

CMI Brokerage

FOR LEASE 2500 North Freeway Houston, TX 77009

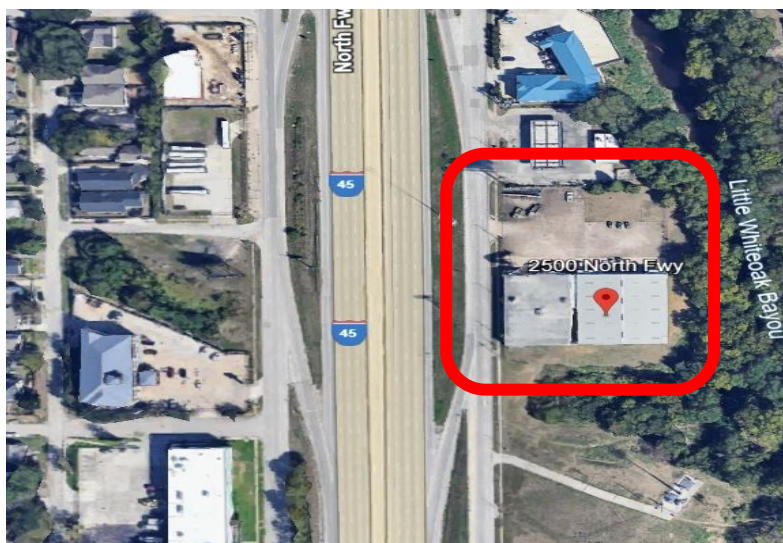
**FLEX / WAREHOUSE
INDUSTRIAL**

Rate: \$6.00 PSF/YR/NNN

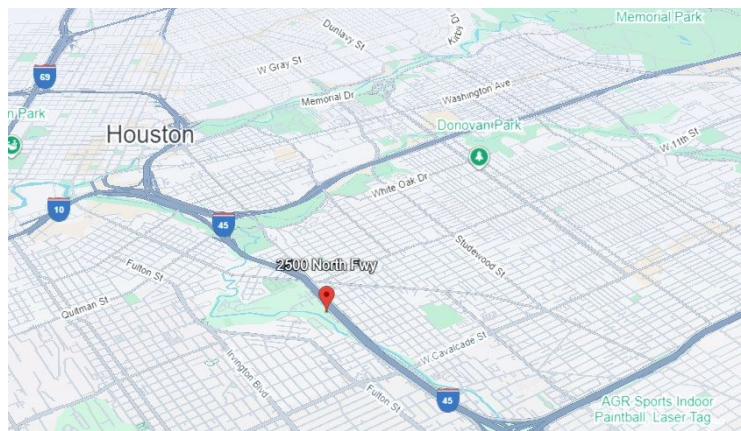
Includes 2-sided Billboard
3—5 Year Term

Standalone Building
25,862 SF

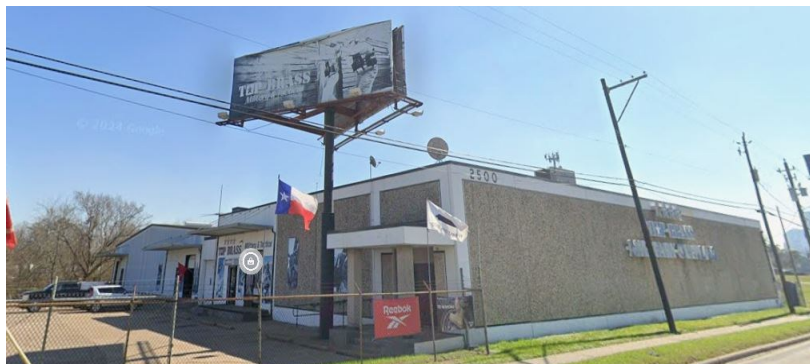
Ideal Potential: Family Entertainment with Play Area; Automotive Center; Brewery; Fitness Center; and “Last Mile” Staging.



- 31,000 SF Gated Parking—Storage Yard, Laydown Yard or Truck Parking
- Building 1 with HVAC:
10,339 SF Showroom + 275 SF Office
- Building 2—Expansive and Unobstructed. Warehouse has Dock Accessibility
- 20 ft ceiling height



- Excellent Visibility from I-45, North and Southbound
- Traffic Count 209,900 VPD
- Entrance has Electronic Gate Access
- On-site Double-sided Billboard



For Leasing Inquiries Please Contact:

James W. Sinclair, Jr. CCIM CPM® RPA®
jsinclair@cmirealestate.com

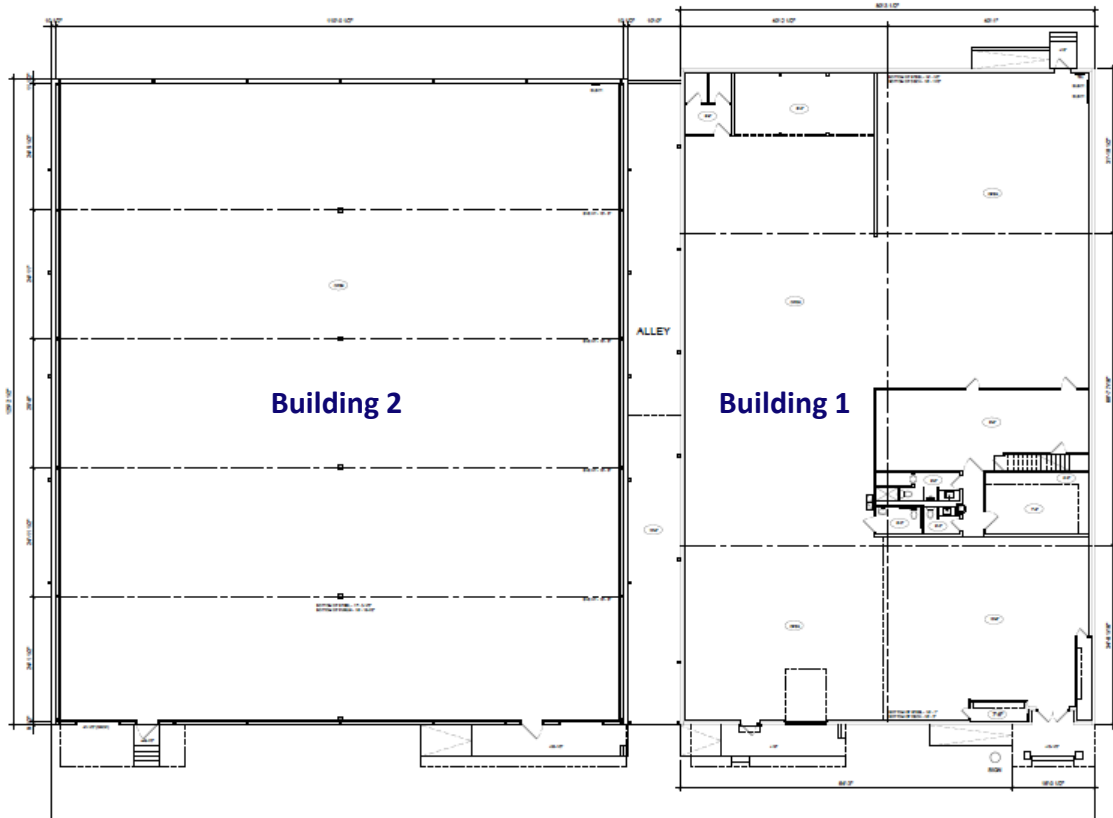
cmi brokerage

820 Gessner, Suite 1525
Houston, TX 77025
www.cmirealestate.com
713-961-4666

Floor Plan

2500 North Fwy, Houston, TX 77009

Building 1 and Building 2



13-10-14-1
20 JUNE 2025 - FOR REVIEW

Building 1 - 10,614 sq. ft.
Building 2 - 13,998 sq. ft.
Alley - 1,250 sq. ft.
Total = 25,862 sq. ft.

MEZZANINE 1 - 1,000 SQ FT
MEZZANINE 2 - 1,000 SQ FT
ALLEY - 1,250 SQ FT
TOTAL - 25,862 SQ FT

OSHOBY & TANG ARCHITECTS
ARCHITECTS
1000 FORT WORTH
DALLAS, TEXAS 75202
PH: 214.760.1234
WWW.OSHOBYANDTANG.COM

MEZZ PLAN
SCALE: 1/8" = 1'-0"

LEASE BUILDING

2500 NORTH FREEWAY
HOUSTON, TEXAS 77009

DATE: 21 JUN 2025
SCALE: 1/8" = 1'-0"

AS-BUILT PLAN
DATE: 21 JUN 2025

FLOOR PLAN
SCALE: 1/8" = 1'-0"

Demographic Summary Report

2500 North Fwy, Houston, TX 77009

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **25,862 SF**
 Year Built: **1976**

Total Available: **25,862 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	24,247	206,228	508,694
2025 Estimate	22,470	190,342	469,356
2020 Census	19,905	162,102	402,543
Growth 2025 - 2030	7.91%	8.35%	8.38%
Growth 2020 - 2025	12.89%	17.42%	16.60%
2025 Population by Hispanic Origin	12,482	78,550	198,180
2025 Population	22,470	190,342	469,356
White	9,743 43.36%	80,744 42.42%	191,578 40.82%
Black	1,503 6.69%	32,814 17.24%	81,010 17.26%
Am. Indian & Alaskan	355 1.58%	1,852 0.97%	5,080 1.08%
Asian	463 2.06%	8,855 4.65%	23,543 5.02%
Hawaiian & Pacific Island	10 0.04%	126 0.07%	380 0.08%
Other	10,397 46.27%	65,950 34.65%	167,765 35.74%
U.S. Armed Forces	10	238	343
Households			
2030 Projection	10,057	88,927	220,529
2025 Estimate	9,306	81,571	202,433
2020 Census	8,272	68,912	171,753
Growth 2025 - 2030	8.07%	9.02%	8.94%
Growth 2020 - 2025	12.50%	18.37%	17.86%
Owner Occupied	5,087 54.66%	35,573 43.61%	90,428 44.67%
Renter Occupied	4,219 45.34%	45,998 56.39%	112,005 55.33%
2025 Households by HH Income	9,306	81,571	202,433
Income: <\$25,000	1,216 13.07%	13,150 16.12%	36,209 17.89%
Income: \$25,000 - \$50,000	1,405 15.10%	10,220 12.53%	27,248 13.46%
Income: \$50,000 - \$75,000	1,451 15.59%	12,257 15.03%	29,956 14.80%
Income: \$75,000 - \$100,000	1,071 11.51%	8,937 10.96%	22,369 11.05%
Income: \$100,000 - \$125,000	764 8.21%	6,428 7.88%	16,038 7.92%
Income: \$125,000 - \$150,000	886 9.52%	6,054 7.42%	13,182 6.51%
Income: \$150,000 - \$200,000	768 8.25%	7,190 8.81%	18,016 8.90%
Income: \$200,000+	1,745 18.75%	17,335 21.25%	39,415 19.47%
2025 Avg Household Income	\$122,288	\$126,050	\$119,975
2025 Med Household Income	\$88,562	\$89,430	\$83,721

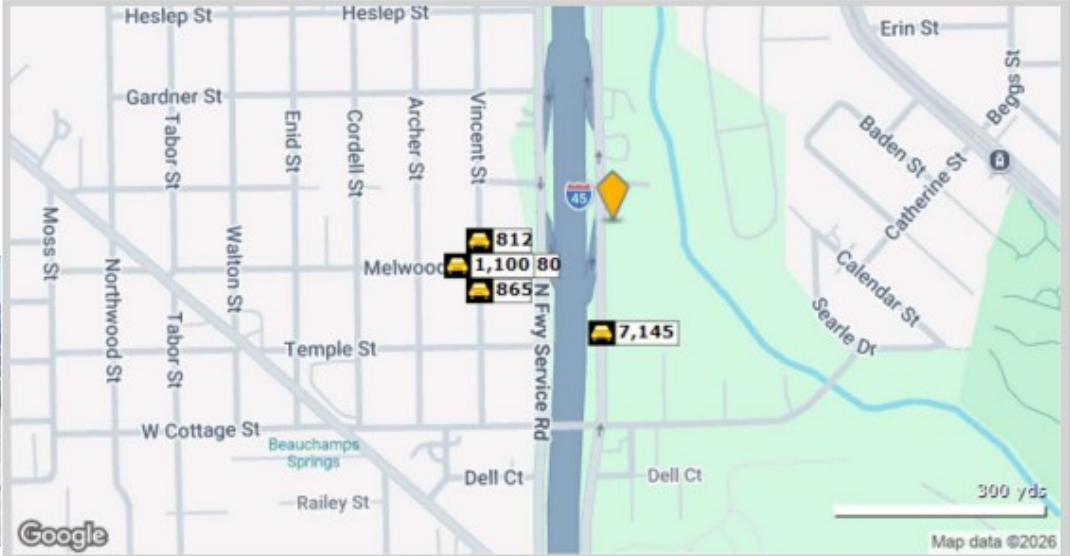
Traffic Count

209,900 VPD

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I45 Svc Rd		0.00	2024	7,145	MPSI	.09
2 Melwood St	Vincent St	0.02 W	2018	879	MPSI	.09
3 Melwood St	Vincent St	0.02 W	2024	975	MPSI	.09
4 Melwood St	Vincent St	0.02 W	2025	980	MPSI	.09
5 Vincent St	Melwood St	0.02 S	2018	453	MPSI	.11
6 Vincent St	Melwood St	0.02 S	2025	812	MPSI	.11
7 Vincent St	Melwood St	0.02 N	2022	837	MPSI	.12
8 Vincent St	Melwood St	0.02 N	2025	865	MPSI	.12
9 Melwood St	Vincent St	0.02 E	2025	868	MPSI	.13
10 Melwood St	Vincent St	0.02 E	2018	1,100	MPSI	.13



