

# 1213 B

For more information, contact:

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

1213 Brittmoore Road, Houston, TX 77043



## 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

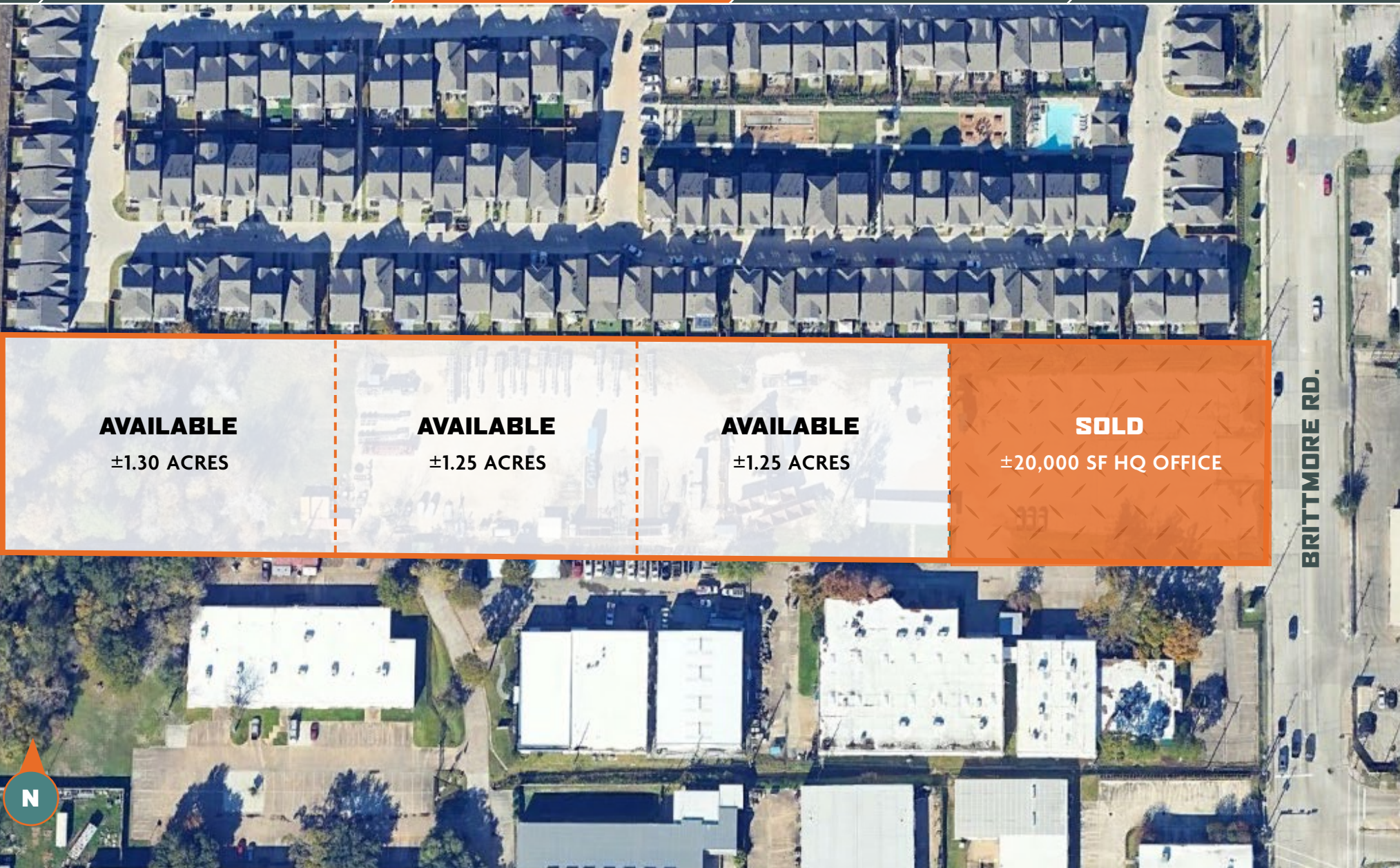


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**AVAILABLE**  
±1.30 ACRES

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±1.25 ACRES

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±1.25 ACRES

**SOLD**  
±20,000 SF HQ OFFICE

BRITTMORE RD.

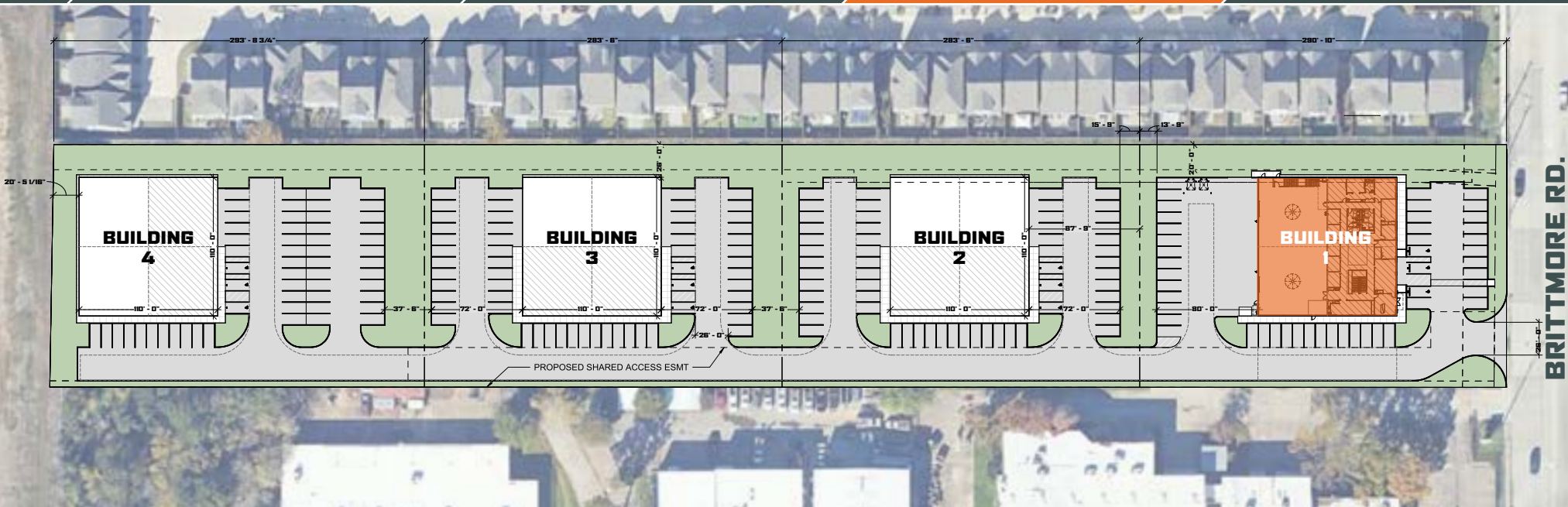
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**BUILDING 4**

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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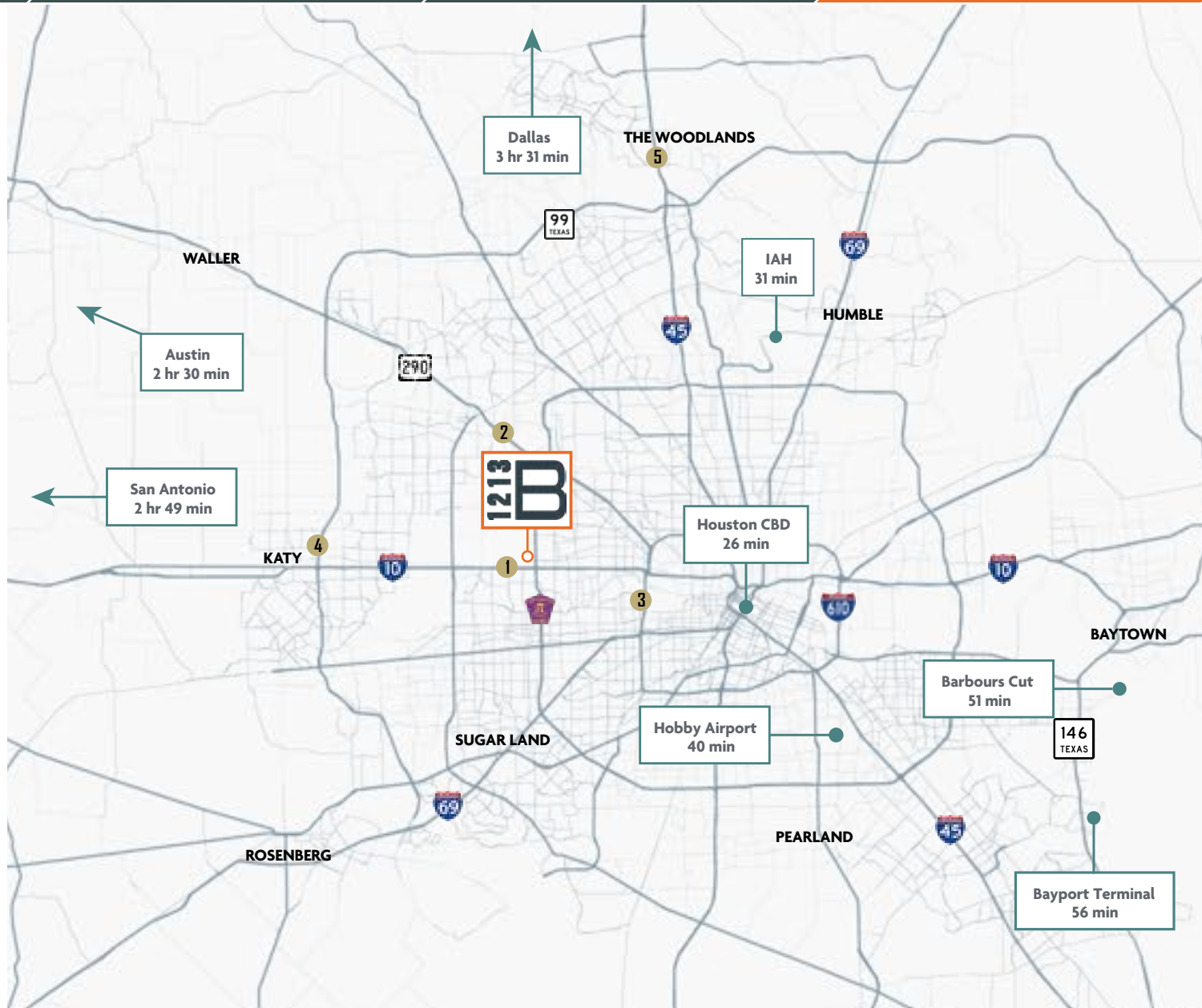
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DRIVE TIMES

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

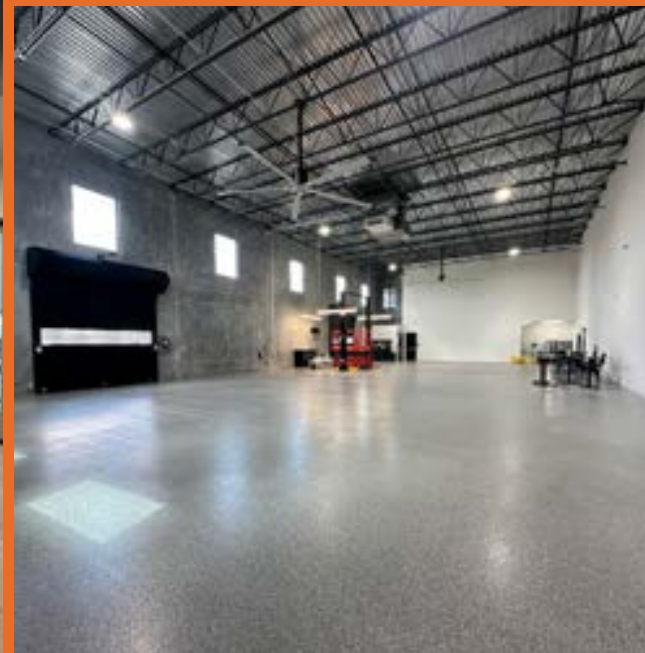


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