

# FOR SALE

## Industrial Building with Outside Storage

5719 ARMOUR DRIVE  
HOUSTON, TX 77020



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**partners**

# Property Summary

Address 5719 Armour Drive  
Houston, TX 77020

Pricing \$1,100,000

Total Building Size 10,745 SF

Office  $\pm$  2,700 SF

Clear Height 11.5'

Assembly Area  $\pm$  950 SF in AC

Doors Six (6) grade level doors

Power 240 volt, 3 phase power

Total Land Size 0.8634 Acres

Parcel ID 0402630000035

Flood Risk outside of 100/500 year



# Aerial

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# Property Photos

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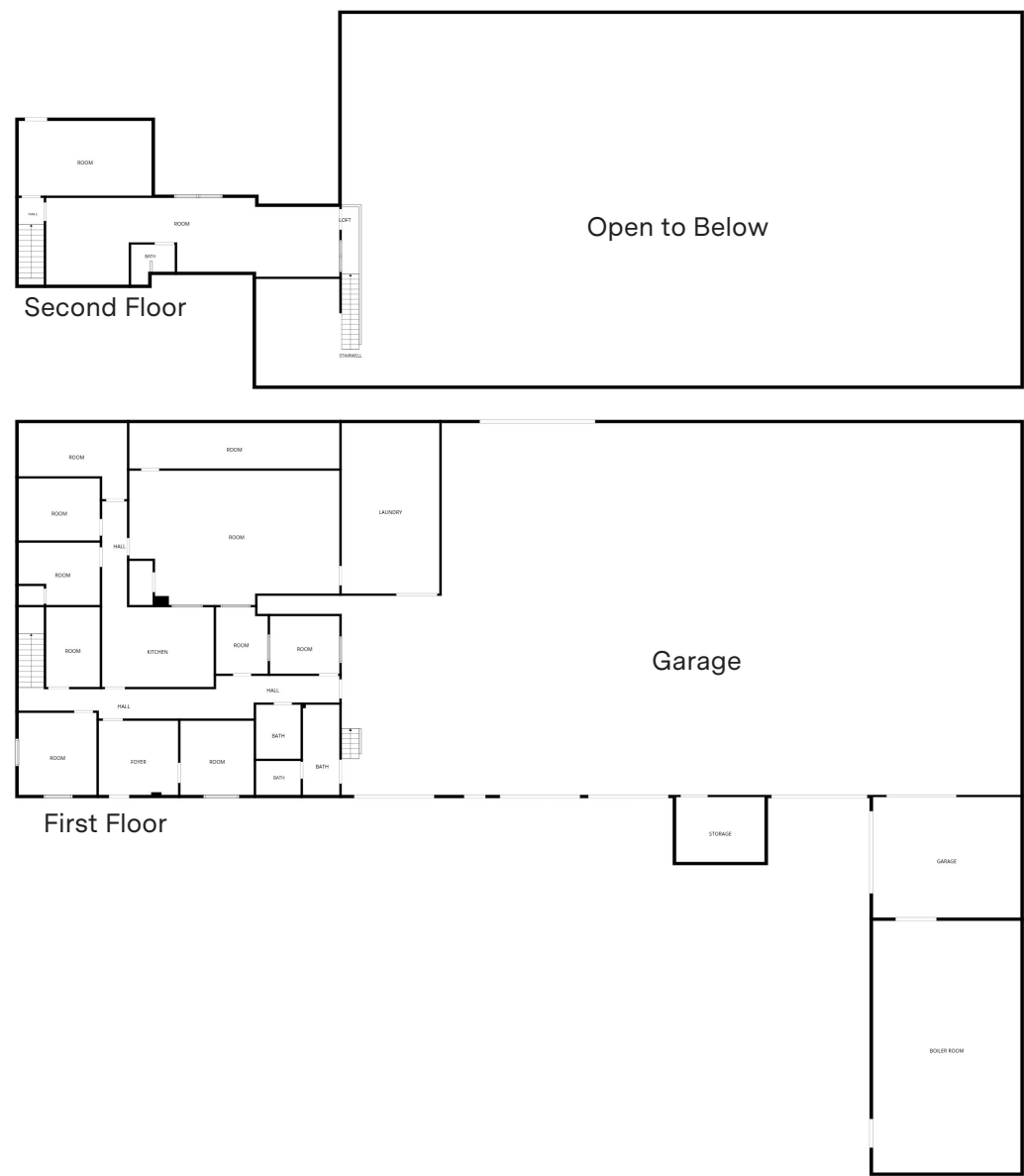


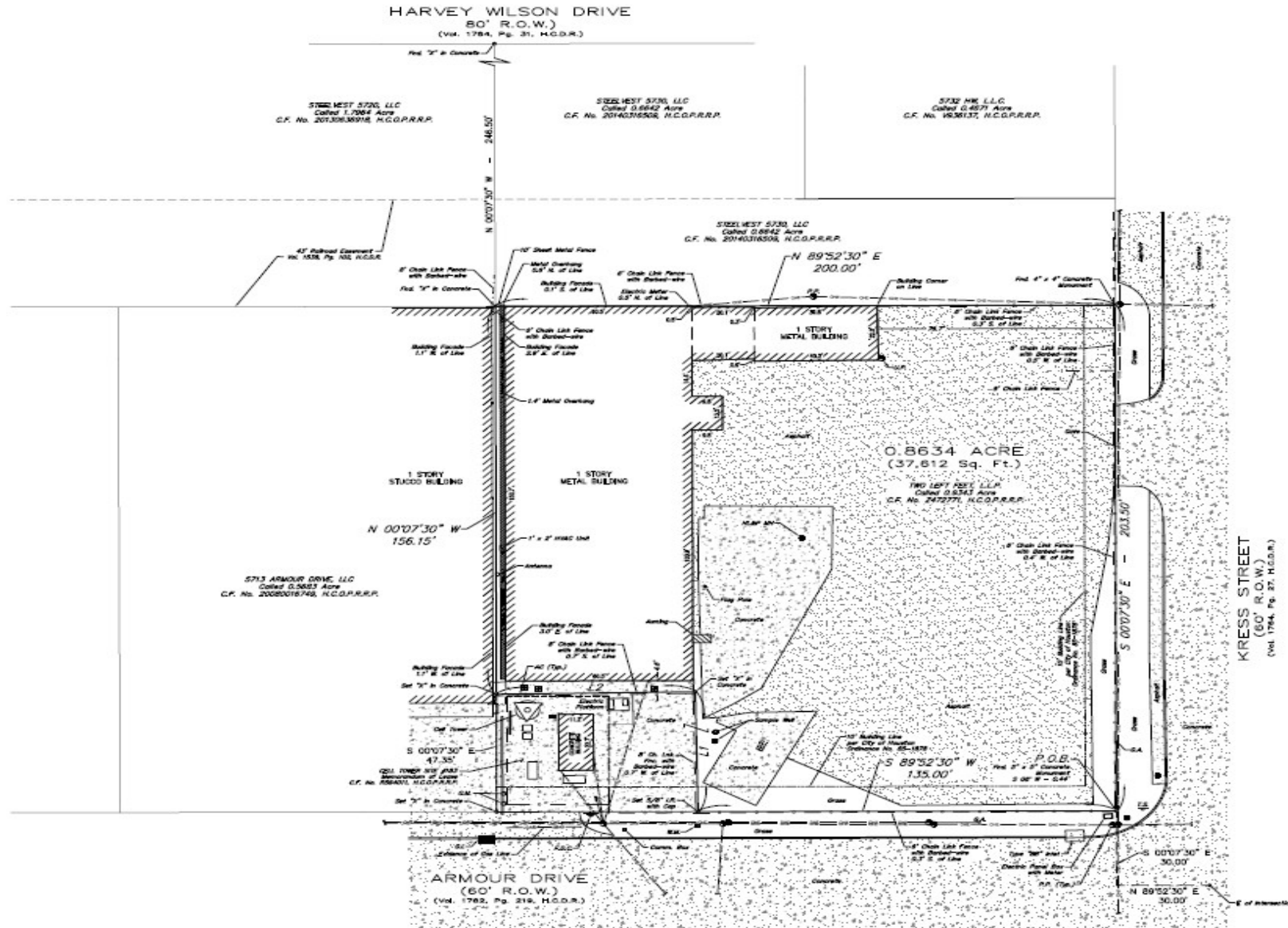
[CLICK TO VIEW MORE PROPERTY PHOTOS](#)



# Floor Plan

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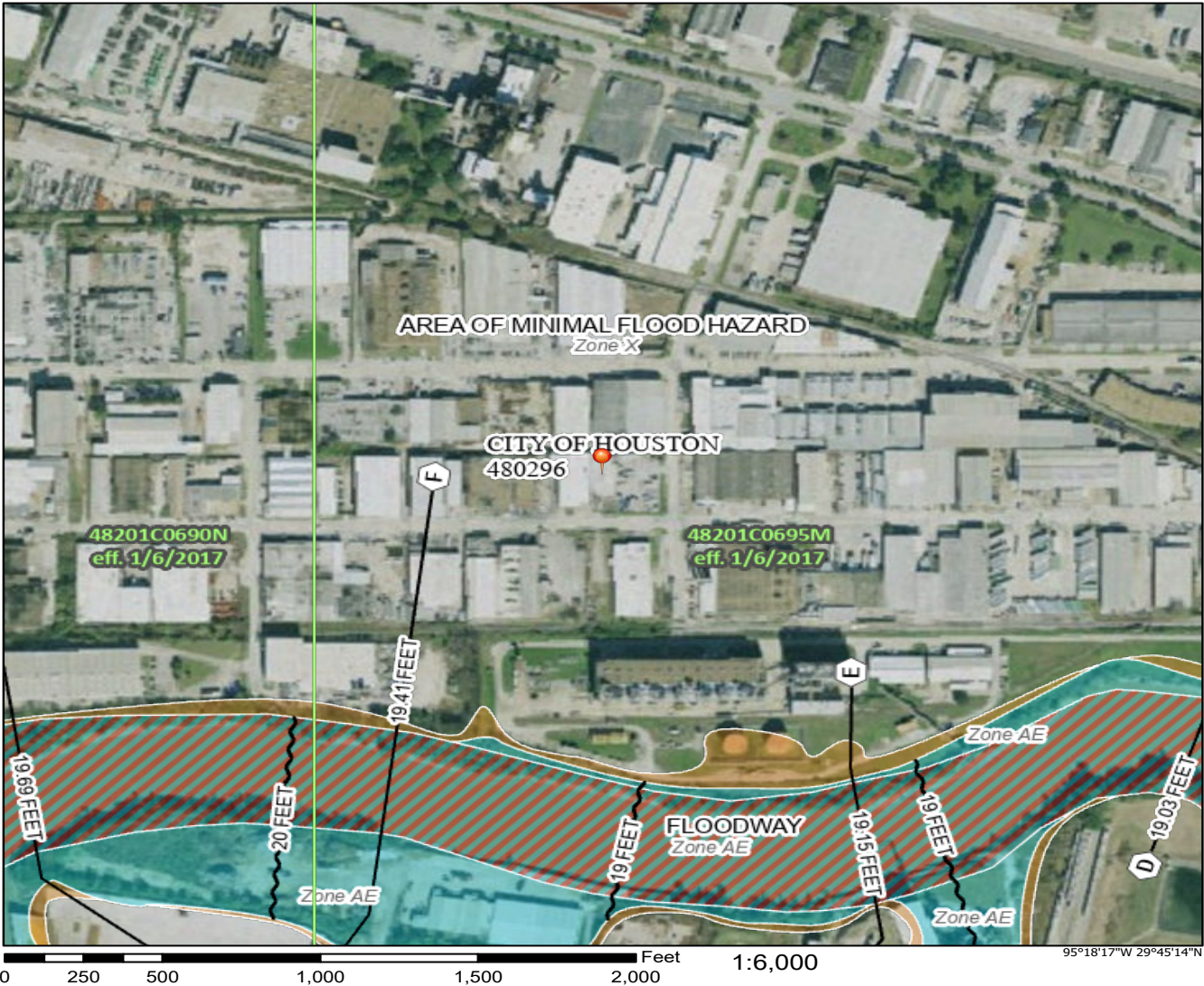


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## National Flood Hazard Layer FIRMette

95°18'55"W 29°45'45"N



Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
| OTHER AREAS OF FLOOD HAZARD |  | Regulatory Floodway                                                                                                                                               |
|                             |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
| OTHER AREAS                 |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
|                             |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
| GENERAL STRUCTURES          |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| OTHER FEATURES              |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| MAP PANELS                  |  | Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                      |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
| OTHER FEATURES              |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| OTHER FEATURES              |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
| MAP PANELS                  |  | Unmapped                                                                                                                                                          |
|                             |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                              |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/25/2026 at 1:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Demographics

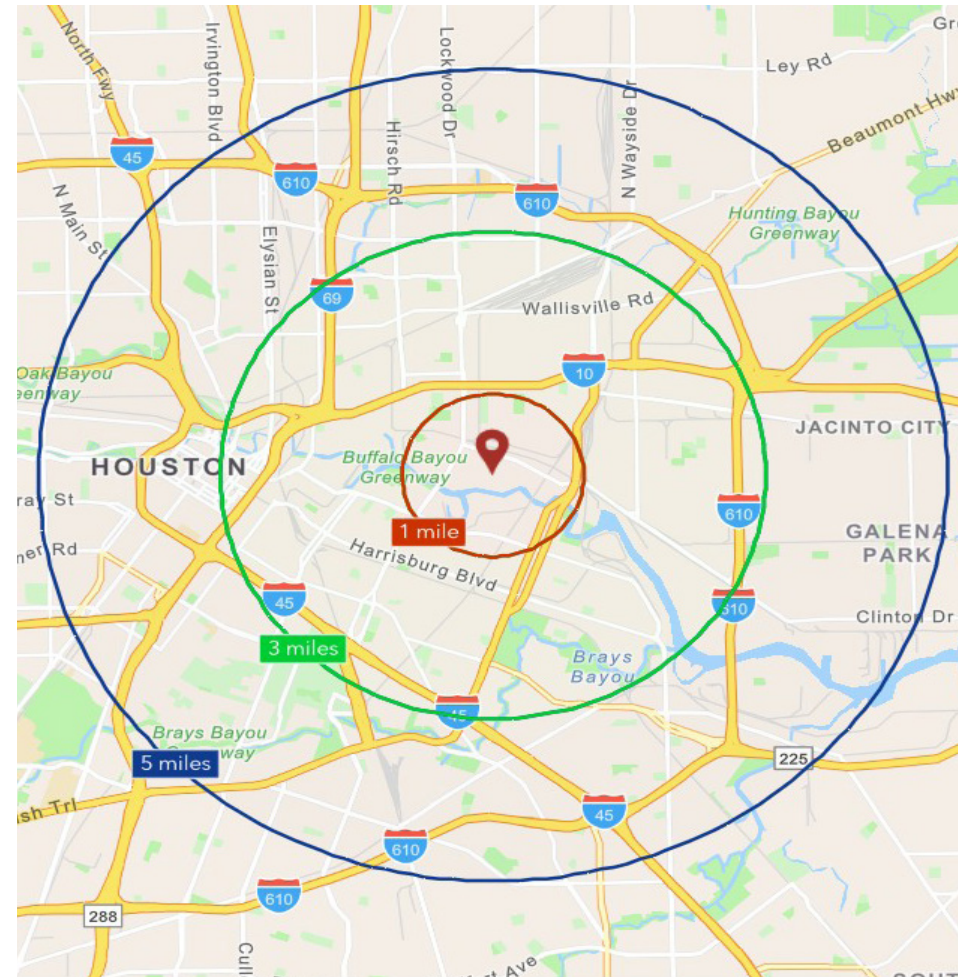
**5719 ARMOUR DRIVE  
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| POPULATION                | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2020 Population           | 6,111  | 102,668 | 205,048 |
| 2026 Population           | 6,397  | 105,513 | 212,445 |
| 2031 Projected Population | 6,554  | 108,239 | 218,374 |
| Annual Growth (2026-2031) | 0.49%  | 0.51%   | 0.55%   |

| HOUSEHOLDS                | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2020 Households           | 2,075  | 36,115  | 80,996  |
| 2026 Households           | 2,324  | 39,634  | 88,897  |
| 2031 Projected Households | 2,446  | 41,921  | 94,019  |
| Annual Growth 2026-2031   | 1.03%  | 1.13%   | 1.13%   |

| HOUSEHOLD INCOME         | 1 Mile   | 3 Miles  | 5 Miles   |
|--------------------------|----------|----------|-----------|
| Average Household Income | \$71,778 | \$83,838 | \$117,286 |
| Median Household Income  | \$55,542 | \$56,241 | \$70,054  |

| DAYTIME EMPLOYMENT | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Total Employees    | 5,197  | 41,913  | 257,027 |
| Total Businesses   | 365    | 3,753   | 12,421  |



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

|                                                                                                         |                                                                                            |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Ryan DeGennaro</b><br>Senior Vice President<br>713 316 7059<br>ryan.degennaro@partnersrealestate.com | <b>Scott Lunine</b><br>Partner, EVP<br>713 854 5946<br>scott.lunine@partnersrealestate.com |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|



# Information About Brokerage Services



2-10-2025

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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.

## 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

|                                                                      |             |                                       |              |
|----------------------------------------------------------------------|-------------|---------------------------------------|--------------|
| PCR Brokerage Houston, LLC                                           | 9003949     | licensing@partnersrealestate.com      | 713-620-0500 |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                                 | Phone        |
| Jon Silberman                                                        | 389162      | jon.silberman@partnersrealestate.com  | 713-620-0500 |
| Designated Broker of Firm                                            | License No. | Email                                 | Phone        |
| Licensed Supervisor of Sales Agent/Associate                         | License No. | Email                                 | Phone        |
| Scott Lunine                                                         | 787298      | scott.lunine@partnersrealestate.com   | 713-275-9602 |
| Sales Agent/Associate's Name                                         | License No. | Email                                 | Phone        |
| Ryan DeGennaro                                                       | 553356      | ryan.degennaro@partnersrealestate.com | 713-316-7059 |
| Sales Agent/Associate's Name                                         | License No. | Email                                 | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date