

# 1213B

Build-to-Suit & Purchase Opportunities  
Up to three (3) building pads available  
±3.8 acres available (divisible)

1213 Brittmoore Road, Houston, TX 77043



**VIRTUALLY TOUR  
BTS OPPORTUNITY**

For more information, contact:

BOONE SMITH | 281.726.1299 | [boone.smith@streamrealty.com](mailto:boone.smith@streamrealty.com)

PARKER NOBLE | 682.429.8262 | [parker.noble@streamrealty.com](mailto:parker.noble@streamrealty.com)



## PROPERTY OVERVIEW

- ±3.8 acres (divisible)
- BTS or Design Construction
- Located near the intersection of Interstate 10 (Katy Freeway) and Beltway 8, delivering immediate regional and citywide access
- Central West Houston location provides efficient reach to Downtown Houston, the Energy Corridor, Westchase District, Memorial City, and Spring Branch
- Convenient access off Brittmoore Road. Infill positioning reduces drive time for workforce, vendors, and customers compared to outer-loop locations
- New retail and residential in the immediate area
- Approximately 35 minutes to Port of Houston and 30+ minutes to both major airports, supporting regional and international operations
- The Brittmoore Road area is undergoing significant reinvestment, transitioning from legacy industrial to modern office, industrial, and mixed-use projects
- City utilities in place, reducing development risk and timeline
- Opportunity for customized facilities in a central Houston location





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**AVAILABLE**  
±1.30 ACRES

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±1.25 ACRES

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±1.25 ACRES

**SOLD**  
±20,000 SF HQ OFFICE

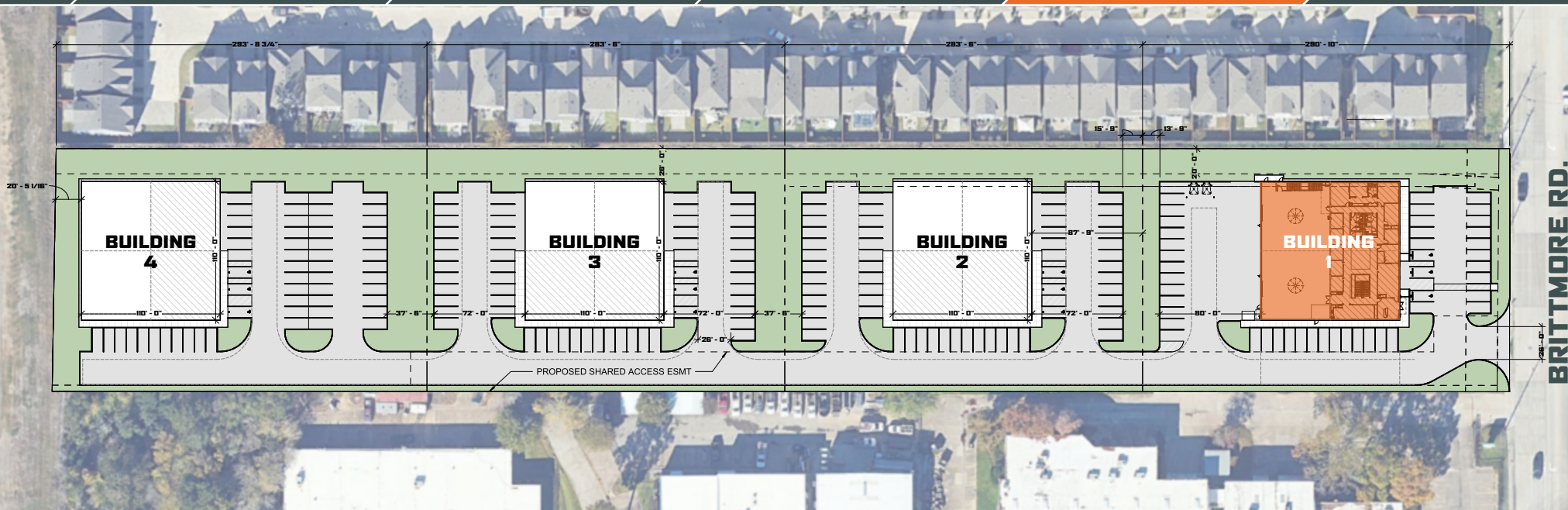
BRITTMORE RD.

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**BUILDING 4****AVAILABLE**

2-STORY FLEX OFFICE  
(12,100 SF FOOTPRINT)  
±18,150 SF

**BUILDING 3****AVAILABLE**

2-STORY FLEX OFFICE  
(12,100 SF FOOTPRINT)  
±18,150 SF

**BUILDING 2****AVAILABLE**

2-STORY FLEX OFFICE  
(12,100 SF FOOTPRINT)  
±18,150 SF

**BUILDING 1****SOLD**

2-STORY FLEX OFFICE  
(12,100 SF FOOTPRINT)  
±18,150 SF

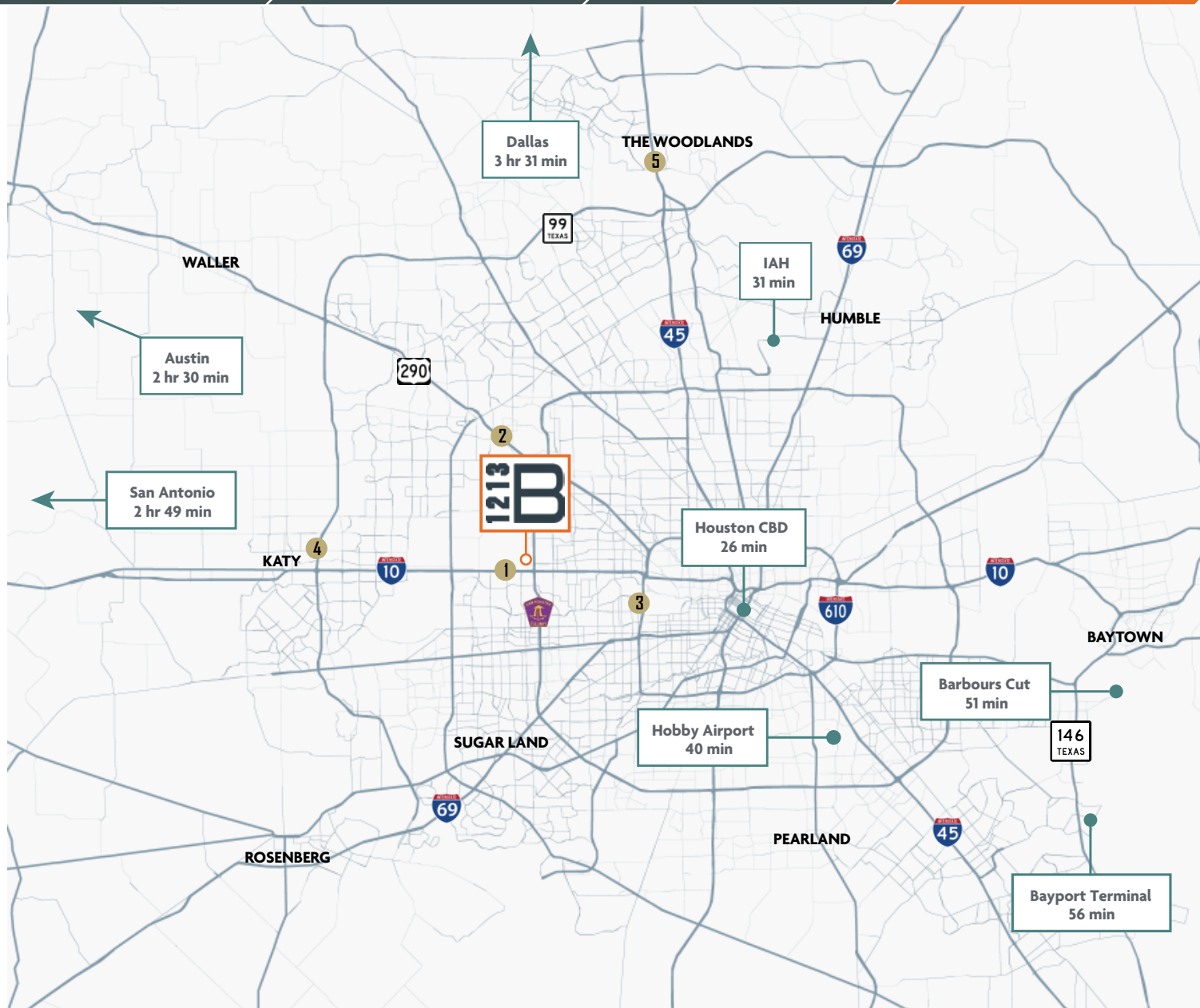
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## DRIVE TIMES

|   | LOCATION                 | TIME<br>(min.) | DISTANCE<br>(mi.) |
|---|--------------------------|----------------|-------------------|
| 1 | Energy Corridor          | 5              | 1.5               |
| 2 | Hwy. 290                 | 16             | 6.5               |
| 3 | Uptown / Galleria        | 17             | 9.9               |
| 4 | Grand Pkwy.<br>(Hwy. 99) | 19             | 14                |
| 5 | The Woodlands            | 45             | 38                |



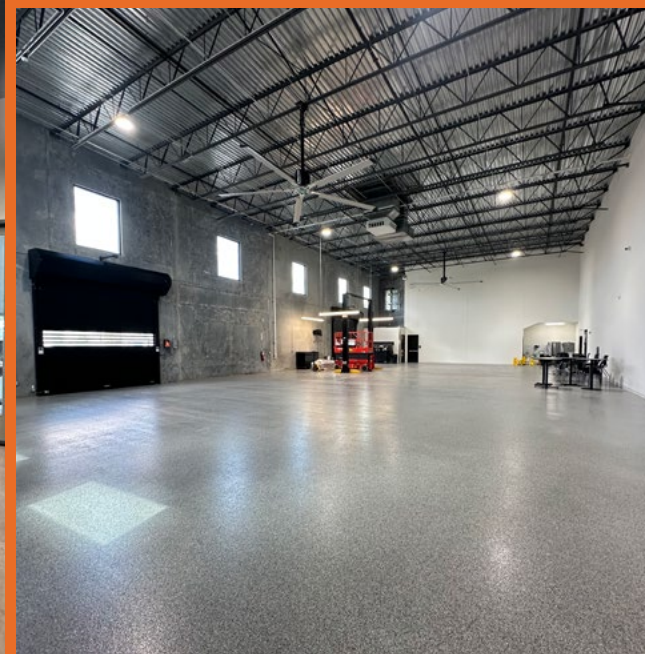
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