

FOR LEASE - Glenroyal Warehouse

Houston, Texas 77081



cmI brokerage

Available Space

**5303 Glenmont
Houston, TX**

Suite	Total Size	Rental Rate*
C	5,250 SF	\$7.80
H	3,500 SF	\$9.00

***PSF/YR/Industrial Gross**



Property Information

- **Galleria Area - located on Royalton Street at Glenmont Drive between Chimney Rock and S. Rice Avenue**
- **Easy access from I-69/Hwy 59/ Southwest Freeway and IH-610 Loop**
- **14' tall service doors, grade level**



For Leasing Inquiries Please Contact:

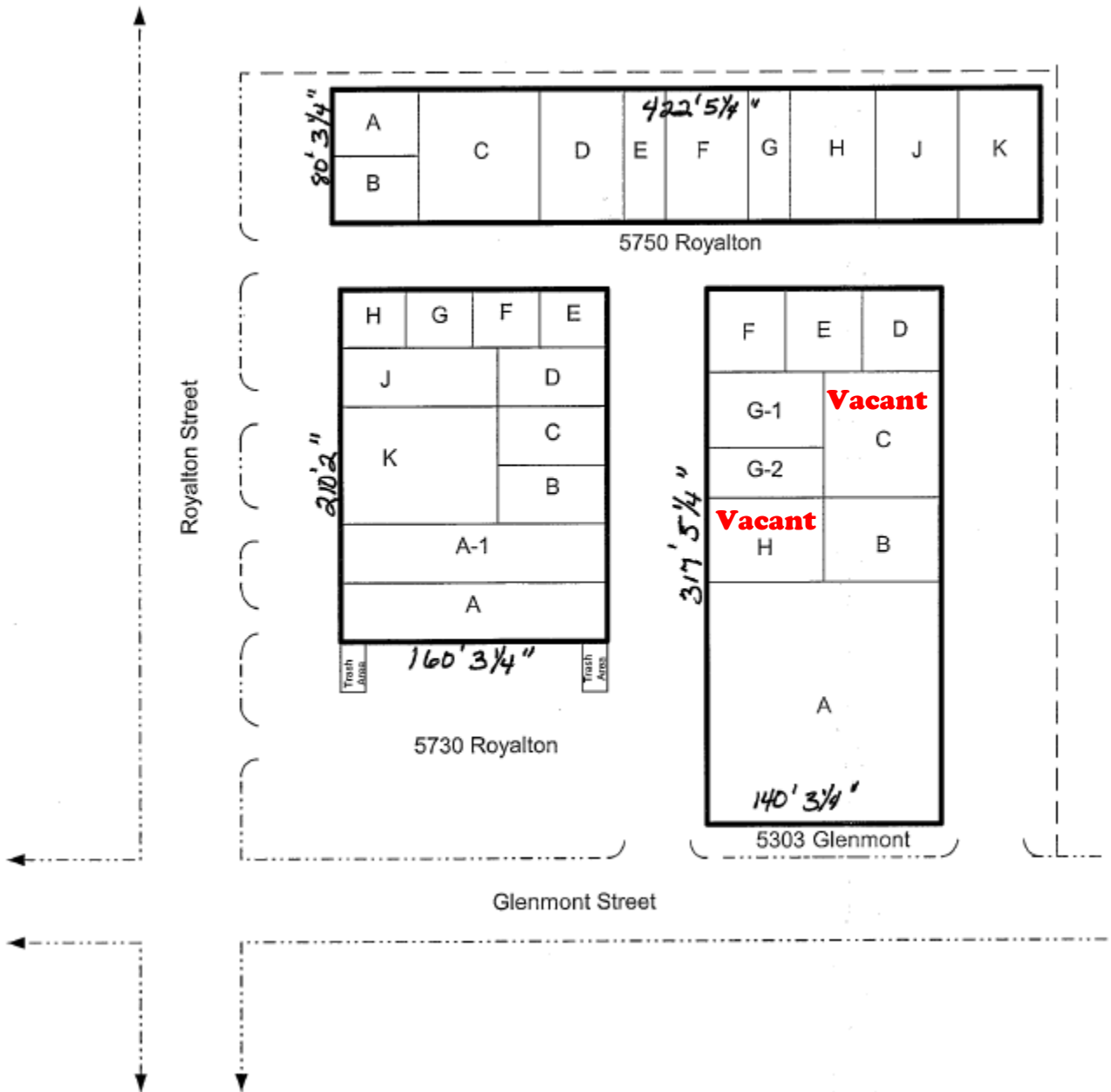
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Glenroyal Warehouse Park



Demographic Summary Report

Glenroyal Warehouse Park

5303 Glenmont Dr, Houston, TX 77081

Building Type: **Flex**
 RBA: **44,240 SF**
 Typical Floor: **44,240 SF**
 Total Available: **5,250 SF**

Warehse Avail: **5,250 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**

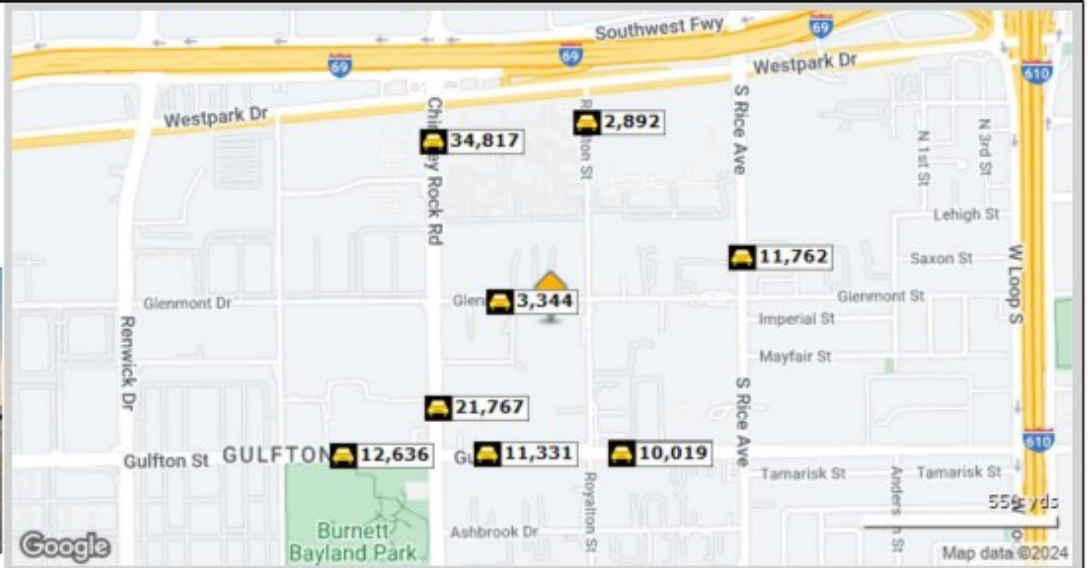


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	34,832	236,796	514,676
2023 Estimate	34,743	236,110	513,832
2010 Census	31,547	213,925	469,657
Growth 2023 - 2028	0.26%	0.29%	0.16%
Growth 2010 - 2023	10.13%	10.37%	9.41%
2023 Population by Hispanic Origin	23,019	97,647	192,574
2023 Population	34,743	236,110	513,832
White	26,701 76.85%	176,362 74.69%	364,033 70.85%
Black	3,998 11.51%	22,996 9.74%	69,935 13.61%
Am. Indian & Alaskan	509 1.47%	3,817 1.62%	6,615 1.29%
Asian	2,760 7.94%	26,860 11.38%	60,679 11.81%
Hawaiian & Pacific Island	32 0.09%	235 0.10%	576 0.11%
Other	744 2.14%	5,840 2.47%	11,995 2.33%
U.S. Armed Forces	45	62	157
Households			
2028 Projection	13,173	103,449	223,376
2023 Estimate	13,195	103,178	223,123
2010 Census	12,284	93,379	203,953
Growth 2023 - 2028	-0.17%	0.26%	0.11%
Growth 2010 - 2023	7.42%	10.49%	9.40%
Owner Occupied	2,088 15.82%	35,716 34.62%	87,027 39.00%
Renter Occupied	11,108 84.18%	67,462 65.38%	136,096 61.00%
2023 Households by HH Income	13,195	103,177	223,123
Income: <\$25,000	3,863 29.28%	20,255 19.63%	44,435 19.92%
Income: \$25,000 - \$50,000	3,487 26.43%	20,564 19.93%	43,441 19.47%
Income: \$50,000 - \$75,000	2,300 17.43%	14,911 14.45%	33,259 14.91%
Income: \$75,000 - \$100,000	1,097 8.31%	10,371 10.05%	21,560 9.66%
Income: \$100,000 - \$125,000	480 3.64%	7,263 7.04%	15,403 6.90%
Income: \$125,000 - \$150,000	385 2.92%	5,219 5.06%	10,937 4.90%
Income: \$150,000 - \$200,000	646 4.90%	6,482 6.28%	15,118 6.78%
Income: \$200,000+	937 7.10%	18,112 17.55%	38,970 17.47%
2023 Avg Household Income	\$70,695	\$108,125	\$108,083
2023 Med Household Income	\$43,156	\$66,675	\$66,530

Traffic Count Report

Glenroyal Warehouse Park 5303 Glenmont Dr, Houston, TX 77081

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Glenmont Dr	Chimney Rock Rd	0.10 W	2022	3,344	MPSI	.09
2 Chimney Rock Rd	Gulfton Dr	0.08 S	2022	21,767	MPSI	.23
3 Gulfton Dr	Chimney Rock Rd	0.08 W	2022	11,331	MPSI	.23
4 Gulfton Dr	Royalton St	0.05 W	2022	10,331	MPSI	.24
5 Gulfton Dr	Royalton St	0.05 W	2018	10,019	MPSI	.24
6 S Rice Ave	Glenmont Dr	0.07 S	2018	20,742	MPSI	.33
7 S Rice Ave	Glenmont Dr	0.07 S	2022	11,762	MPSI	.33
8 Royalton St	Westpark Dr	0.06 N	2022	2,892	MPSI	.34
9 Chimney Rock Rd	el Camino del Rey St	0.06 S	2018	34,817	MPSI	.35
10 Gulfton Dr	Alder Dr	0.10 W	2022	12,636	MPSI	.40



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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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	