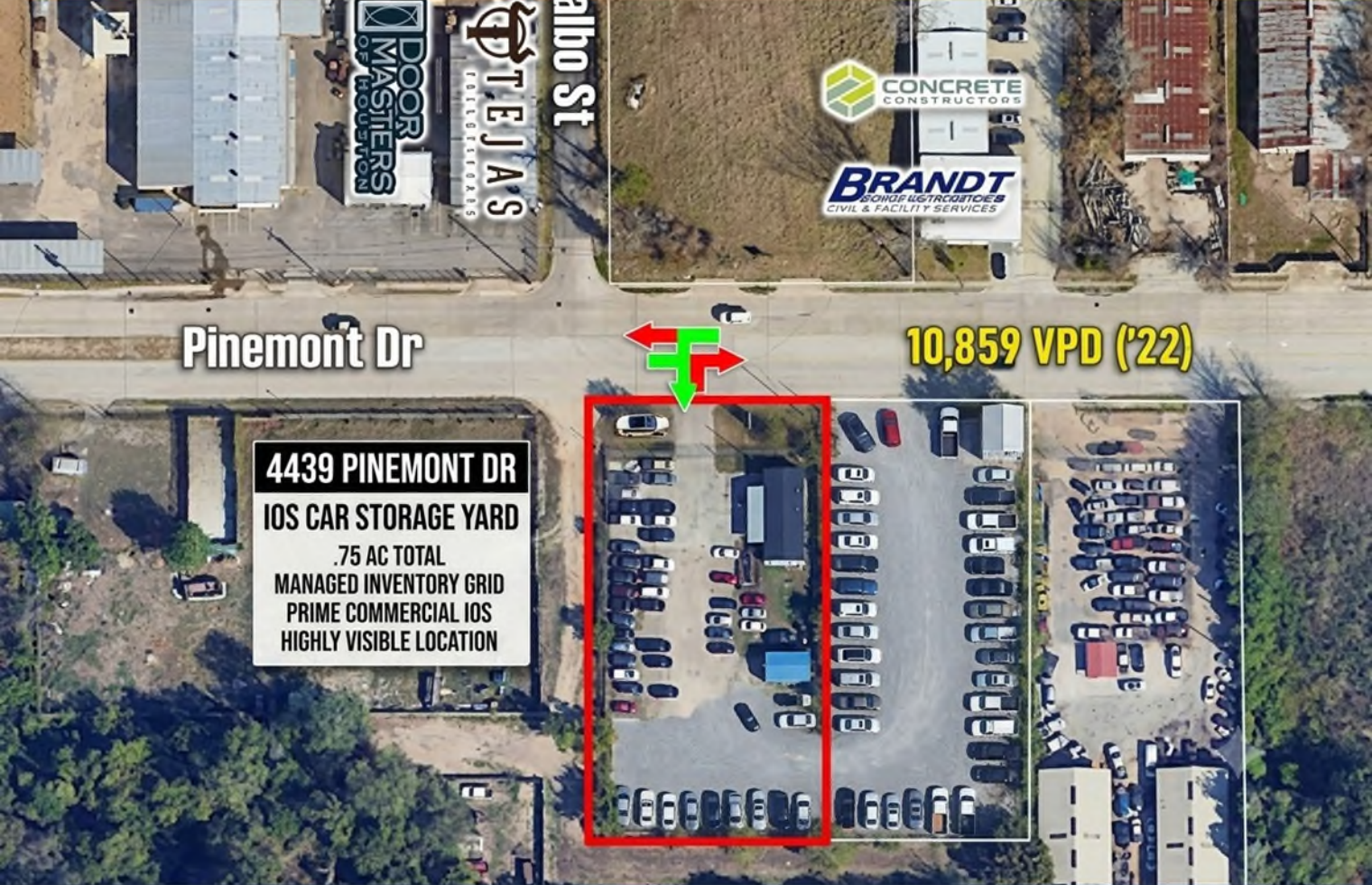




FOR LEASE

4439 Pinemont Dr

4439 Pinemont Dr, Houston, TX 77018

Joe Fer Mitchell
832.416.3739
joe@winHillAdvisorskirby.com

Charlie Kriegel
832.249.2614
Charlie@winHillAdvisorskirby.com



PROPERTY DETAILS

RENT

\$6,700/month Gross

Gross Expense

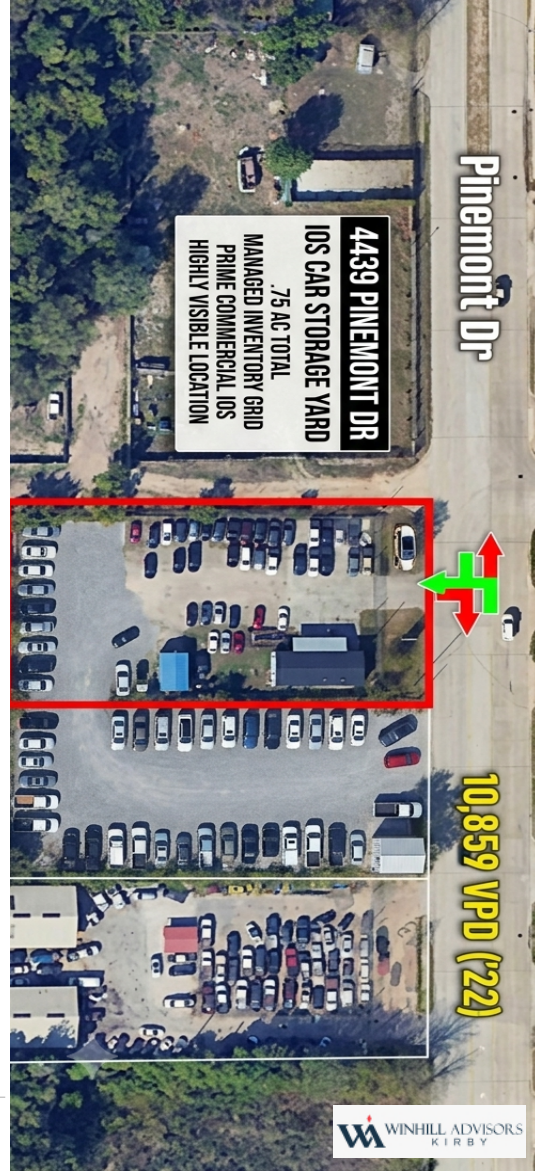
4439 Pinemont Dr delivers infill industrial outdoor storage with a 1,344 SF office on ± 0.746 acres, suited for contractors, fleet, towing, and equipment users. Functional yard layout, existing utilities, and flexible mixed-use positioning support cost-conscious tenants seeking practical access, operational efficiency, and small-site Houston exposure.

Address	4439 Pinemont Dr, Houston, TX 77018
Property Type	Industrial Outdoor Storage / Mixed-Use Land
Date Available	July 15, 2026
Units	1
Available Space	$\pm 32,542$ SF site area;
Building Size	1,344 SF office Modluar
Rent	\$6,700/month Gross
Gross Expense	
Zoning	NZ (Mixed-Use Land)
Traffic Count	{10859 VPD

EXCLUSIVELY LISTED BY

Joe Fer Mitchell
832.416.3739
joe@winHillAdvisorskirby.com

Charlie Kriegel
832.249.2614
Charlie@winHillAdvisorskirby.com

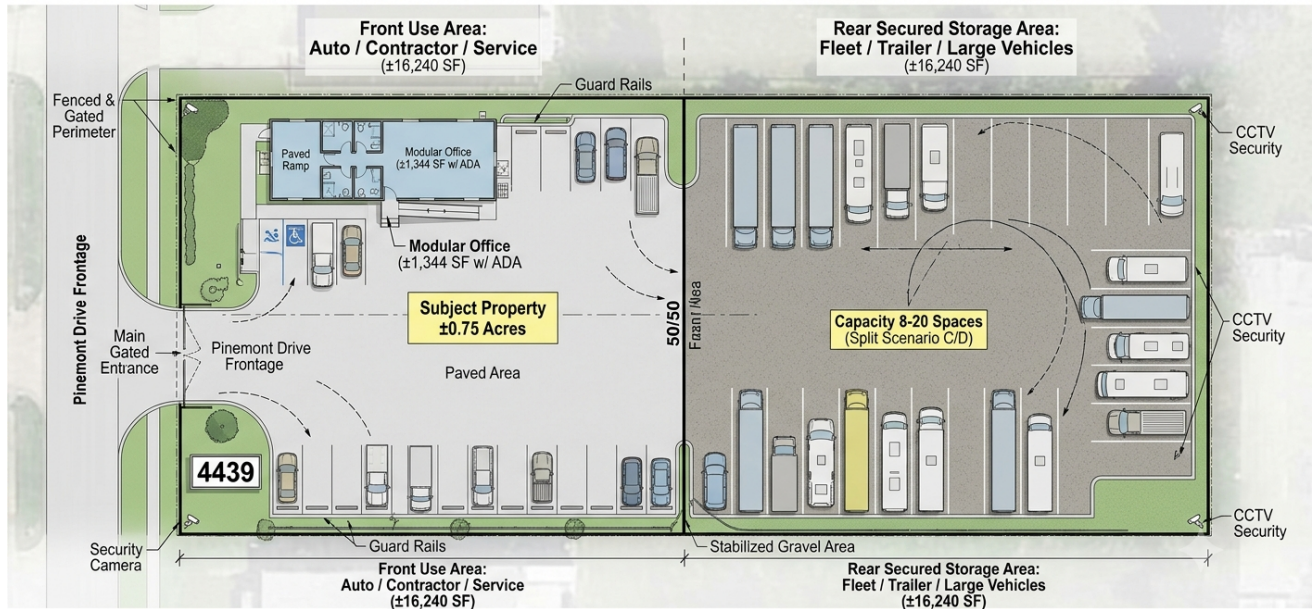


This Yard Stands Out

SITE YARD PLAN

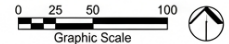
INDUSTRIAL OUTDOOR STORAGE (IOS) - 4439 PINEMONT DRIVE - HOUSTON, TX 77018

NORTHWEST HOUSTON / PINEMONT CORRIDOR



CONCEPTUAL SITE PLAN: 4439 PINEMONT DRIVE, HOUSTON, TX - IOS VALUE-ADD OPPORTUNITY

Northwest Houston / Pinemont Corridor



Photos



SITE MAP

Situated on Pinemont Drive in Houston's Oak Forest/Garden Oaks corridor, the property offers central-northwest infill access, proximity to National Oilwell Varco, and convenient nearby retail, services, and schools. This functional setting supports small-business users seeking affordability, workforce access, and strong day-to-day tenant convenience within an established trade area.



EDUCATION

Katherine Smith Elementary, Avance Mangum Education Center nearby within 1 mile.



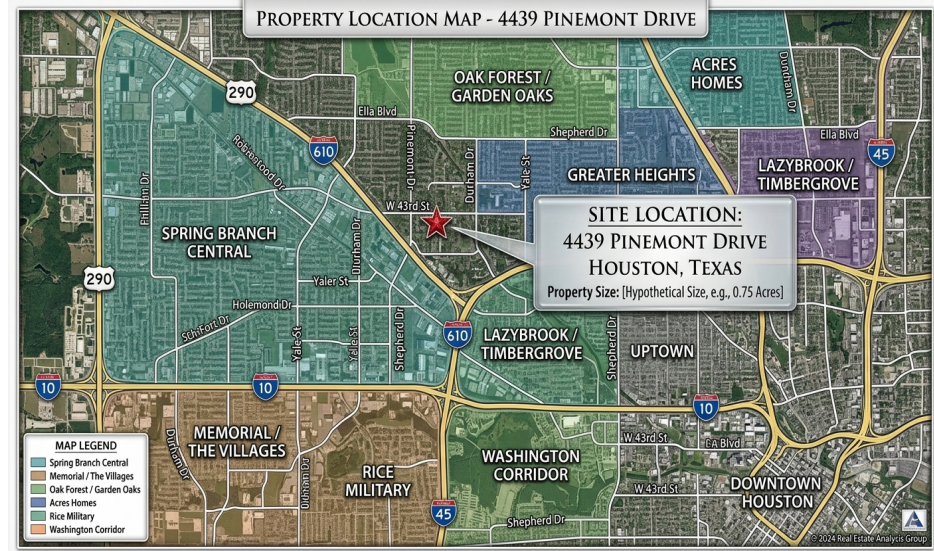
ATTRACTIONS

Oak Forest/Garden Oaks corridor; nearby retail, retail, dining, and neighborhood services within 1 mile.



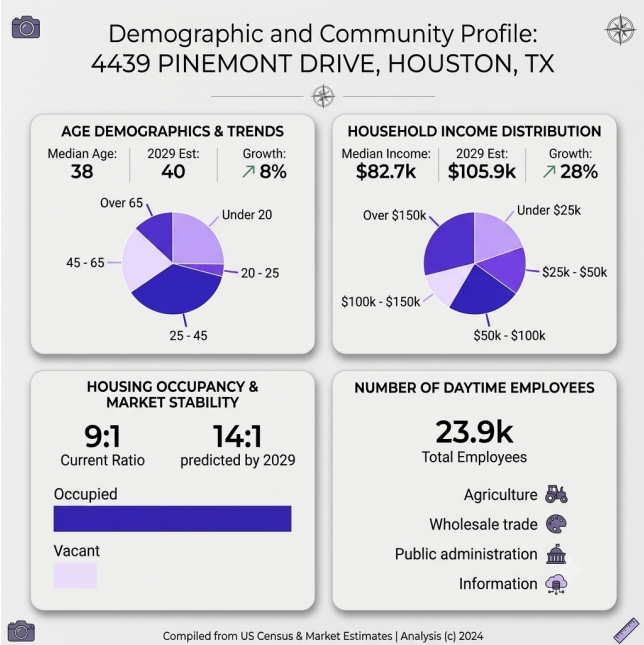
TRANSPORTATION

Located on Pinemont Drive between Mangum Road and TC Jester Boulevard in Northwest Houston.



DEMOGRAPHICS

Metric	1-MILE	3-MILE	5-MILE
Current Population	30,227	199,166	491,381
Population Growth Rate	-7.7%	4.9%	3.5%
Population Projections	32,756	189,843	474,830
Median Age	37.5	33.7	34.4
Number of Households	11,251	69,076	166,598
Average Household Size	-	-	-
Homeownership Rate	-	-	-
Median Household Income	\$82,676	\$66,792	\$77,052
Average Household Income	-	-	-
Per Capita Income	-	-	-
College Educated	-	-	-
Unemployment Rate	-	-	-

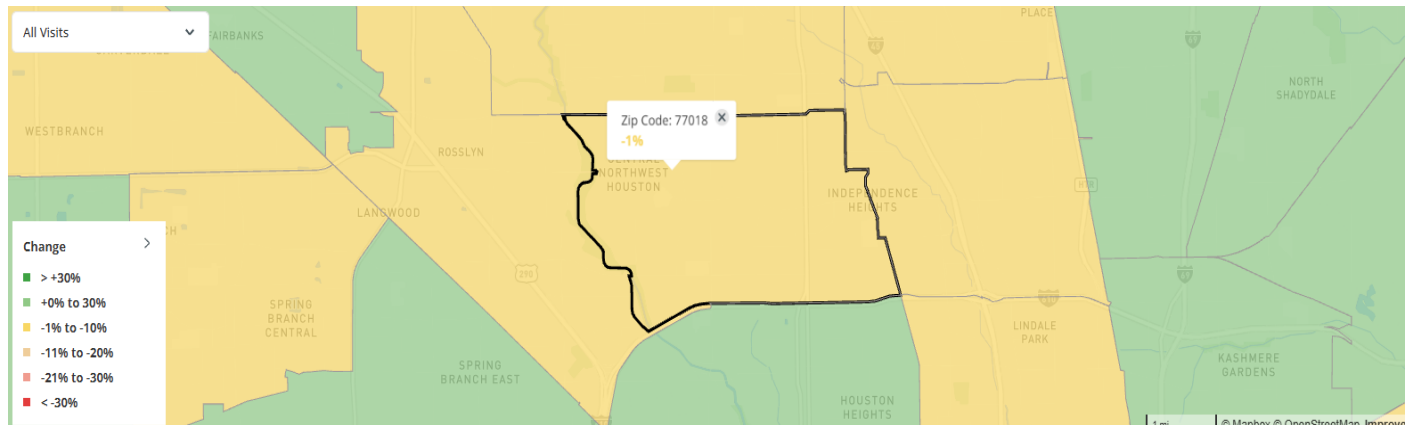


4439 Pinemont Dr

4439 Pinemont Dr, Houston, TX 77018

AREA OVERVIEW

Situated on Pinemont Drive in Houston's Oak Forest/Garden Oaks corridor, the property offers central-northwest infill access, proximity to National Oilwell Varco, and convenient nearby retail, services, and schools. This functional setting supports small-business users seeking affordability, workforce access, and strong day-to-day tenant convenience within an established trade area.





4439 Pinemont Dr

4439 Pinemont Dr, Houston, TX 77018

CONTACTS



Joe Fer Mitchell
832.416.3739
joe@winHillAdvisorskirby.com



Charlie Kriegel
832.249.2614
Charlie@winHillAdvisorskirby.com

2418 Richton St ,
Houston TX 77098
713-574-456-3144

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information contained herein is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent investigation and due diligence. The property is subject to prior sale, change in price, or withdrawal without notice. Neither the seller nor broker makes any representations or warranties regarding the accuracy or completeness of this information.