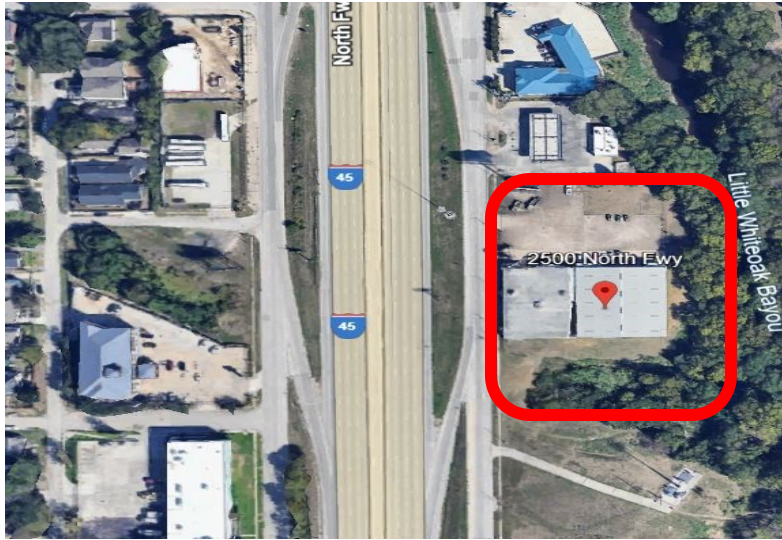


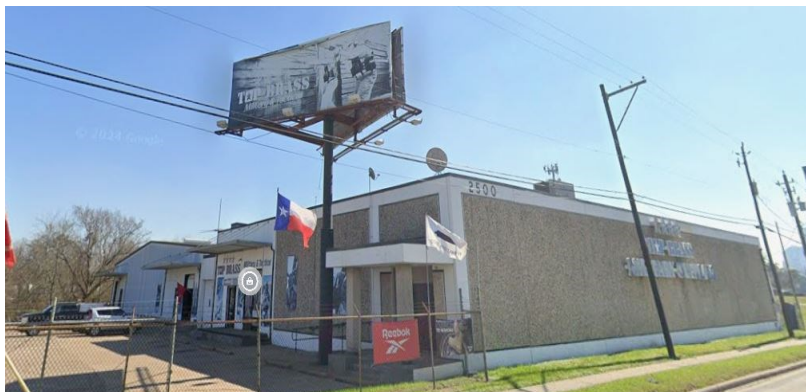
CMI Brokerage

FOR LEASE

2500 North Freeway  
Houston, TX 77009



- 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



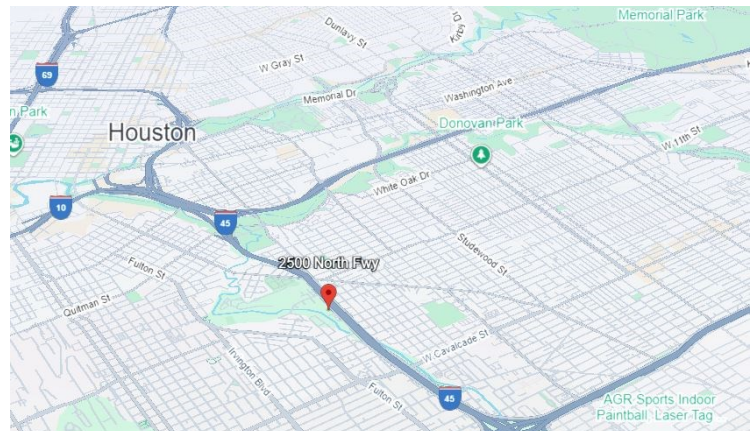
Rate: \$8.00 PSF/YR/Gross  
**Includes 2-sided Billboard**  
3—5 Year Term

**Standalone Building**

**25,862 SF**

**Divisible Options Available**

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



- 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**

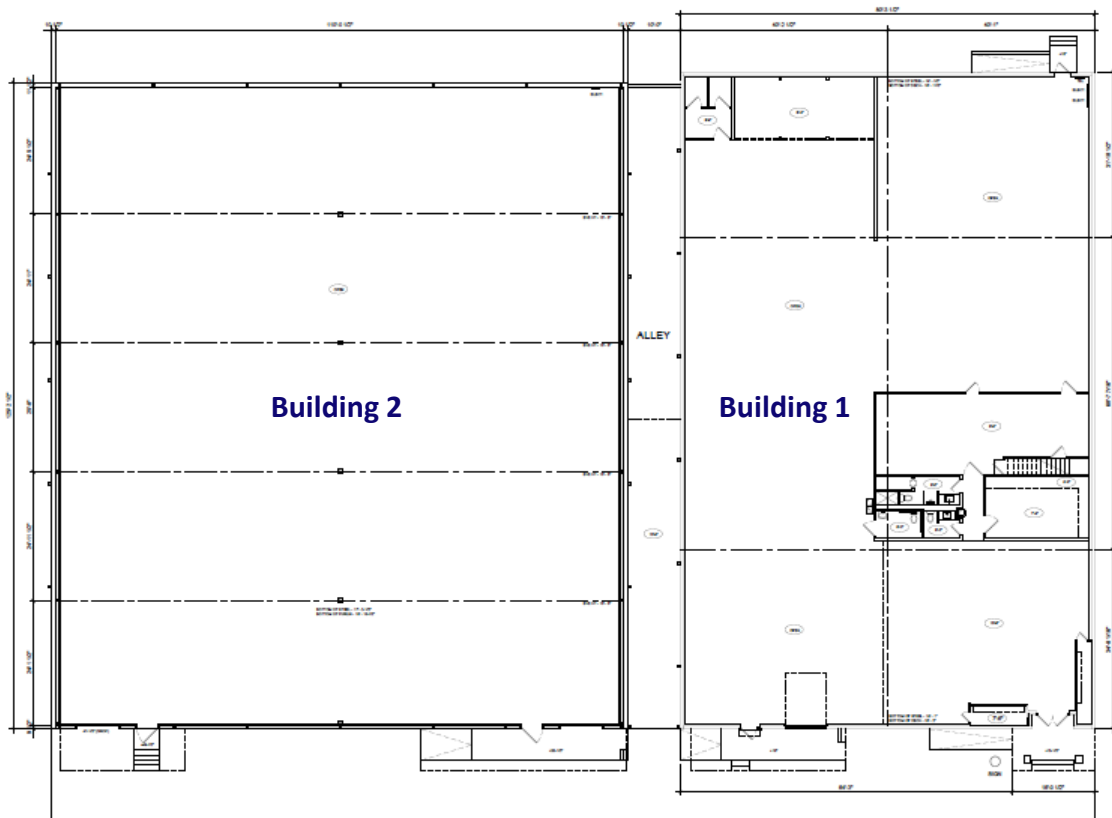
820 Gessner, Suite 1525  
Houston, TX 77025  
www.cmirealestate.com  
**713-961-4666**

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 CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

# Floor Plan

2500 North Fwy, Houston, TX 77009

Building 1 and Building 2



2500 North Fwy, Houston, TX 77009  
25 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.

BUILDING 1 - 10,614 SQ. FT. + 275 SQ. FT. MEZZ + 10,000 SQ. FT.  
BUILDING 2 - 13,998 SQ. FT.  
ALLEY - 1,250 SQ. FT.

OSBORN & TANK ARCHITECTS  
1000 Main Street, Suite 100  
Houston, Texas 77002  
Tel: 713.261.1000  
Fax: 713.261.1001  
Email: info@osandt.com

## LEASE BUILDING

2500 NORTH FREEWAY  
HOUSTON, TEXAS 77009

Building No. 2500  
Parcel No. 20  
Zone 10-10-00

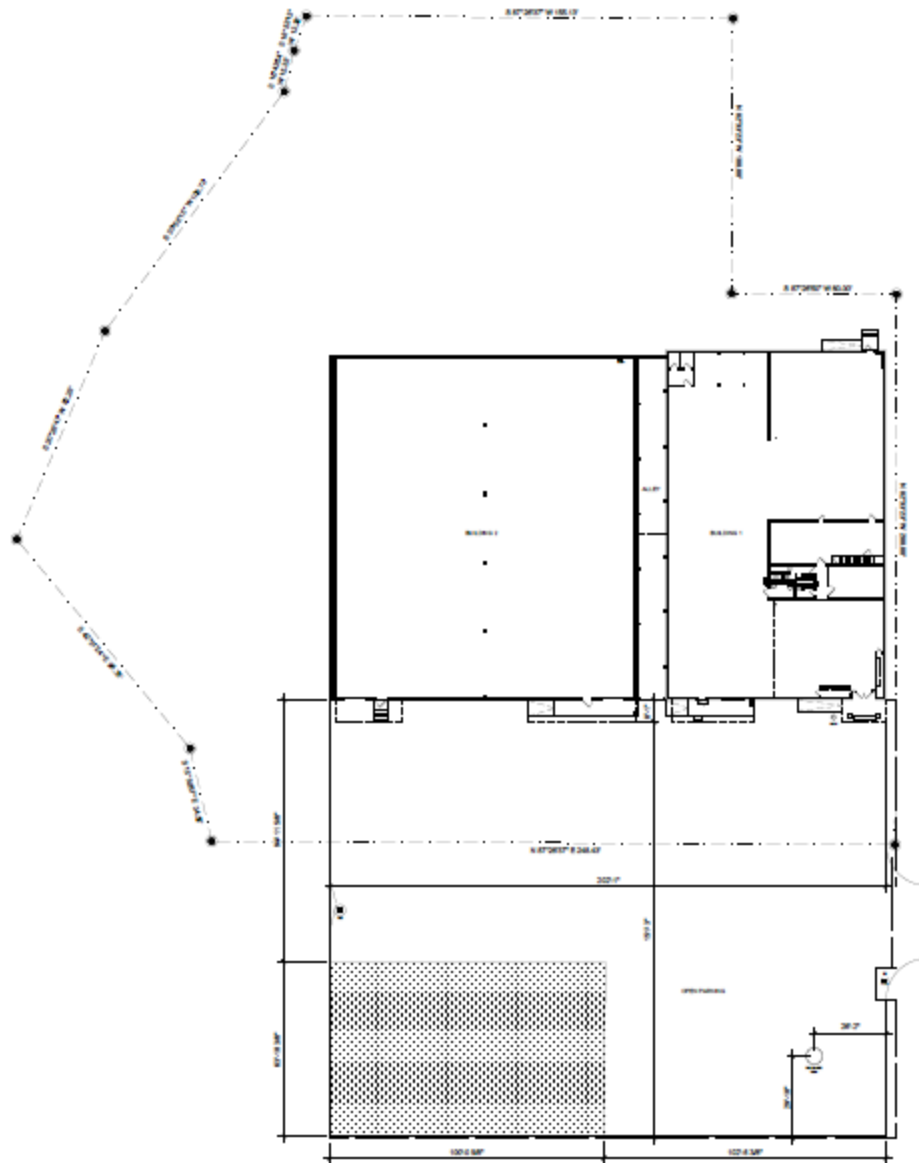
AS-BUILT PLAN  
Scale: 1/8" = 1'-0"

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

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

# Site Plan

2500 North Fwy, Houston, TX 77009



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

Date: 2023-06-20  
20 JUNE 2023 - FOR REVIEW

**OSBORN & TAYLOR ARCHITECTS**  
ARCHITECTS  
1000 Rialto, Suite 100  
Houston, TX 77009  
713.555.1000  
osandtaylor.com

## LEASE BUILDING

2500 NORTH FREEWAY  
HOUSTON, TEXAS 77009

Project No. 25002  
Owner: JCI  
Contract: 85

AS-BUILT SITE PLAN

Sheet No. AS1.0

## Demographic Summary Report

2500 North Fwy, Houston, TX 77009

Building Type: **General Retail** Total Available: **23,750 SF**  
 Secondary: **Freestanding** % Leased: **0%**  
 GLA: **23,750 SF** Rent/SF/Yr: **Negotiable**  
 Year Built: **1976**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	22,136		189,843		463,837	
2024 Estimate	21,412		182,370		446,082	
2020 Census	20,019		162,468		401,906	
Growth 2024 - 2029	3.38%		4.10%		3.98%	
Growth 2020 - 2024	6.96%		12.25%		10.99%	
2024 Population by Hispanic Origin	11,999		75,696		189,957	
2024 Population	21,412		182,370		446,082	
White	9,044	42.24%	76,865	42.15%	180,261	40.41%
Black	1,365	6.37%	30,451	16.70%	74,837	16.78%
Am. Indian & Alaskan	403	1.88%	2,084	1.14%	5,710	1.28%
Asian	412	1.92%	8,152	4.47%	21,218	4.76%
Hawaiian & Pacific Island	7	0.03%	101	0.06%	325	0.07%
Other	10,182	47.55%	64,716	35.49%	163,731	36.70%
U.S. Armed Forces	4		145		192	
Households						
2029 Projection	9,125		81,845		200,286	
2024 Estimate	8,831		78,351		192,116	
2020 Census	8,319		69,149		171,582	
Growth 2024 - 2029	3.33%		4.46%		4.25%	
Growth 2020 - 2024	6.15%		13.31%		11.97%	
Owner Occupied	4,825	54.64%	33,812	43.15%	85,811	44.67%
Renter Occupied	4,005	45.35%	44,539	56.85%	106,305	55.33%
2024 Households by HH Income	8,828		78,349		192,115	
Income: <\$25,000	1,433	16.23%	15,108	19.28%	40,530	21.10%
Income: \$25,000 - \$50,000	1,541	17.46%	12,373	15.79%	32,042	16.68%
Income: \$50,000 - \$75,000	1,562	17.69%	10,224	13.05%	26,075	13.57%
Income: \$75,000 - \$100,000	1,015	11.50%	7,848	10.02%	18,727	9.75%
Income: \$100,000 - \$125,000	808	9.15%	7,153	9.13%	15,657	8.15%
Income: \$125,000 - \$150,000	541	6.13%	4,376	5.59%	11,239	5.85%
Income: \$150,000 - \$200,000	529	5.99%	6,385	8.15%	15,124	7.87%
Income: \$200,000+	1,399	15.85%	14,882	18.99%	32,721	17.03%
2024 Avg Household Income	\$107,640		\$116,475		\$109,667	
2024 Med Household Income	\$72,800		\$79,681		\$72,403	



Traffic Count Report

2500 North Fwy, Houston, TX 77009

Building Type: General Retail

Secondary: Freestanding


GLA: 23,750 SF

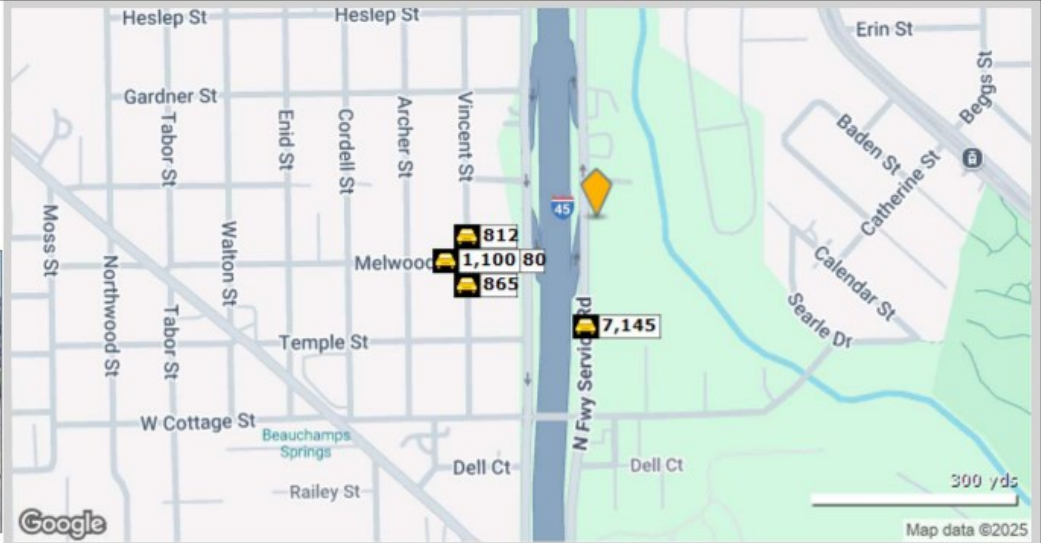
Year Built: 1976

Total Available: 23,750 SF

% Leased: 0%

Rent/SF/Yr: Negotiable





	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



## 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor E. Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James W. Sinclair, Jr	398231	jsinclair@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	