

FOR SALE

37,019 SF | Freestanding Office Warehouse

1187-1189 Brittmoore Road, Houston, TX 77043



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KBC Advisors | Houston

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KBCADVISORS

CITY CENTRE

BELTWAY 8



PROPERTY HIGHLIGHTS



Freestanding,
tilt-wall industrial
property



Less than 0.4 miles
from I-10 and close
to Beltway 8, Highway
6, and US 290



Irreplaceable site
offers exceptional
connectivity and
access for industrial
or commercial use
in Houston's thriving
West Outer Loop
submarket

37,019 SF
Total

22,000 SF
Office Space

2.04
Land (AC)

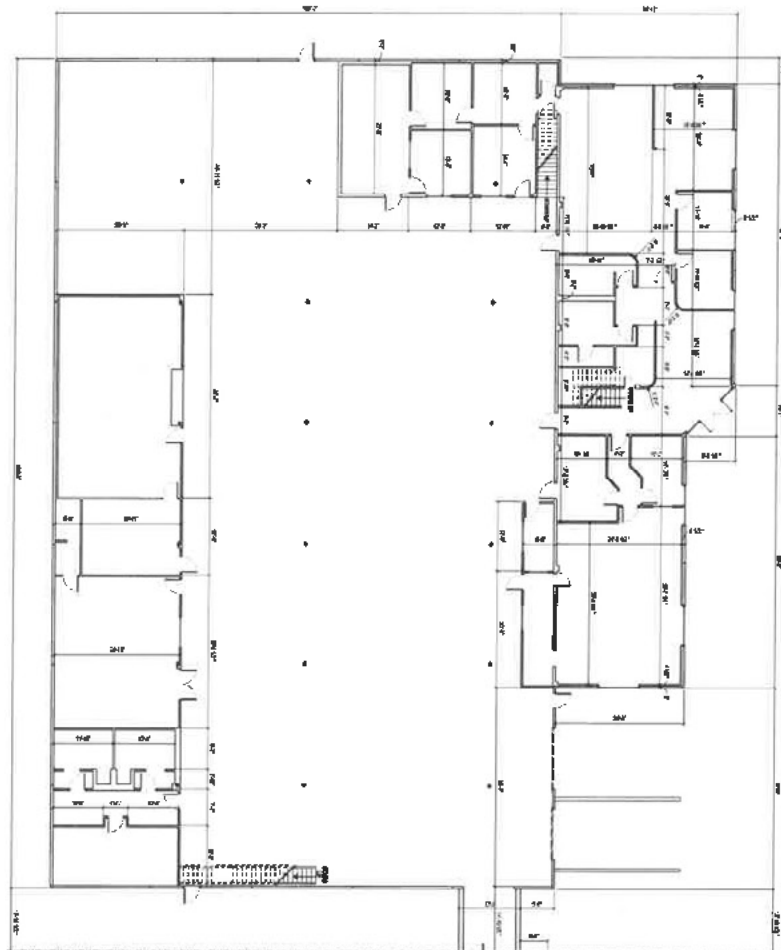
1981
Built

24'
Clear Height

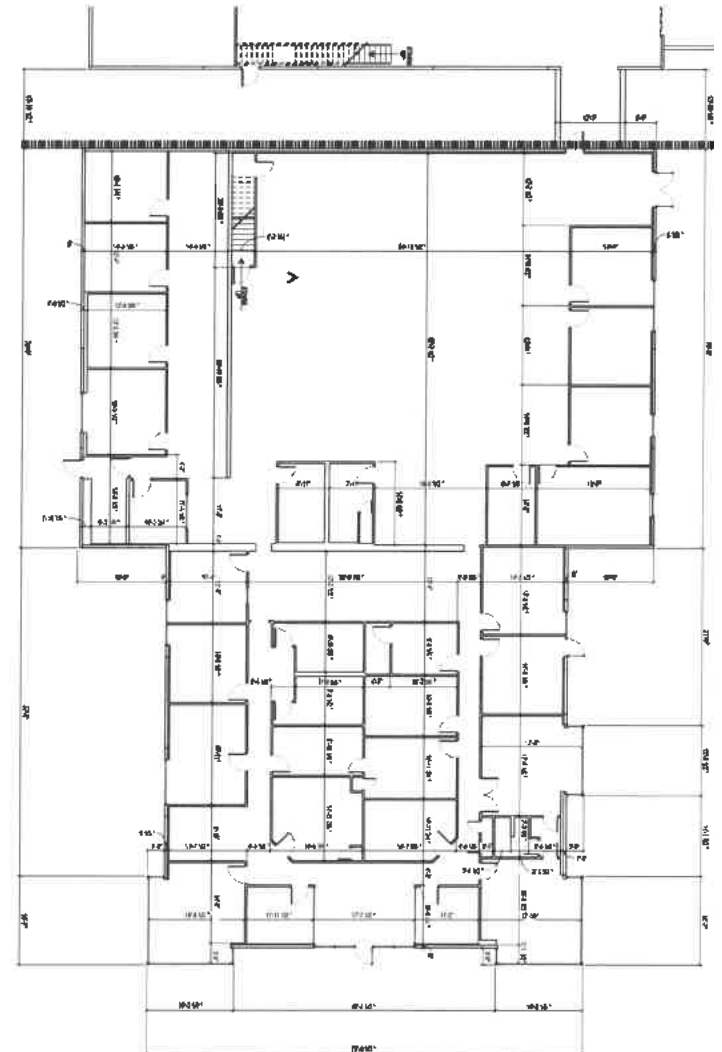
TWO 25' X 18'
Grade Level Doors

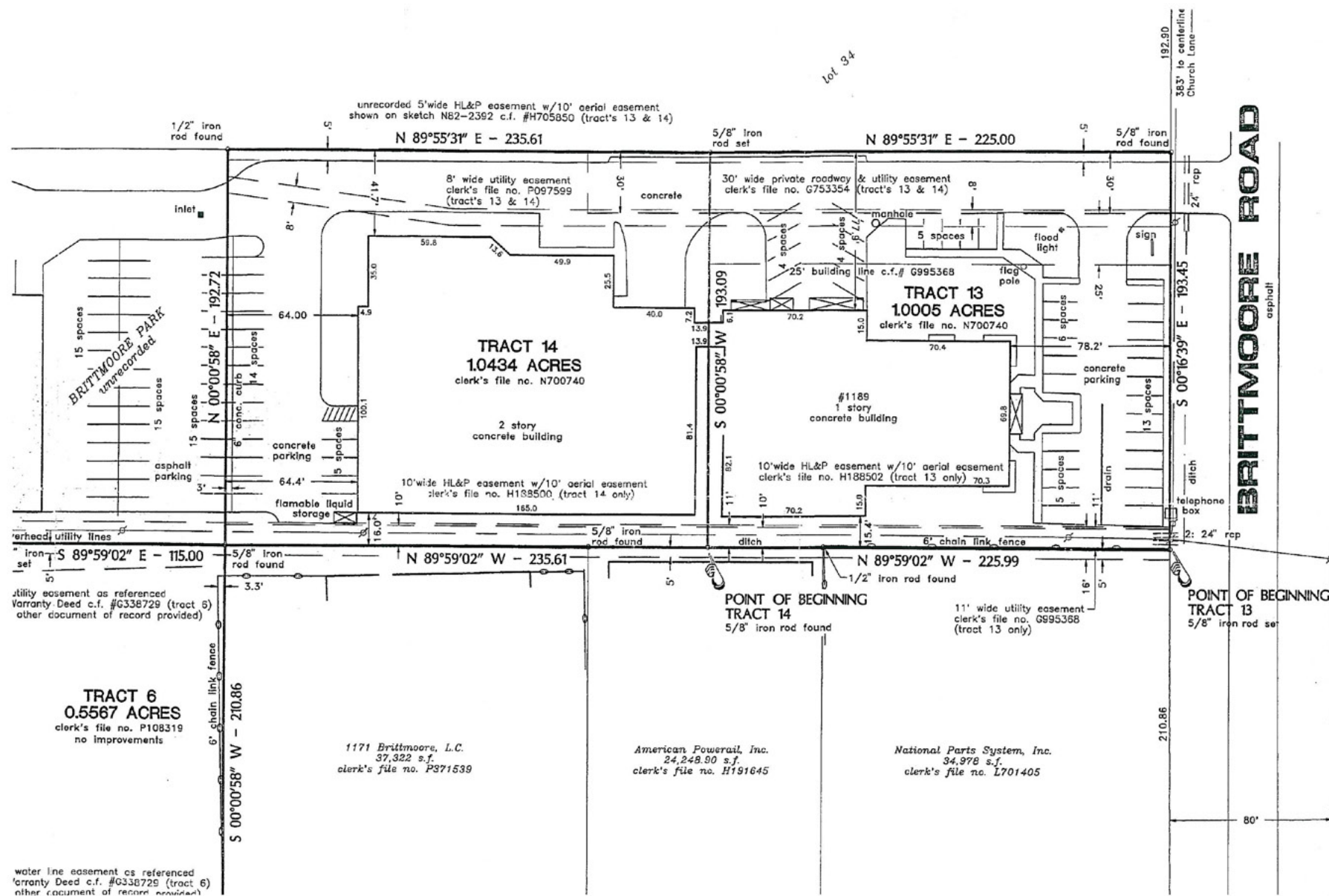


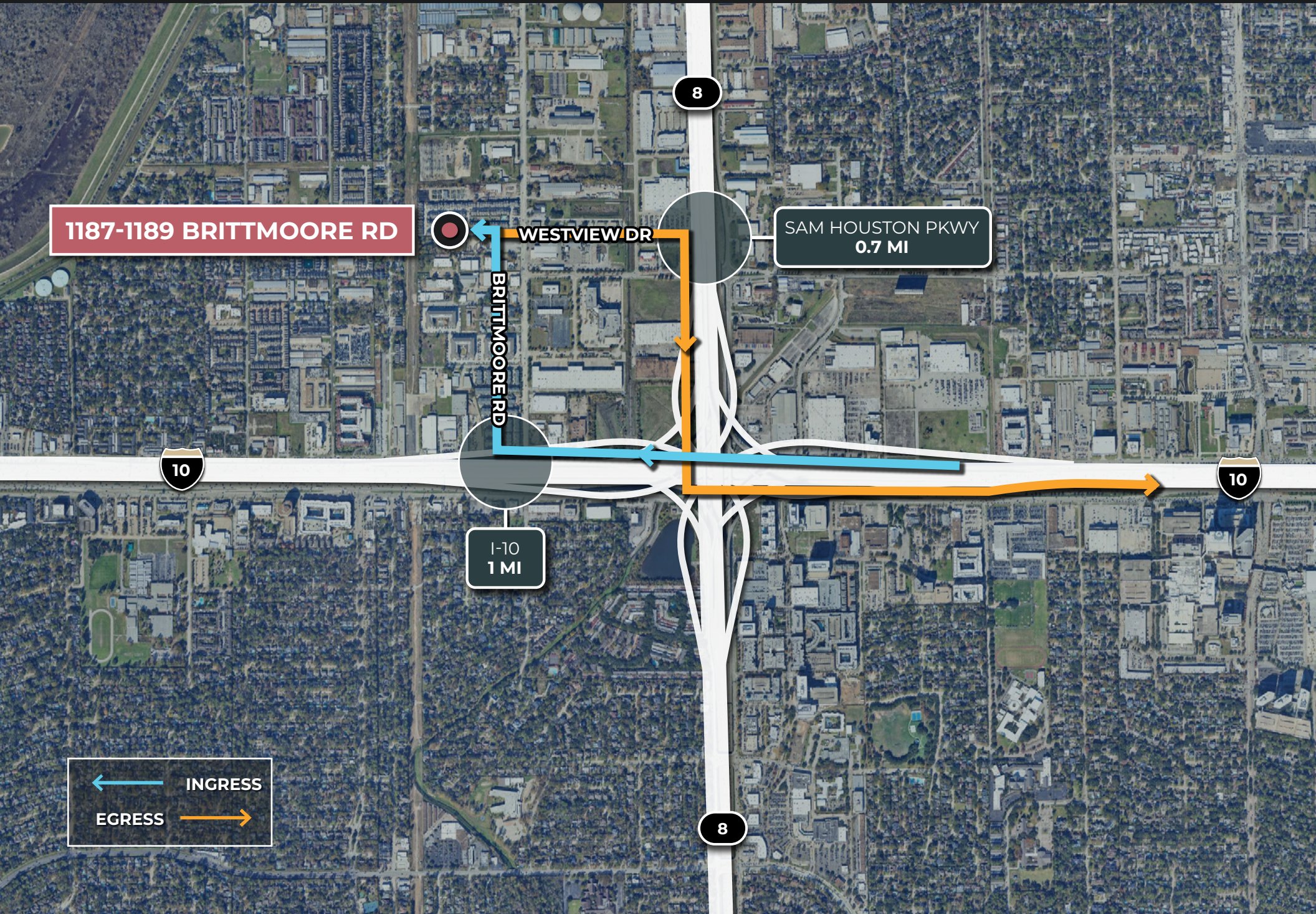
WAREHOUSE & ADDITIONAL OFFICE LAYOUT



OFFICE LAYOUT







1187-1189 BRITTMOORE RD

WESTVIEW DR

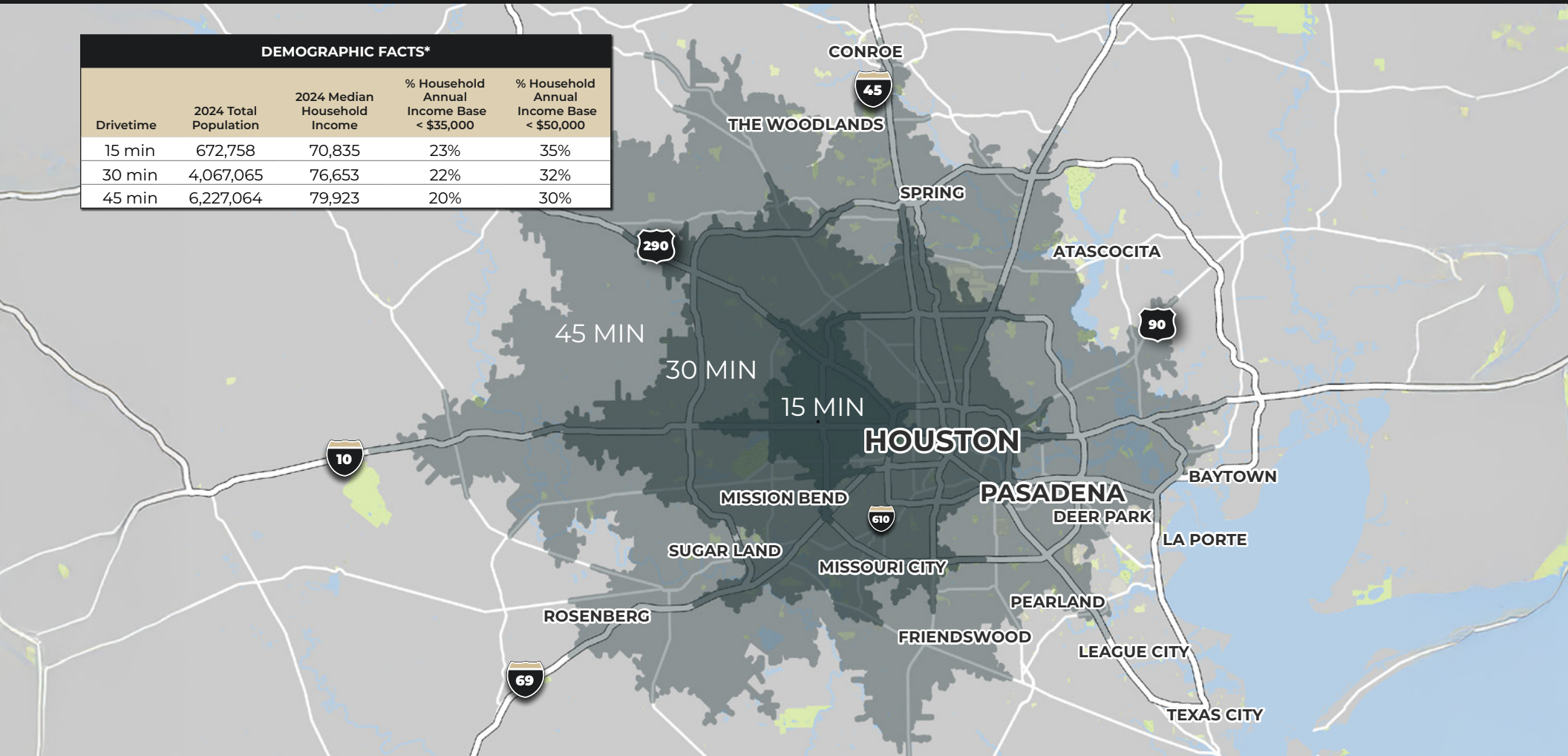
SAM HOUSTON PKWY
0.7 MI

BRITTMOORE RD

I-10
1 MI

← INGRESS
EGRESS →

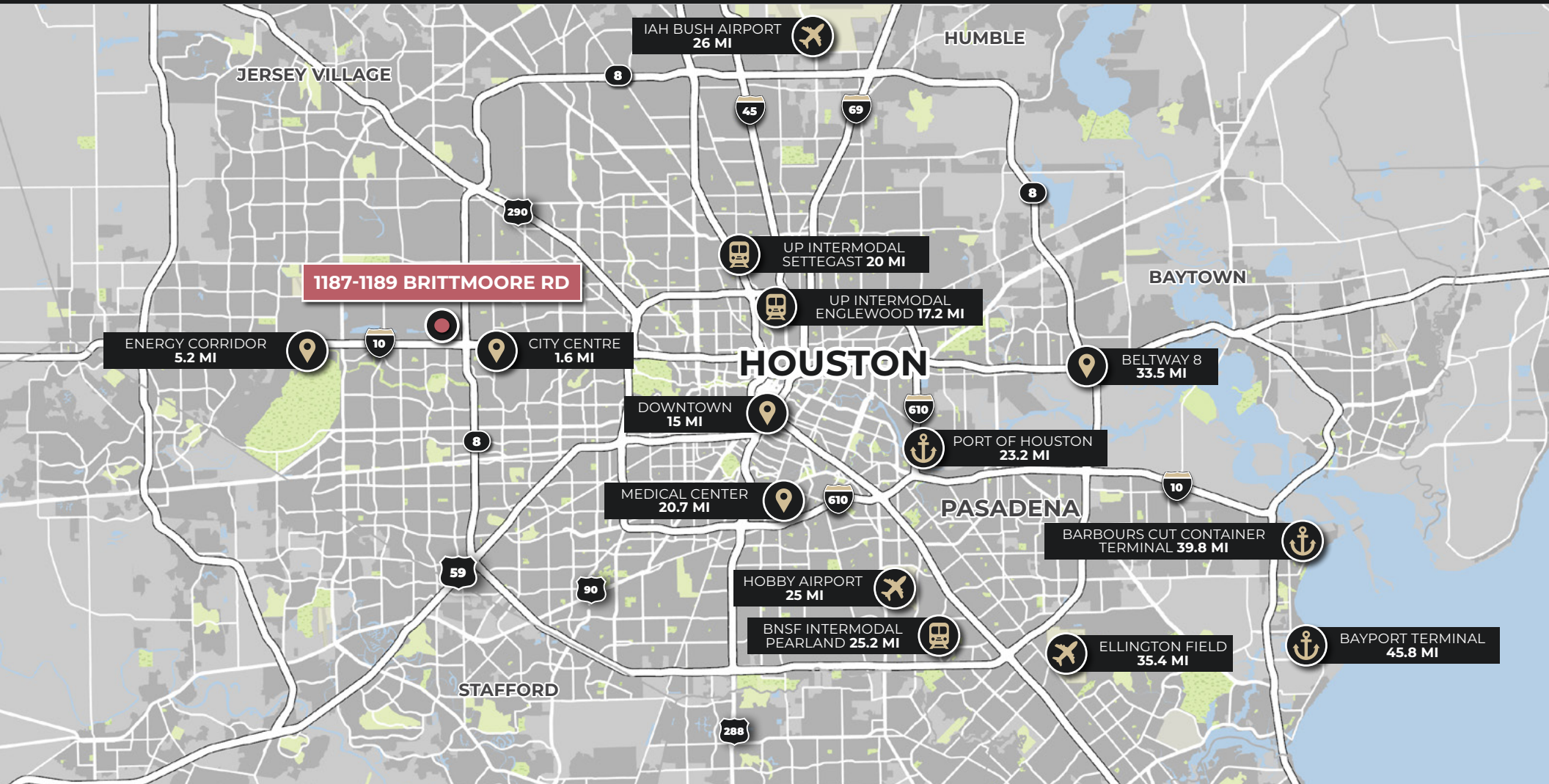
DEMOGRAPHIC FACTS*				
Drivetime	2024 Total Population	2024 Median Household Income	% Household Annual Income Base < \$35,000	% Household Annual Income Base < \$50,000
15 min	672,758	70,835	23%	35%
30 min	4,067,065	76,653	22%	32%
45 min	6,227,064	79,923	20%	30%



LABOR FACTS*

WAREHOUSE WORKERS					FORKLIFT DRIVERS				MANUFACTURERS & FABRICATORS			
Drivetime from Brittmoore Rd	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings	2024 Resident Workers	2019-2024 % Change in Resident Workers	2024 Net Commuters	Average Hourly Earnings
15 min	6,695	20%	9,382	\$16.64	715	16%	1,328	\$19.51	1,224	4%	2,451	\$19.04
30 min	73,617	24%	14,689	\$16.64	7,973	20%	1,002	\$19.51	12,902	6%	3,202	\$19.04
45 min	123,305	25%	14,795	\$16.64	13,718	18%	1,888	\$19.51	21,237	7%	3,032	\$19.04

*Labor Facts are calculated using a 15-min/30-min/45-min Drive Time from the site. Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2025). Wage data comes from ERI (Latest data release: 02/10/2025).



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