

FOR LEASE - Alder Industrial Park



6300-6382 Alder Drive
6305-6329 Atwell Drive
Houston, TX 77081

AVAILABLE SPACE

6362 Alder 6,720 SF

Rental Rate

\$0.65 Modified Gross PSF

- Flex, Light Distribution
- Chimney Rock / US 59
- Industrial Park sits on 6.76 acres of land

cmu brokerage



For Leasing inquiries, please contact:
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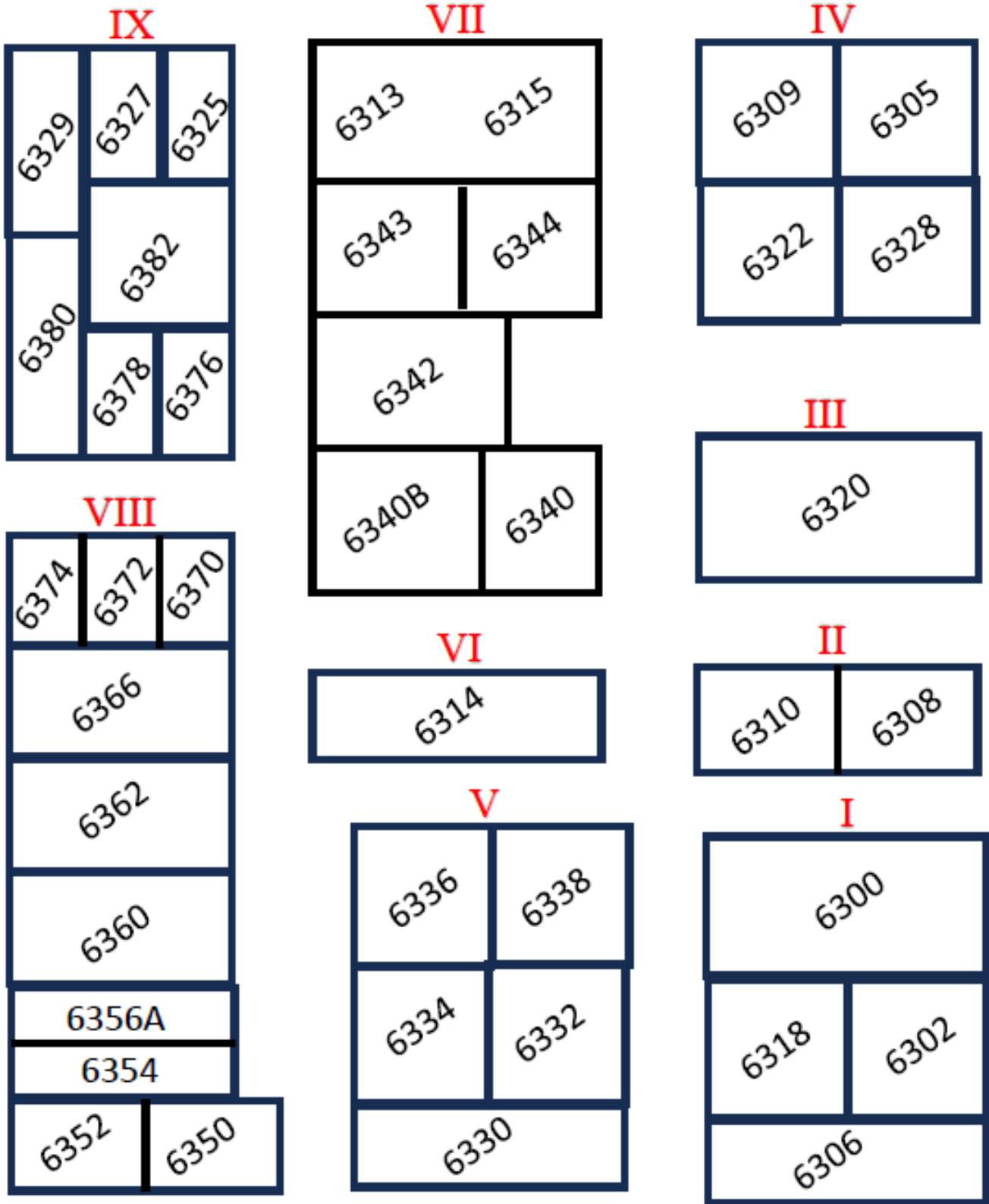
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Alder Industrial Park

Site Plan

Atwell Drive, Houston, TX 77081 Harris County



Elm Street, Houston, TX 77081 Harris County

Alder Drive, Houston, TX 77081 Harris County

Demographic Summary Report

Alder Industrial Park

6300-6318 Alder Dr, Houston, TX 77081

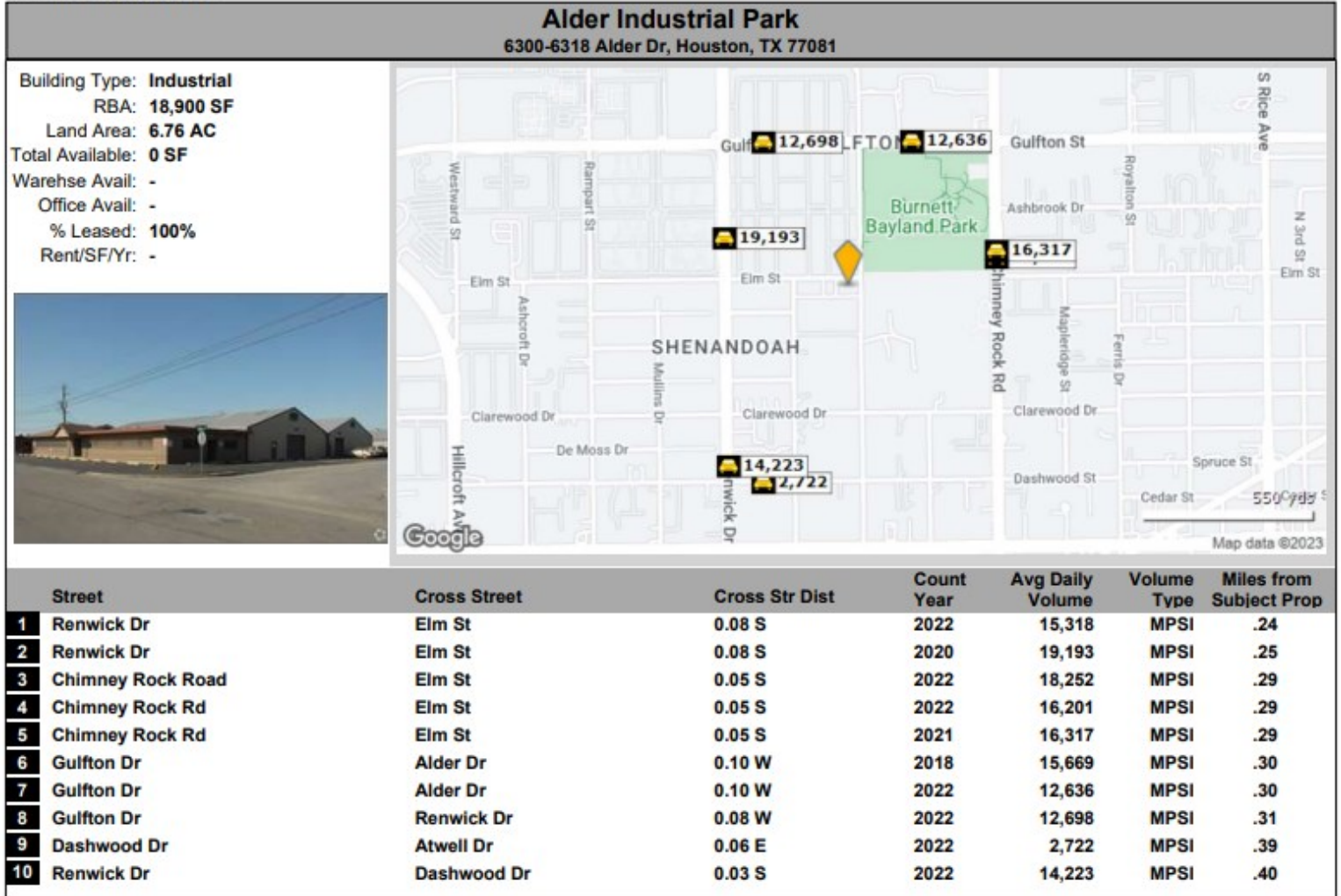
Building Type: **Industrial**
 RBA: **18,900 SF**
 Land Area: **6.76 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	51,997		237,860		510,759	
2023 Estimate	51,578		237,634		511,800	
2010 Census	45,145		218,054		478,724	
Growth 2023 - 2028	0.81%		0.10%		-0.20%	
Growth 2010 - 2023	14.25%		8.98%		6.91%	
2023 Population by Hispanic Origin	41,101		108,546		202,880	
2023 Population	51,578		237,634		511,800	
White	41,089	79.66%	174,624	73.48%	353,080	68.99%
Black	5,408	10.49%	26,551	11.17%	81,474	15.92%
Am. Indian & Alaskan	1,015	1.97%	4,159	1.75%	6,926	1.35%
Asian	2,874	5.57%	26,186	11.02%	57,904	11.31%
Hawaiian & Pacific Island	73	0.14%	295	0.12%	609	0.12%
Other	1,120	2.17%	5,821	2.45%	11,807	2.31%
U.S. Armed Forces	43		46		155	
Households						
2028 Projection	17,069		99,201		216,090	
2023 Estimate	17,001		99,217		216,720	
2010 Census	15,265		91,458		203,325	
Growth 2023 - 2028	0.40%		-0.02%		-0.29%	
Growth 2010 - 2023	11.37%		8.48%		6.59%	
Owner Occupied	1,433	8.43%	32,708	32.97%	79,736	36.79%
Renter Occupied	15,568	91.57%	66,509	67.03%	136,984	63.21%
2023 Households by HH Income	17,001		99,217		216,723	
Income: <\$25,000	6,498	38.22%	21,671	21.84%	46,295	21.36%
Income: \$25,000 - \$50,000	5,325	31.32%	21,319	21.49%	45,455	20.97%
Income: \$50,000 - \$75,000	2,476	14.56%	14,684	14.80%	33,091	15.27%
Income: \$75,000 - \$100,000	1,199	7.05%	9,354	9.43%	21,253	9.81%
Income: \$100,000 - \$125,000	459	2.70%	6,823	6.88%	14,428	6.66%
Income: \$125,000 - \$150,000	254	1.49%	4,726	4.76%	9,515	4.39%
Income: \$150,000 - \$200,000	197	1.16%	5,915	5.96%	12,845	5.93%
Income: \$200,000+	593	3.49%	14,725	14.84%	33,841	15.61%
2023 Avg Household Income	\$50,175		\$99,125		\$100,972	
2023 Med Household Income	\$32,320		\$58,914		\$60,446	

Traffic Count Report





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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date