# ±34,226 SF HARD CORNER

5723 AIRLINE DR HOUSTON, TX 77076



Managing Director +1 713 331 1798 kristen.mcdade@cushwake.com

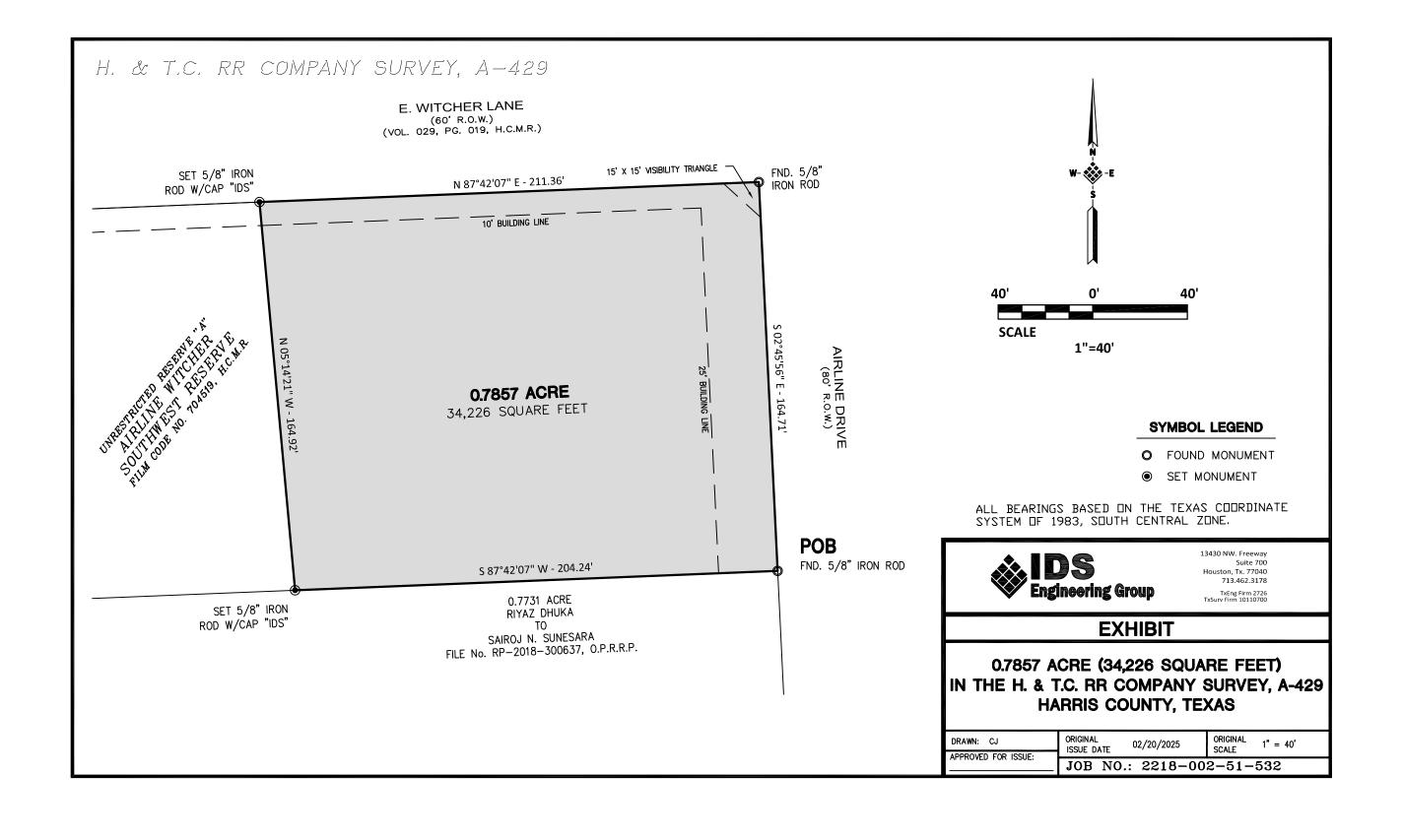
## **MATTHEW DAVIS**

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WHY HOUSTON:

6.8M

**Residents in the City of** Houston

4th Largest U.S. City

**Fastest** 

At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego

**Fortune 500 Companies** 

growing MSA

**3**,360,800 Jobs in Houston MSA

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

in Foreign Waterborne

in Gulf Coast Container Port

in Import and Export

Foreign Owned Firms

## **DEMOGRAPHICS**

(within 3 mile of 5723 Airline Dr, Houston. TX 77076



127,436

2025 Total Population



\$84,627

2025 Average Household Income



\$346,816

2025 Average Home Value

## **MAJOR LEAGUE SPORTS TEAMS**





**ENERGY CAPITAL** OF THE WORLD



**PORT OF HOUSTON** 



**WORLD'S LARGEST MEDICAL CENTER** 



**NASA** 

# ±34,226 SF

# 5723 AIRLINE DR HOUSTON, TX 77076

## HARD CORNER LOCATION WITH ACCESS FROM BOTH ROADS

- SWC of Airline Dr and E Witcher Ln
- Less than 1 mile east from I-45
- · Less than 2 miles west of the Hardy Toll Rd
- 211' frontage along E Witcher Lane
- 165' of frontage along Airline Dr
- Curb cut/drive way on Airline Dr and on E Witcher Lane

- Owner has termination right throughout the lease - 60 day notice
- Directly across the street from the Metro Bus Route: Airline Dr @ E Witcher Ln
- Traffic Counts:
  - Airline Dr: 19,149 VPD
  - E Tidwell Rd: 21,117 VPD



### **KRISTEN MCDADE**

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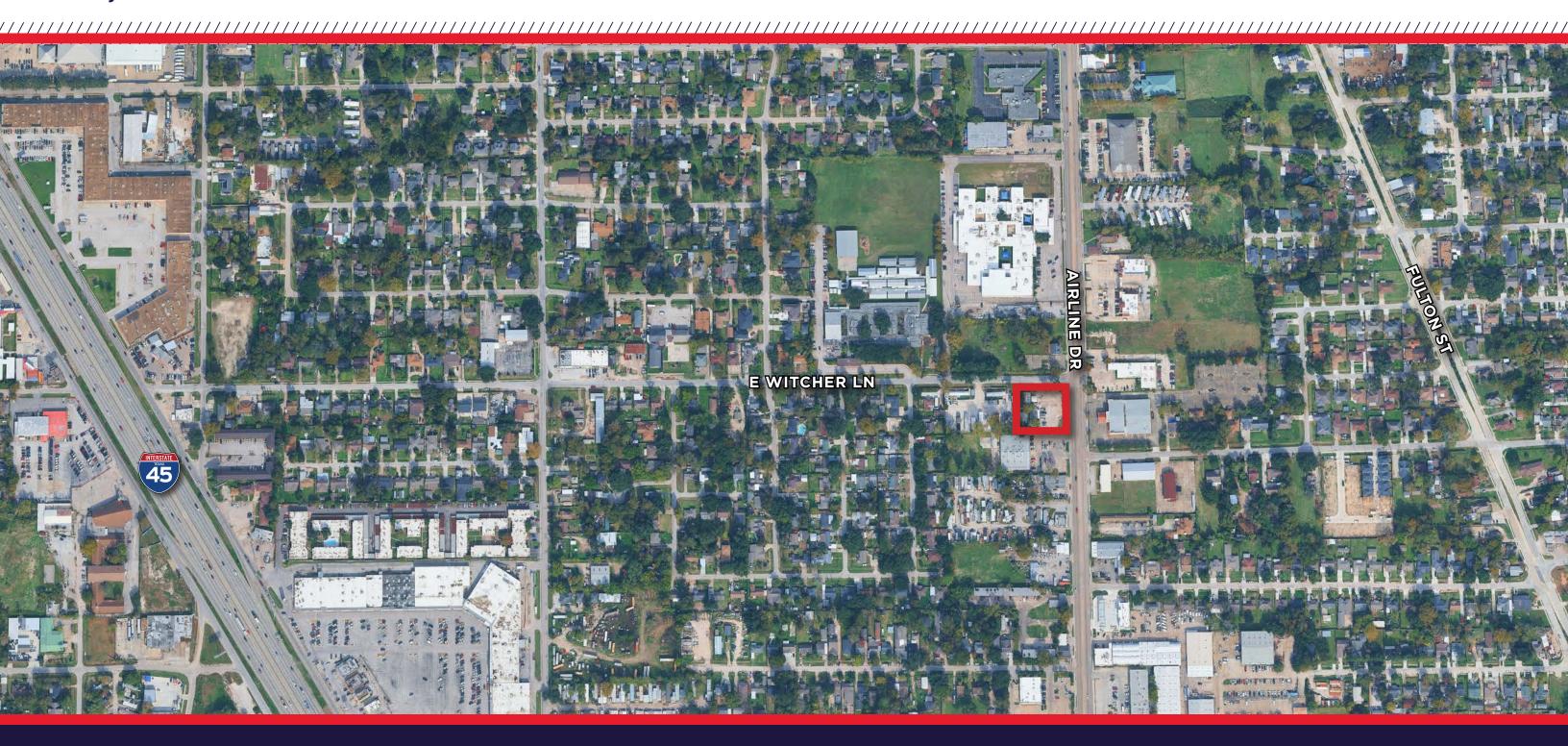


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# INCOME PRODUCING HARD CORNER

5723 AIRLINE DR ±34,226 SF



# 5723 AIRLINE DR, HOUSTON, TX 77076

Tenant: Solis Tire Shop

Lease Term: Through 02/28/2030

Terminable by Landlord upon 60 days'

notice Tenant pays taxes

Base rent schedule is as follows:

Feb 28, 2024 to Feb 28, 2025: \$75,000 (\$6,250/month) March 1, 2025 to Feb 28, 2026: \$76,500 (\$6,3750/month) March 1, 2026 to Feb 28, 2027: \$78,030 (\$6,502.50/month) March 1, 2027 to Feb 28, 2028: \$79,590.60 (\$6,632.55/month) March 1, 2028 to Feb 28, 2029: \$81,182.41 (\$6,765.20/month) March 1, 2029 to Feb 28, 2030: \$82,806.06 (\$6,900.51/month)

Additional rent of \$924.85/month, tenant responsible for all utility costs. Permitted use by tenant only as an automobile related sales and service facility.

Taxes are responsibility of tenant. Landlord has a 60 day termination right.

This property is part of a larger parcel that includes the trailer park to the west which the owner would retain. All taxes and expenses due by tenant are based on their prorata share of the ±34.226 SF of leased area.



