harwin Drive	Linnhaven Dr SW	21,621	2025
WPT	N Course Dr SE	64,245	2025
Westpark Tollway	Rogerdale Rd E	43,841	2025

**Demographics data derived from Costar*



DISCLAIMER: The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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