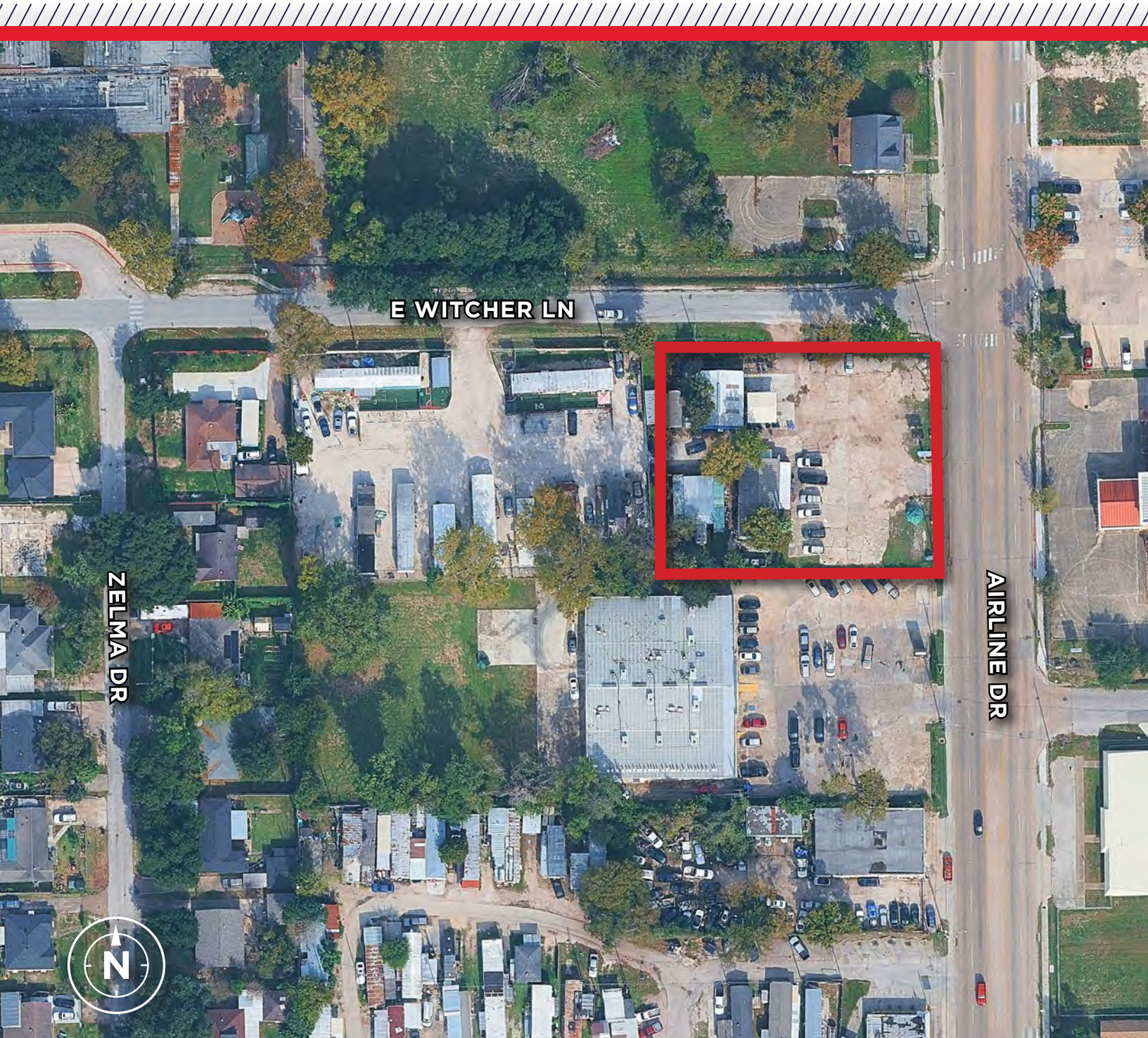


±34,226 SF HARD CORNER

5723 AIRLINE DR
HOUSTON, TX 77076



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2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

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

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

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



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA



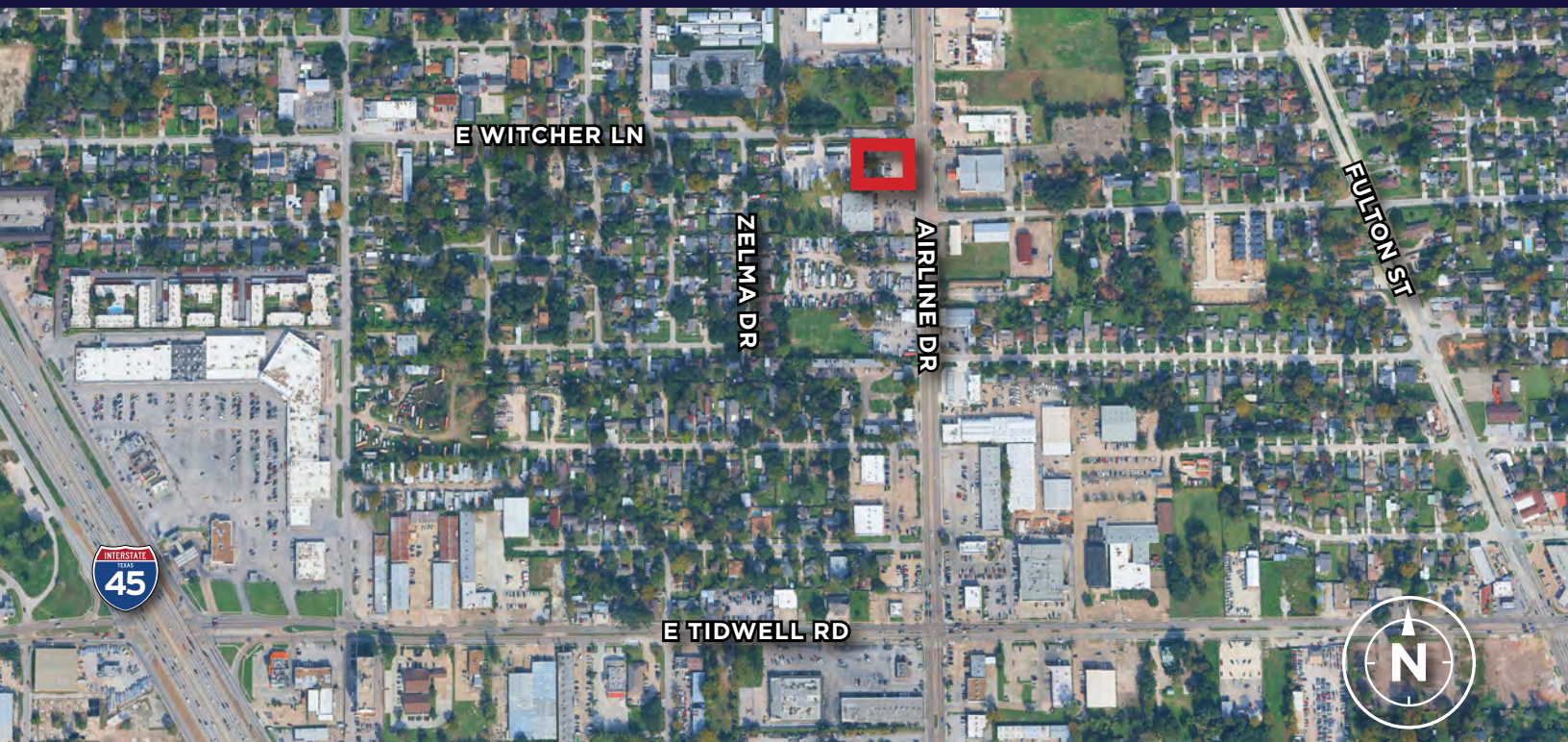
CLUTCH CITY

±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



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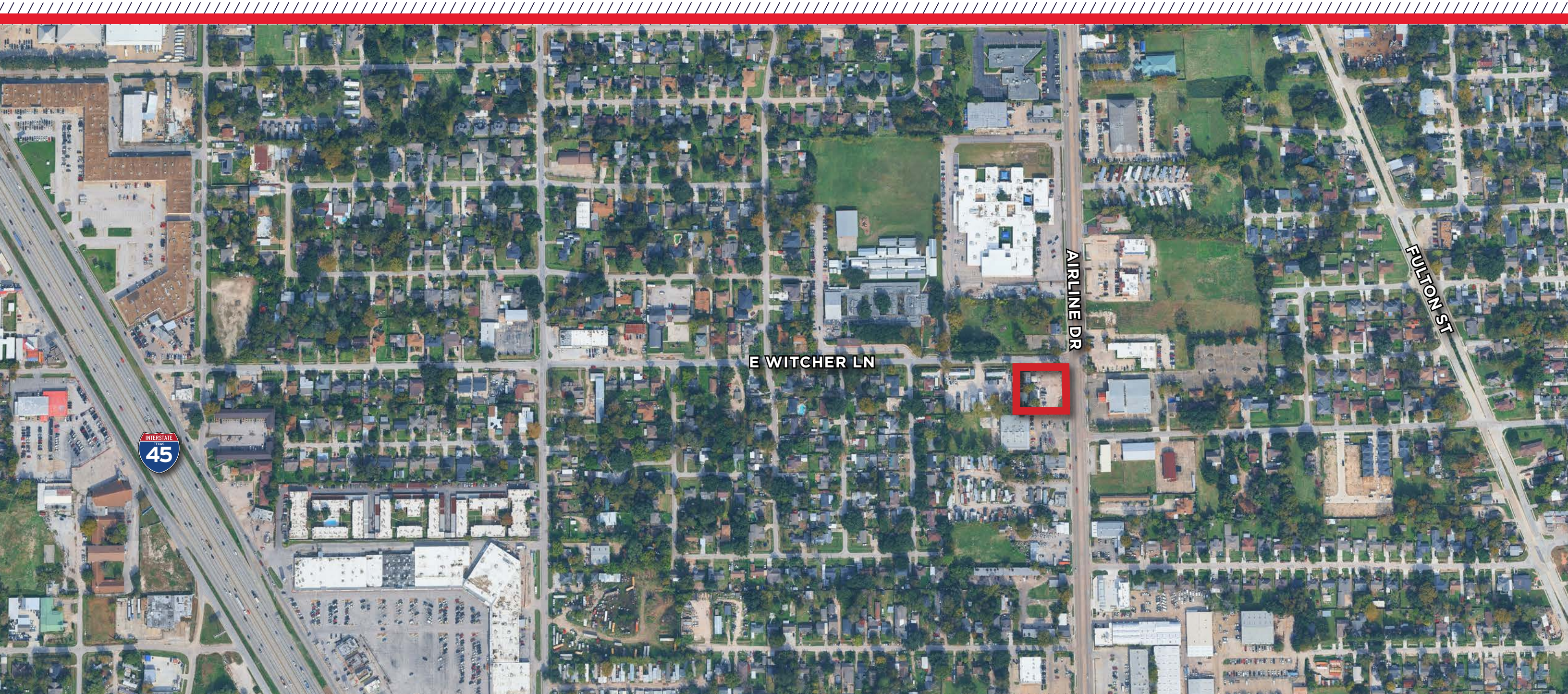
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INCOME PRODUCING HARD CORNER

5723 AIRLINE DR
±34,226 SF



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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.



