

CLAYMOORE

BUSINESS PARK

A Lovett Industrial Property

For Lease

275,600 SF AVAILABLE

11711 Clay Rd. | Houston, TX 77043



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INDUSTRIAL



Leasing By:

STREAM®

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Space That Works as Hard as You Do

PROPERTY OVERVIEW:

- Master-planned park with excellent accessibility
- Strategically located on the corner of Clay Rd. and Brittmoore Rd.
- Immediate access to Beltway 8 and close proximity to 290 and I-10
- Irreplaceable infill location

KEY DISTANCES:

 **7 minutes**
I-10

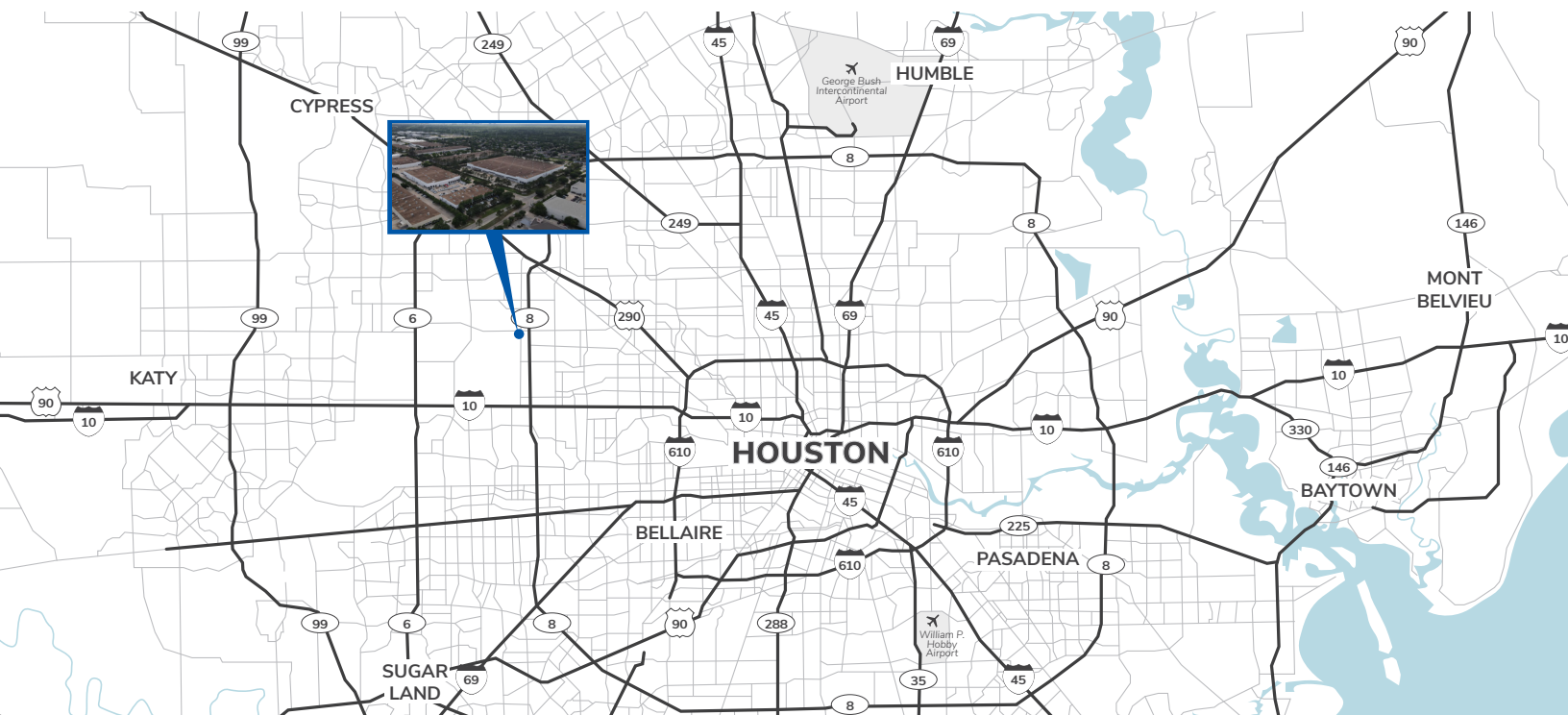
 **18 minutes**
Cypress

 **22 minutes**
Katy

 **24 minutes**
IAH Airport

 **25 minutes**
Houston CBD

 **40 minutes**
Hobby Airport



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The Galleria

Memorial City

CityCentre

Designed for efficiency, the park offers businesses the connectivity and flexibility needed to support today's distribution, manufacturing, and service operations.



I-10



10801 Moss Ridge Rd.

3550 Brittmoore Rd.

3700 Claymore Park Dr.

3900 Claymore Park Dr.

11555 Clay Rd.

3600 Brittmoore Rd.

3800 Brittmoore Rd.

11711 Clay Rd.

N. SAM HOUSTON PKWY.

BRITTMOORE RD.

CLAY RD.



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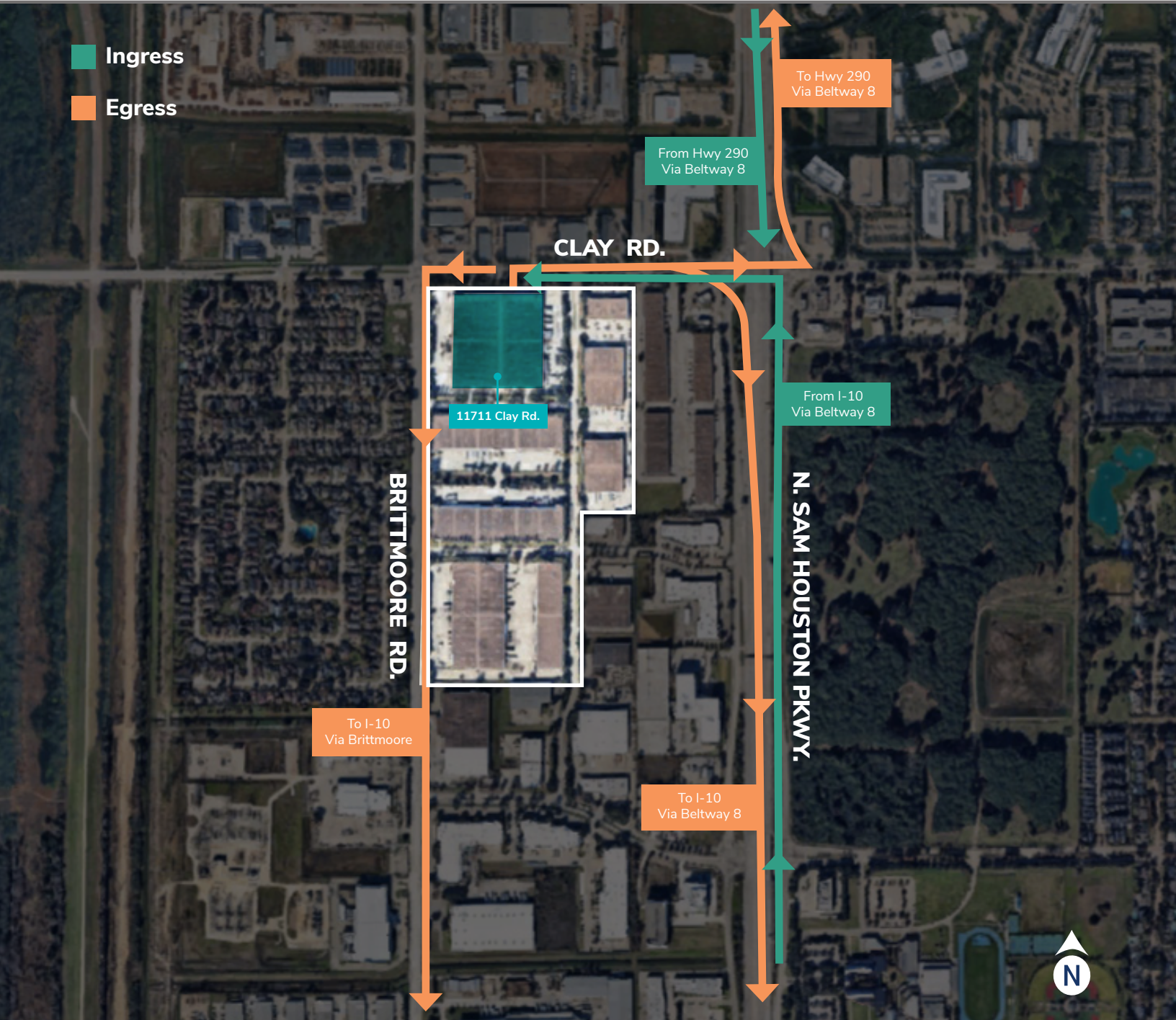
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 Ingress

 Egress



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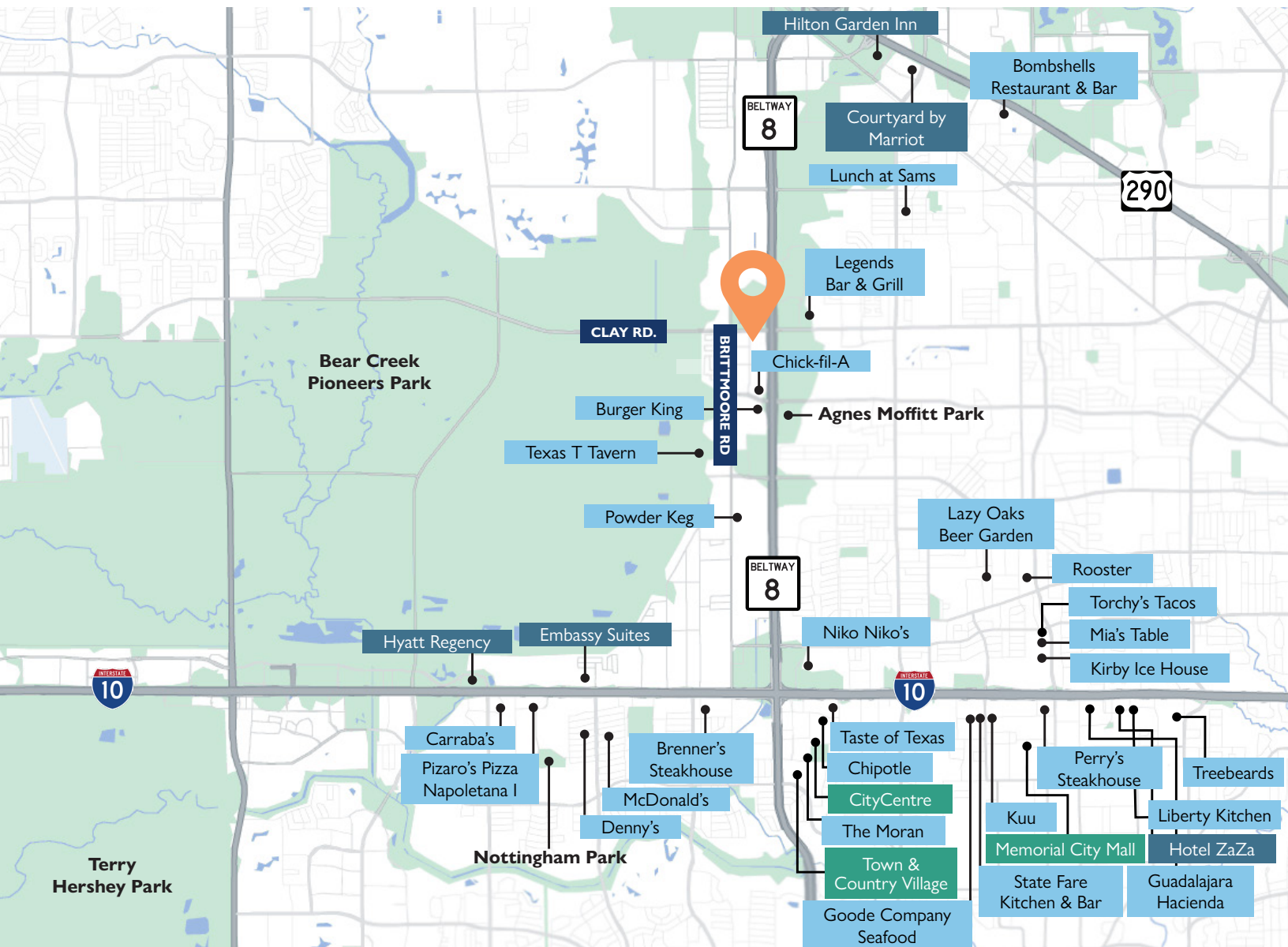
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Your Next Move Starts Here

Claymoore has immediate access to a large amount of top tier amenities:



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Workforce & Population Highlights

Key Metrics

	5 Mile	10 Mile	15 Mile
Population (2026)	256,923	1,448,861	3,186,860
Households (2026)	99,540	567,418	1,218,938
Total Businesses	16,579	73,713	143,860
Consumer Expenditures (annual)	~\$7.70B	~\$39.26B	~\$89.08B

Household Income

	5 Mile	10 Mile	15 Mile
Median HH Income	\$84,027	\$76,989	\$82,063
Average HH Income	\$137,386	\$122,664	\$130,104
Per Capita Income	\$53,126	\$48,077	\$49,910

Employment

	5 Mile	10 Mile	15 Mile
Total Employed 16+	140,931	812,058	1,757,582
White Collar	62.2%	61.0%	63.2%
Blue Collar	21.8%	21.3%	20.1%
Construction/Extraction	7.3%	6.0%	5.7%
Production	4.8%	4.6%	4.2%
Transportation/Material Moving	7.1%	7.7%	7.5%
Services	16.0%	17.7%	16.7%

Education

	5 Mile	10 Mile	15 Mile
Total Pop 25+	171,011	976,486	2,138,273
Less than 9th Grade	9.2%	8.8%	7.9%
9th–12th, No Diploma	5.7%	5.5%	5.6%
High School Graduate	16.3%	18.0%	17.2%
GED/Alternative	2.6%	3.4%	3.5%
Some College, No Degree	14.5%	15.3%	14.8%
Associate Degree	6.8%	7.4%	7.1%
Bachelor's Degree	28.6%	26.1%	26.6%
Graduate Degree	16.3%	15.4%	17.3%

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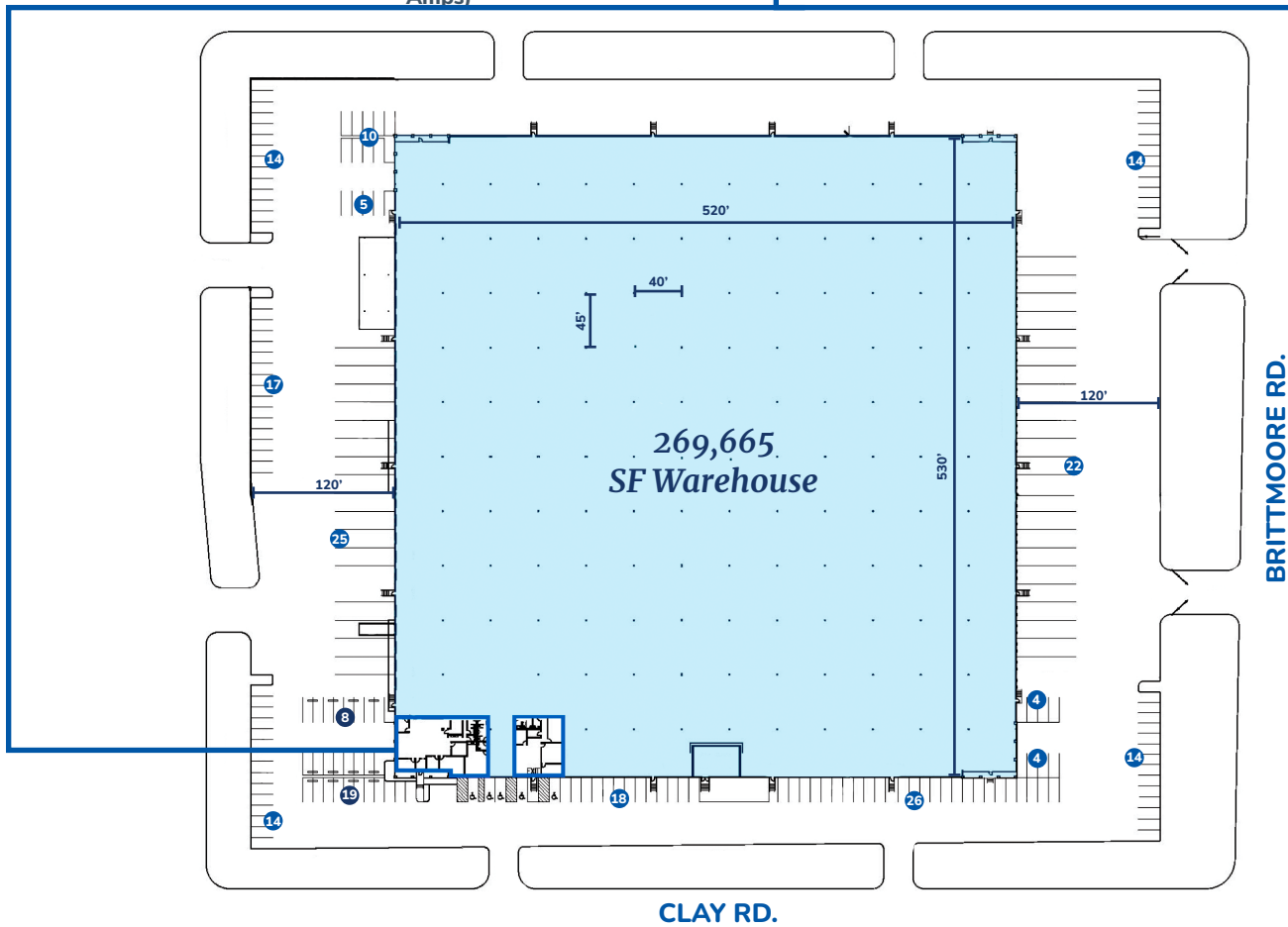
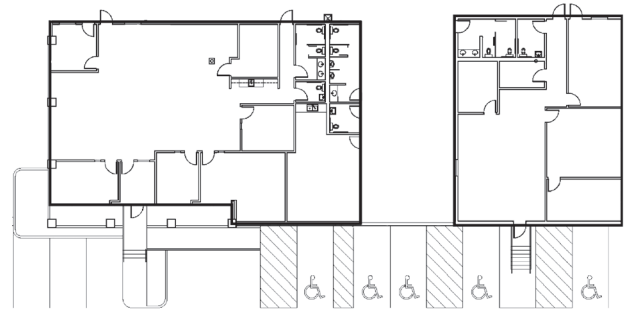
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11711 Clay Rd. Overview:

- 275,600 SF Total with ability to downsize
- Cross-dock configuration
- 24' clear height
- 40 dock-high doors
- 1 drive-in ramp (ability to add additional ramps)
- 5 semi-dock doors
- 192 auto parking spaces
- 5 ADA spaces
- 27 trailer parking spaces
- ESFR sprinkler system
- 120' truck aprons
- 43 - 4'x8' skylights
- LED lights
- **2,400 Amps available**
(Can upgrade to 4,000 Amps)

5,935 SF of Office Space



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FOR LEASING INFORMATION



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