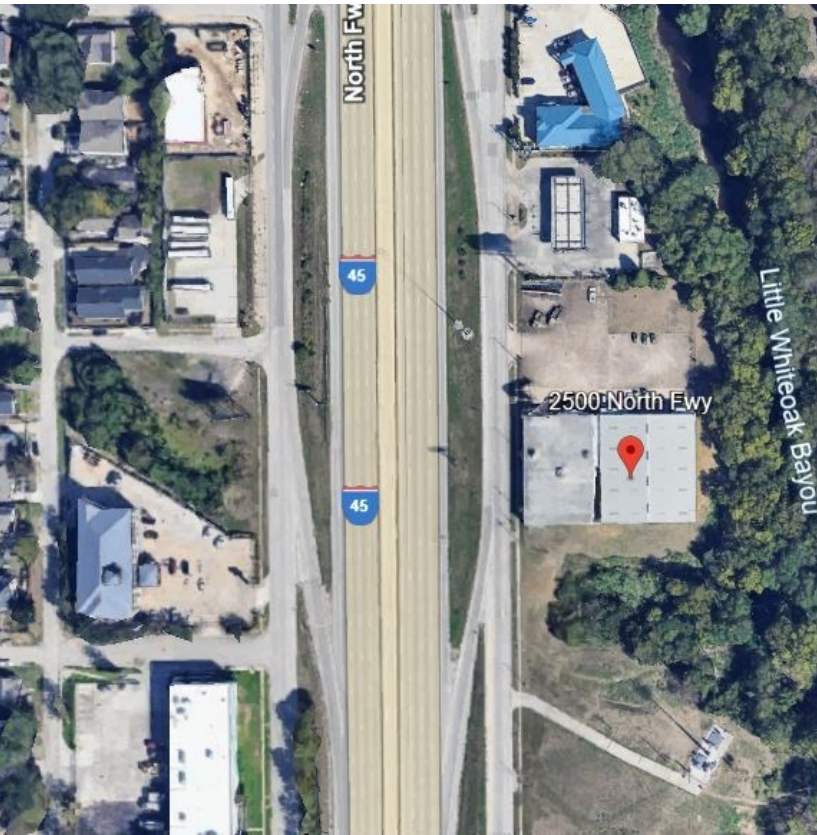


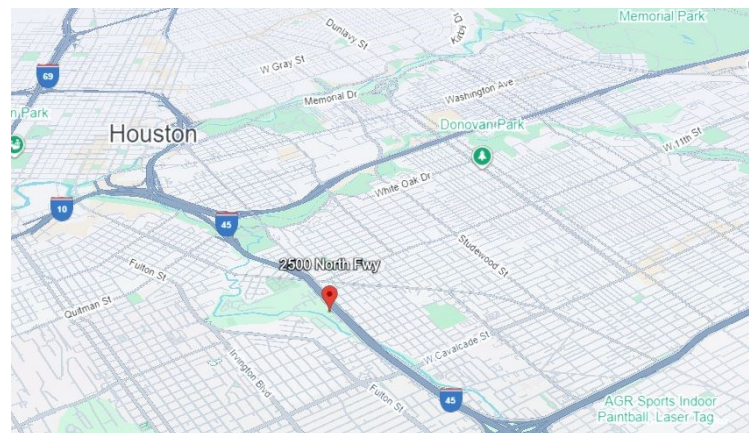
CMI Brokerage

FOR LEASE

2500 North Freeway
Houston, TX 77009

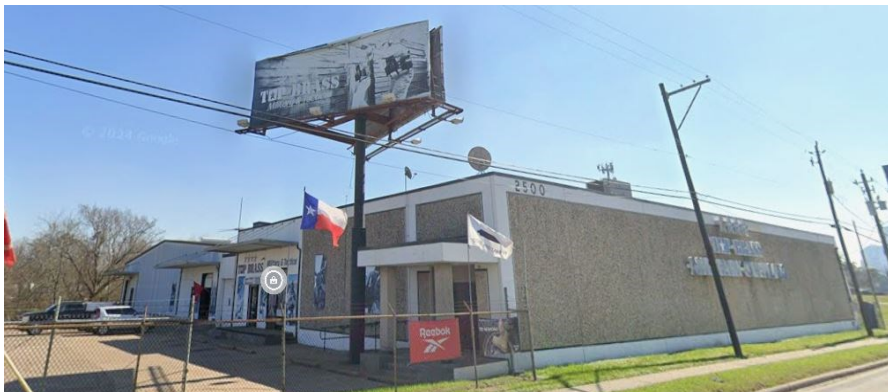


Building Available
23,750 SF
Divisible Options Available



Standalone Building 23,750 SF

Land Area 1.80 Acres - Gated Parking



- * **Electronic Gate Access**
- * **Excellent access to I-45, I-610 Loop and I-45 HOV.**
- * **Retail / Warehouse Space**
- * **Available March 1, 2025**

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.

Demographic Summary Report

2500 N I-45, 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**

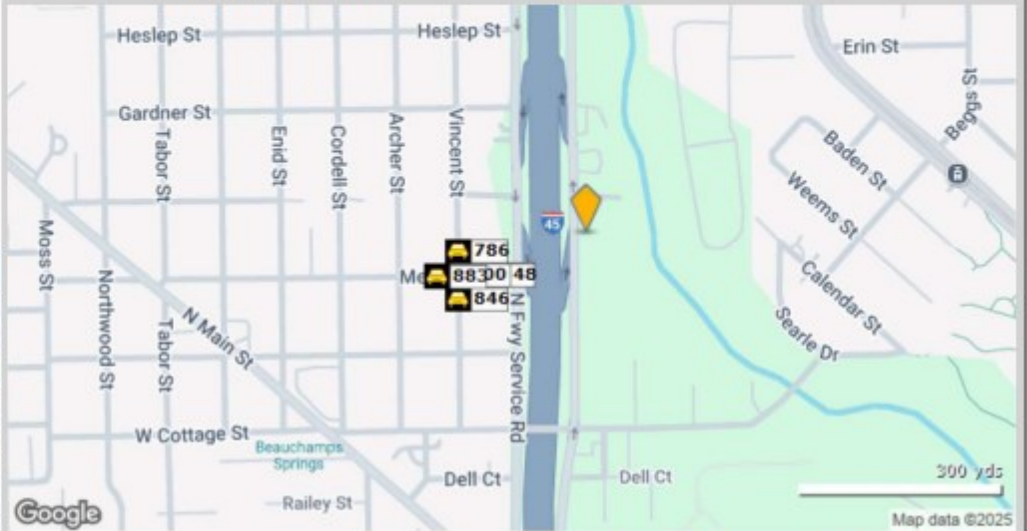


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	22,136	189,843	463,837
2024 Estimate	21,412	182,370	446,082
2020 Census	20,019	162,468	401,906
Growth 2024 - 2029	3.38%	4.10%	3.98%
Growth 2020 - 2024	6.96%	12.25%	10.99%
2024 Population by Hispanic Origin	11,999	75,696	189,957
2024 Population	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 N I-45, Houston, TX 77009

Building Type: **General Retail**
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 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Melwood St	Vincent St	0.02 W	2020	996	MPSI	.09
2 Melwood St	Vincent St	0.02 W	2018	879	MPSI	.09
3 Melwood St	Vincent St	0.02 W	2022	948	MPSI	.09
4 Vincent St	Melwood St	0.02 S	2018	453	MPSI	.11
5 Vincent St	Melwood St	0.02 S	2022	786	MPSI	.11
6 Vincent St	Melwood St	0.02 N	2022	837	MPSI	.12
7 Vincent St	Melwood St	0.02 N	2021	846	MPSI	.12
8 Melwood St	Vincent St	0.02 E	2022	840	MPSI	.13
9 Melwood St	Vincent St	0.02 E	2018	1,100	MPSI	.13
10 Melwood St	Vincent St	0.02 E	2020	883	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
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Designated Broker of Firm	License No.	Email	Phone
James W. Sinclair, Jr	398231	jsinclair@cmirealestate.com	(713) 961-4666
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