NewQuest

HIGHWAY 290 WAREHOUSE

PRICE REDUCED!
MOTIVATED SELLER

8660 N. Eldridge Parkway | Houston, TX
Frontage on Highway 290, West Road, and N. Eldridge Parkway



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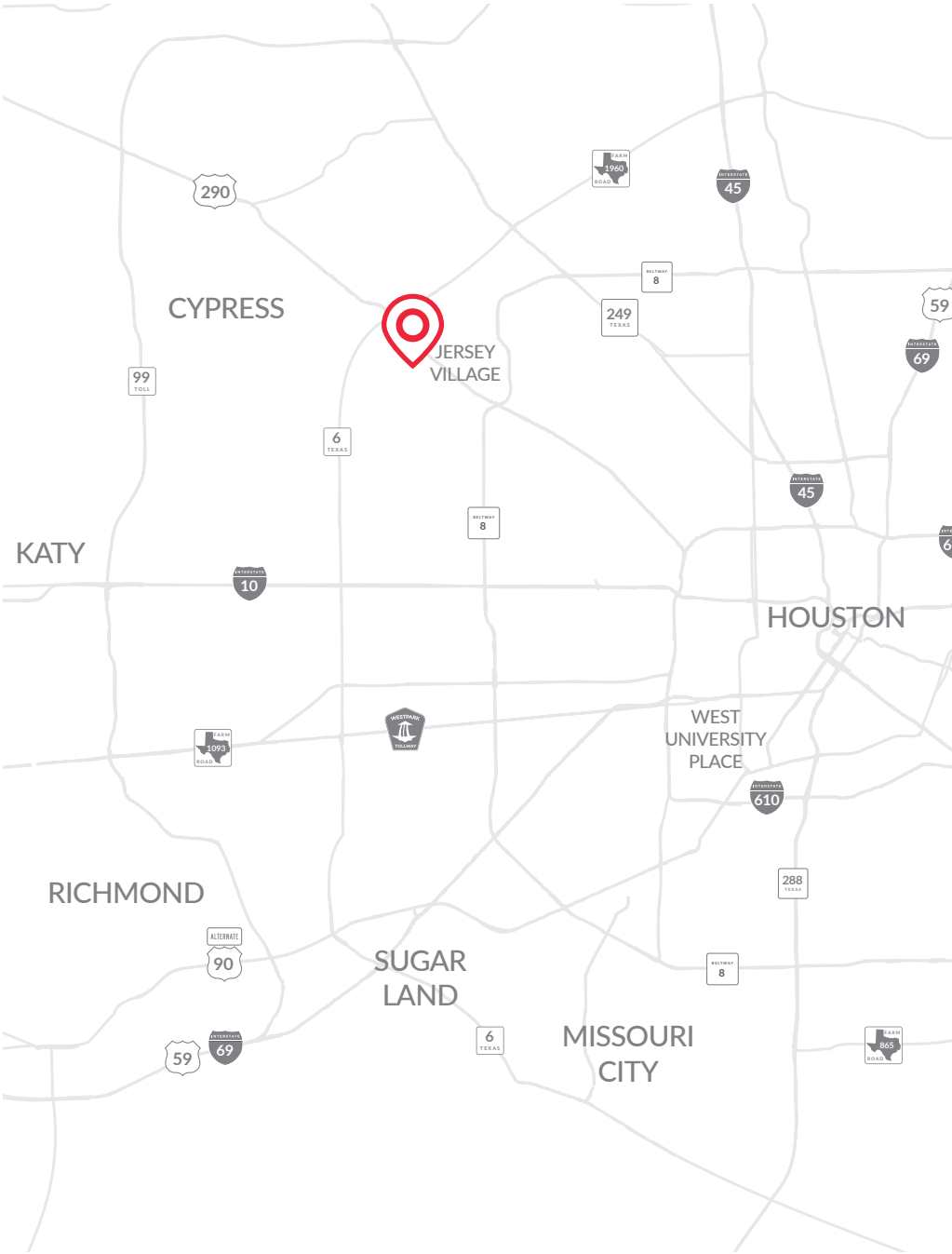
Summary

Offering Options:

For Sale: Warehouse building only (121,434 SF on 12.5 acres)

Under Contract: 8.11 acres undeveloped land

- Located on the industrial corridor of North Houston
- Situated on three major streets and frontage of Highway 290, West Road, and North Eldridge Parkway
- Insulated and climate-controlled warehouse
- 50+ trailer parks / 120+ auto parks
- 8 dock-high doors with levelers
- Brand New: (2) refrigerated areas (±9,200 SF and 1,500 SF)
- 11,754-SF offices with kitchen/break room
- High-pile racking available for tenant use



102K CURRENT HOUSEHOLDS
within 5 miles

$117K AVERAGE HOUSEHOLD INCOME
within 5 miles

289K POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

Aerial View



TxDOT Traffic Counts as of 2024

Aerial View



TxDOT Traffic Counts as of 2024

Aerial View

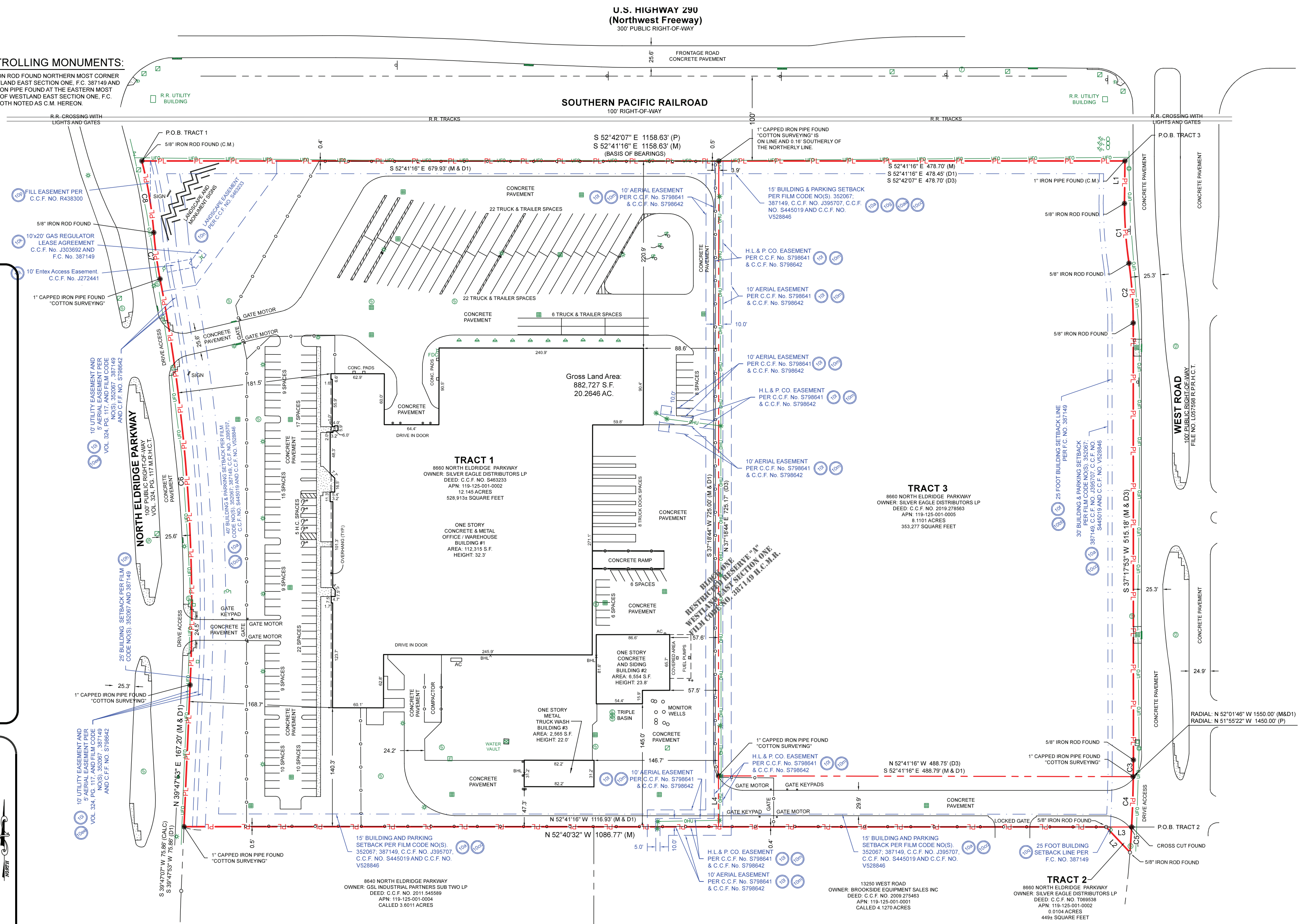


TxDOT Traffic Counts as of 2024

Survey

CONTROLLING MONUMENTS:

A 5/8" IRON ROD FOUND NORTHERN MOST CORNER OF WESTLAND EAST SECTION ONE, F.C. 387149 AND THE 1" IRON PIPE FOUND AT THE EASTERN MOST CORNER OF WESTLAND EAST SECTION ONE, F.C. 387149; BOTH NOTED AS C.M. HEREON.



LEGEND

Symbol	Description
●	FOUND MONUMENTATION
○	SET MONUMENTATION
	FDC (FIRE DEPARTMENT CONNECTION)
	HANDICAP PARKING SPACE
	WATER VAULT
	WATER MANHOLE
	BACK FLOW PREVENTOR
	UTILITY PEDESTAL
	UTILITY MARKER
	TELEPHONE MANHOLE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STORM DRAIN OPEN GRATE
	STORM DRAIN CURB INLET
	TRAFFIC SIGNAL CONTROLLER
	UTILITY VAULT PULL BOX
	UTILITY POLE GUY ANCHOR
	STORM DRAIN RCP OUTFALL
	UTILITY POLE
	LIGHT POLE
	GROUND LIGHT
	GAS VALVE
	GAS METER
	FIBER OPTIC MANHOLE
	ELECTRIC BOX
	MONITOR WELL
	FLAG POLE

(M) = MEASURED CALL
(P) = FILM CODE NO. 387149
(D1) = C.C.F. NO. S463233
(D2) = C.C.F. NO. T069538
(D3) = C.C.F. NO. 2019.278563

ZONING SETBACK LINE
CENTER LINE
ADJOINING PROPERTY
EASEMENT LINE
BUILDING SETBACK LINE
PROPERTY LINE (PL)
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
IRON FENCE
OVERHEAD UTILITY LINE (OHU)
UNDERGROUND FIBER OPTIC (UFO)
CONCRETE PAVEMENT

LAND AREA

TRACT 1:
12.145 ACRES
528,913 SQUARE FEET

TRACT 2:
0.0104 ACRES
449 SQUARE FEET

TRACT 3:
8.1101 ACRES
353,277 SQUARE FEET

TOTAL:
20.2655 ACRES
882,639 SQUARE FEET

BUILDING HEIGHT

BUILDING #1: 32.3 FEET ±
BUILDING #2: 23.8 FEET ±
BUILDING #3: 22.0 FEET ±

(SEE NOTE 8)

BUILDING AREA

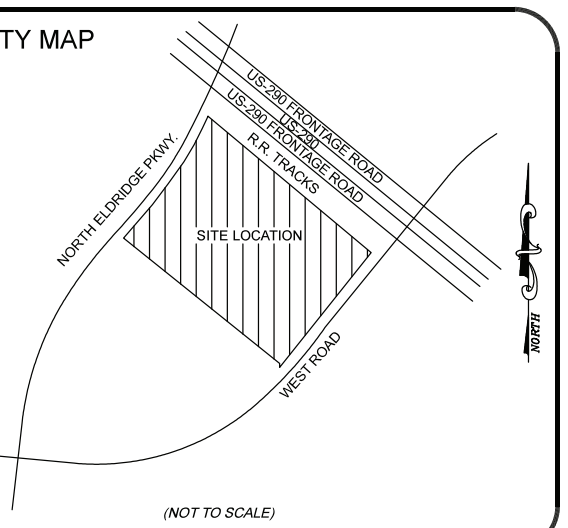
BUILDING #1: 112,315 SQUARE FEET
BUILDING #2: 6,554 SQUARE FEET
BUILDING #3: 2,565 SQUARE FEET

(SEE NOTE 9)

PARKING INFORMATION

121	STANDARD PARKING SPACES
5	HANDICAP PARKING SPACES
58	TRUCK & TRAILER SPACES
184	TOTAL PARKING SPACES

VICINITY MAP



(NOT TO SCALE)

0' 30' 60' 90' 120'

SCALE: 1" = 60'

BASIS OF BEARINGS

THE BEARING OF S 52°41' 16" E, ALONG THE SOUTHERN PACIFIC RAILROAD, BEING THE SAME AS AS TRACT OF LAND DESCRIBED IN C.C.F. NO. S463233, RECORDED IN THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.

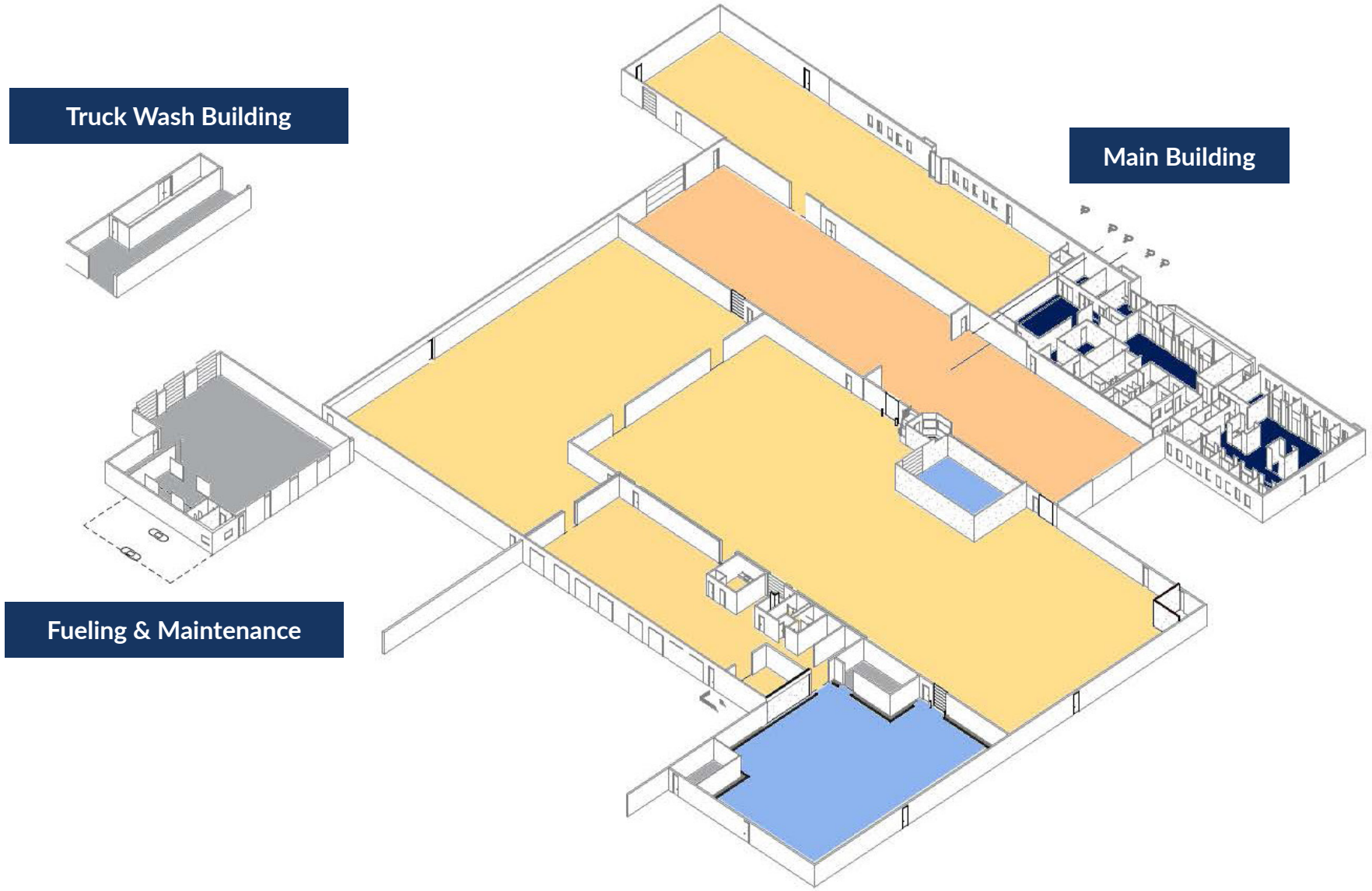
LINE TABLE

LINE	BEARING	DISTANCE
L1(M&D3)	S 37°56'50" W	50.15'
L2(M&D2)	N 05°50'11" W	41.04'
L3(M&D2)	S 52°40'32" E	30.00'
L4(C)	S 37°18'44" W	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M&D3)	500.00'	70.77'	70.71'	S 33°14'35" W	8°06'35"
C2(M&D3)	500.00'	70.77'	70.71'	S 33°14'35" W	8°06'35"
C3(M&D3)	1450.00'	19.04'	19.04'	S 37°40'27" W	0°45'08"
C4(M&D1)	1550.00'	60.03'	60.03'	S 39°04'48" W	2°13'09"
C5(M&D2)	1550.00'	30.00'	30.00'	S 40°44'39" W	1°05'32"
C6(M&D1)	2050.00'	481.11'	480.01'	N 33°04'29" E	13°26'48"
C7(M&D1)	500.00'	55.25'	55.22'	N 29°31'01" E	6°19'51"
C8(M&D1)	500.00'	85.84'	85.74'	N 27°45'50" E	9°50'13"

Facility Layout



Photos

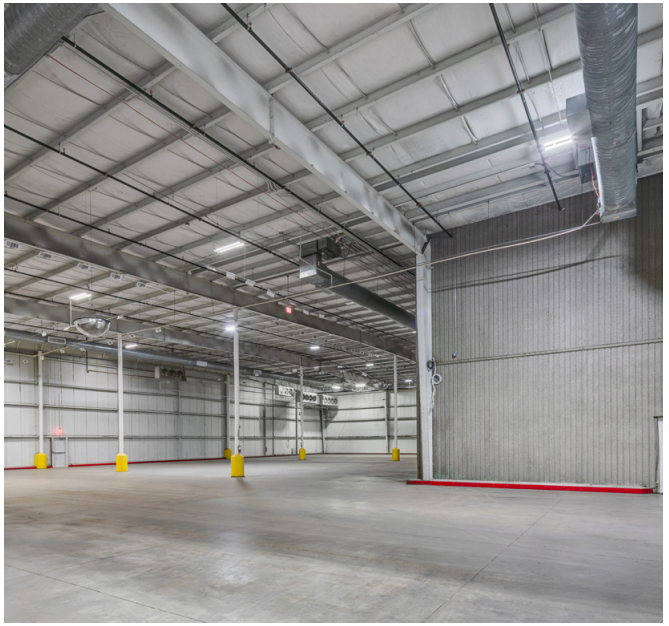






Photos








Houston, Texas Overview

4TH MOST POPULATED CITY IN THE U.S.
2.4 MILLION RESIDENTS
+3.9% SINCE 2020[1]

#14 MOST DIVERSE CITIES IN AMERICA[4]

HOUSTON METRO RANKS 5TH NATIONALLY IN GDP
$578 BILLION[5]

36 FORTUNE 1000 COMPANY HQ'S
IN HOUSTON[3]

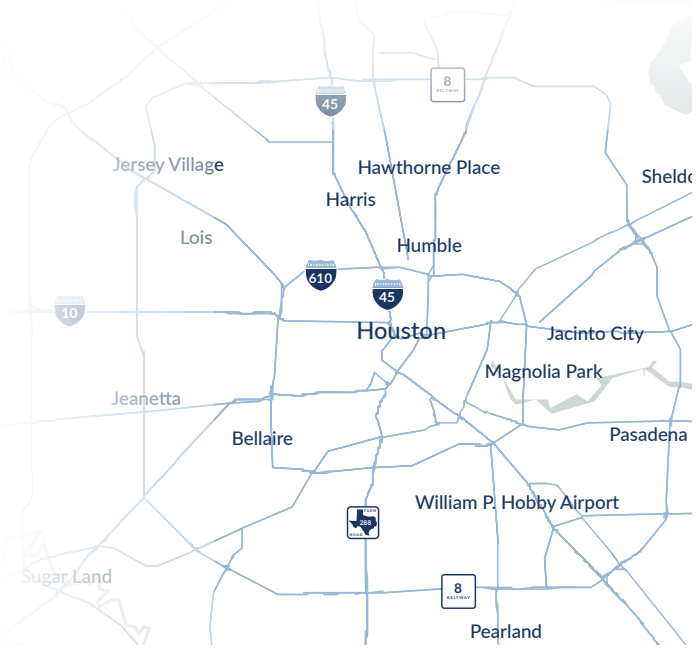
26 FORTUNE 500 COMPANY HQ'S
IN HOUSTON[3]

5TH LARGEST INCREASE IN EMPLOYMENT
29K JOBS ADDED
MAY 2024-MAY 2025[2]

TMC
WORLD'S LARGEST MEDICAL COMPLEX
1,345 ACRES[6]

2ND IN MOST PRIVATELY OWNED HOUSING PERMITS AUTHORIZED
IN 2024[7]





[1]U.S. Census Bureau, 2025 | [2]U.S. Bureau of Labor Statistics, 2025 | [3]US500, 2025 | [4]Niche, 2025 | [5]The World Data, 2025 | [6]Texas Medical Center, 2024 | [7]U.S. Census Bureau Permits Survey, 2024

Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	19,562	42,475	101,996
Current Population	47,852	114,889	289,488
2020 Census Population	48,235	117,037	282,706
Population Growth 2020 to 2025	-0.79%	-1.84%	2.40%
2025 Median Age	35.0	36.8	36.1

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	35.45%	37.70%	36.98%
Black or African American	24.40%	19.85%	18.83%
Asian or Pacific Islander	10.96%	13.00%	12.27%
Other Races	28.28%	28.52%	30.88%
Hispanic	36.40%	36.55%	39.35%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$103,693	$114,682	$117,269
Median Household Income	$82,098	$91,200	$91,451
Per Capita Income	$42,897	$43,653	$41,939

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	35.55%	27.72%	21.81%
2 Person Households	28.19%	30.26%	30.90%
3+ Person Households	36.26%	42.02%	47.28%
Owner-Occupied Housing Units	36.14%	52.69%	58.26%
Renter-Occupied Housing Units	63.86%	47.31%	41.74%

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Heather Nguyen	**458142**	**hnguyen@newquest.com**	**281.477.4358**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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