

# FOR LEASE

## INDUSTRIAL BUILDING WITH OUTSIDE STORAGE

5719 Armour Drive, Houston TX 77020



**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)





**5719 ARMOUR DRIVE**  
**HOUSTON, TX 77020**

**LEASE RATE**  
\$8.00 PSF/YEAR

**TOTAL BUILDING SF**  
10,745

**OFFICE SF**  
± 2,700

**CLEAR HEIGHT**  
11.5'

**ASSEMBLY AREA**  
± 950 SF in AC

**DOORS**  
Six (6) grade-level doors

**POWER**  
240 volt, 3 phase power

**PARCEL-ID**  
0402630000035

**FLOOD RISK**  
NOT IN 100 / 500 YEAR

**Ryan DeGennaro**  
**Sr Vice President**  
832.443.2750

[rdegennaro@hpiproperties.com](mailto:rdegennaro@hpiproperties.com)







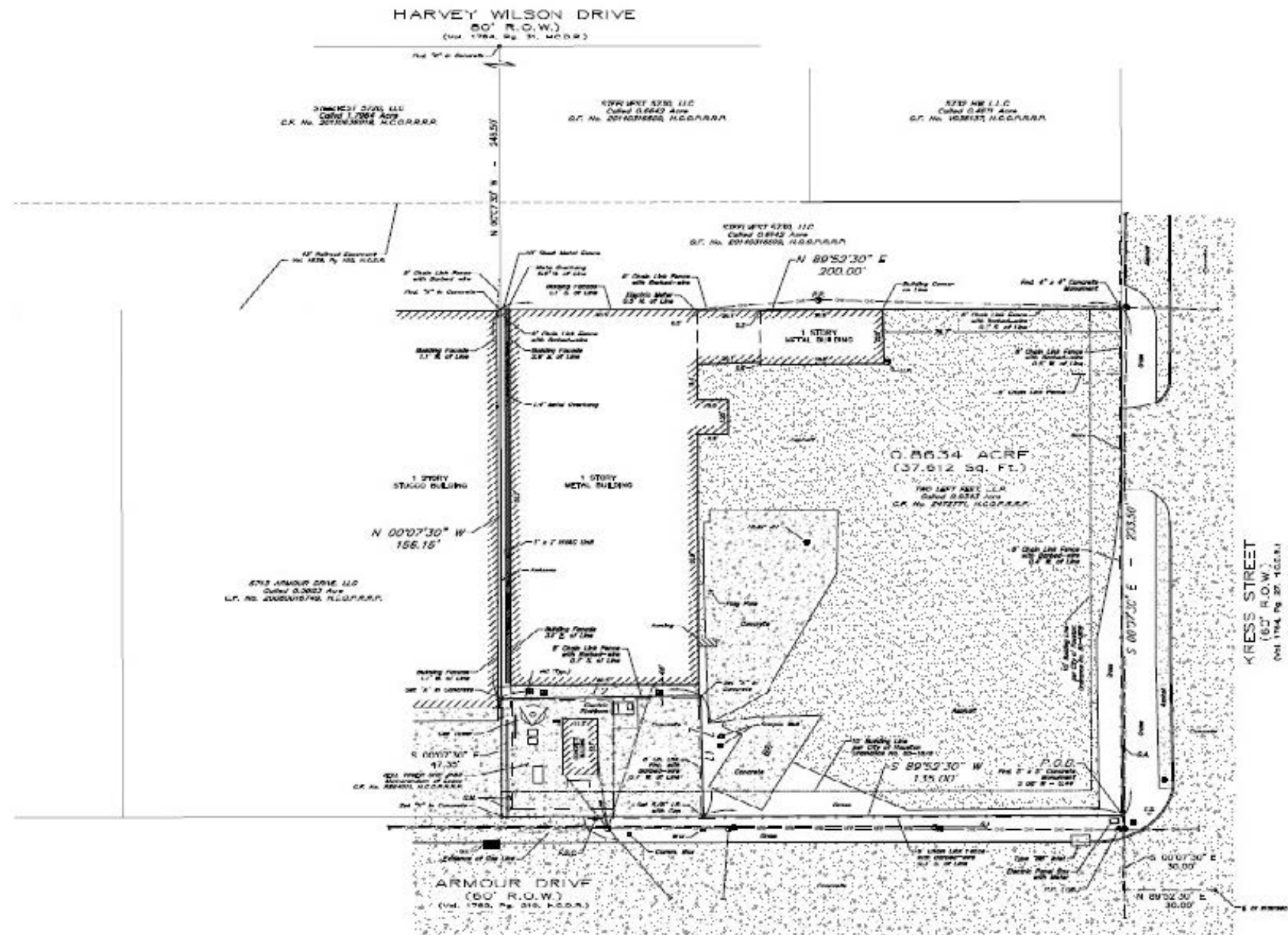






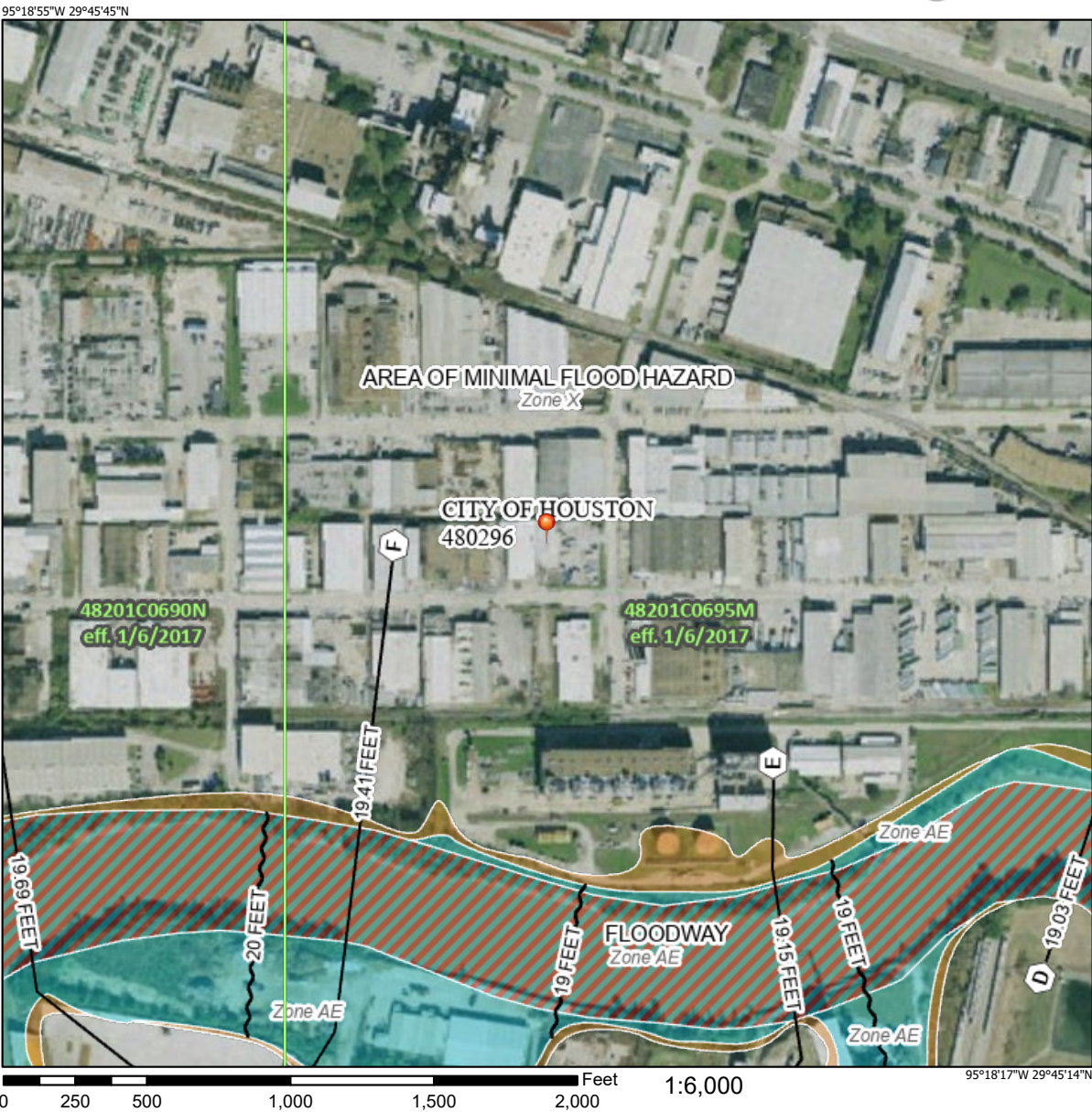


# Survey



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

National Flood Hazard Layer FIRMette



Legend

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

|                            |                                                                                     |                                                             |
|----------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i> |
|                            |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>            |
|                            |  | Regulatory Floodway                                         |

|                             |                                                                                     |                                                                                                                                                                          |
|-----------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTHER AREAS OF FLOOD HAZARD |  | 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 <i>Zone X</i> |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>                                                                                                      |
|                             |  | Area with Flood Risk due to Levee <i>Zone D</i>                                                                                                                          |

|             |                                                                                     |                                                      |
|-------------|-------------------------------------------------------------------------------------|------------------------------------------------------|
| OTHER AREAS |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
|             |  | Effective LOMRs                                      |
|             |  | Area of Undetermined Flood Hazard <i>Zone D</i>      |

|                    |                                                                                     |                                  |
|--------------------|-------------------------------------------------------------------------------------|----------------------------------|
| GENERAL STRUCTURES |  | Channel, Culvert, or Storm Sewer |
|                    |  | Levee, Dike, or Floodwall        |

|                |                                                                                       |                                                                   |
|----------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| OTHER FEATURES |    | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
|                |    | 17.5 Coastal Transect                                             |
|                |    | Base Flood Elevation Line (BFE)                                   |
|                |    | Limit of Study                                                    |
|                |    | Jurisdiction Boundary                                             |
|                |   | Coastal Transect Baseline                                         |
|                |  | Profile Baseline                                                  |
|                |  | Hydrographic Feature                                              |

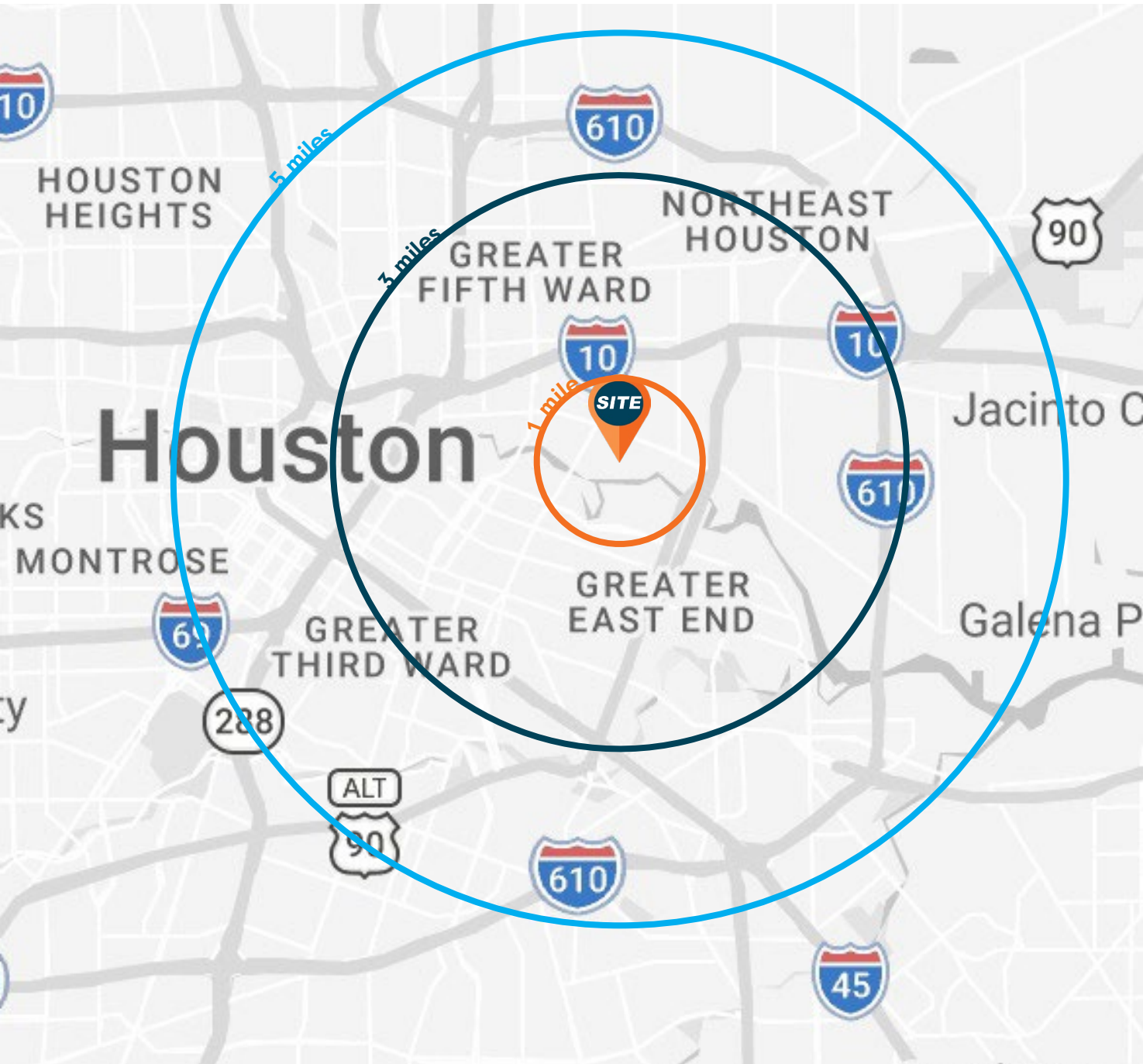
|            |                                                                                       |                                                                                                                                      |
|------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| MAP PANELS |  | Digital Data Available                                                                                                               |
|            |  | No Digital Data Available                                                                                                            |
|            |  | 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 8/31/2026 at 6:55 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.





| 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  |





# Information About Brokerage Services

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

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |             |                              |              |
|----------------------------------------------------------------------|-------------|------------------------------|--------------|
| Hunington Properties, Inc.                                           | 454676      | sandy@hpiproperties.com      | 713.623.6944 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email                        | Phone        |
| Sanford Paul Aron                                                    | 218898      | sandy@hpiproperties.com      | 713.623.6944 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email                        | Phone        |
| Scott Lunine                                                         | 787298      | scott@hpiproperties.com      | 713.623.6944 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email                        | Phone        |
| Ryan DeGennaro                                                       | 9004042     | rdegennaro@hpiproperties.com | 713.623.6944 |
| Name of Sales Agent/Associate                                        | License No. | Email                        | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date