



F2M AIRLINE SHOPS RETAIL SPACE FOR LEASE

SWQ Airline Dr & Gibbs St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2409 Airline Dr
Houston, TX 77009

Availability: 1,200 SF - 7,164 SF

Price: In-line: \$38.00 PSF + \$13.22 NNN
End-Cap: \$40.00 PSF + \$13.22 NNN

HIGHLIGHTS:

- Brand new, high quality construction
- Parking Ratio: 4/1,000 SF
- Positioned at the signalized intersection of Airline Dr and Gibbs St
- Located across from the newly renovated Houston Farmer’s Market with over 1.1 million annual visits
- Easy access to I-45 and 610, two of Houston’s major highways
- Ideal location in the highly coveted Greater Heights trade area

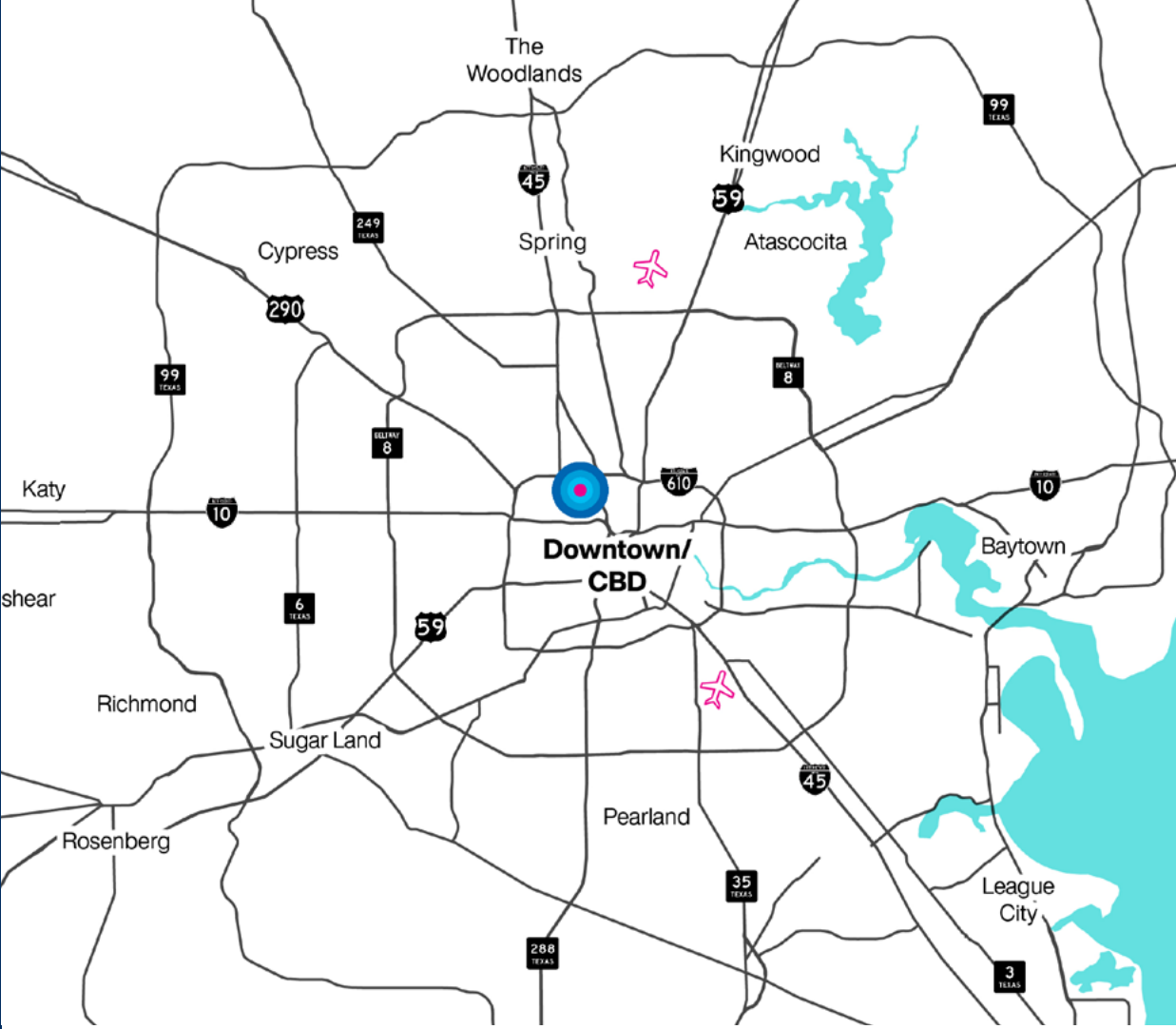
TRAFFIC COUNTS:

Airline Dr: 16,292 CPD ‘22

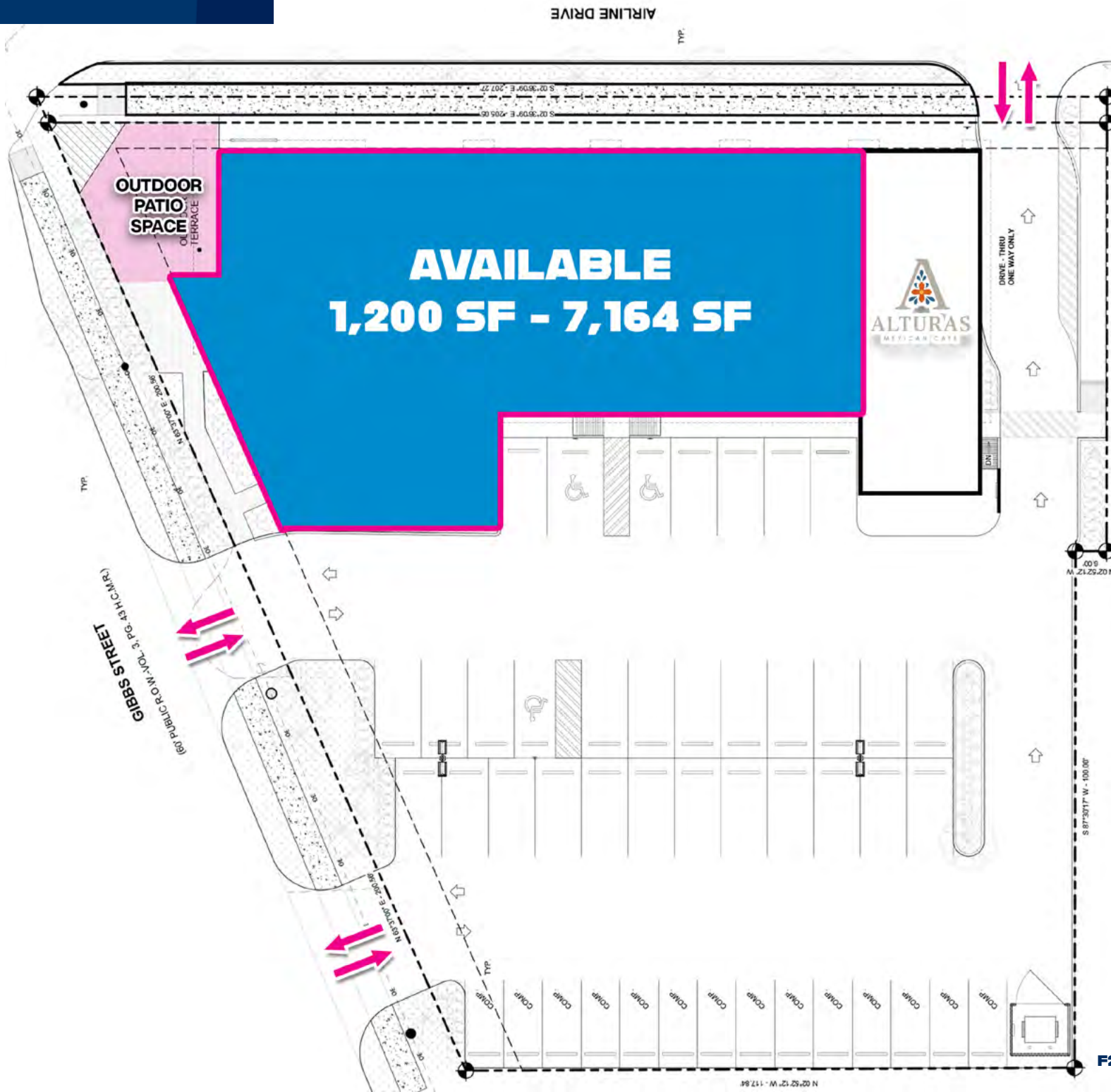
Link Rd: 1,946 CPD ‘22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	19,464	169,257	445,203
Daytime Pop.	10,355	101,506	441,577
Avg HH Income	\$237,862	\$171,379	\$155,413



SITE PLAN



DOWNTOWN
HOUSTON

TMC
TEXAS
MEDICAL
CENTER

Montie Beach Park

AutoZone

Ainsley Heights
±292 Units

BULLSEYE
STORAGE

THE LEARNING
EXPRESS

HOUSTON
DAIRYMAIDS
Cheese & Specialty Foods

HOUSTON AVOCADO CO.
not just avocados

16,292 CPD '22

SITE

Golden
SEAFOOD

Link Rd

Airline Dr

Gibbs St

SITE



±1.1 Million Annual Visits

Gibbs St



Airline Dr



16,292 CPD '22

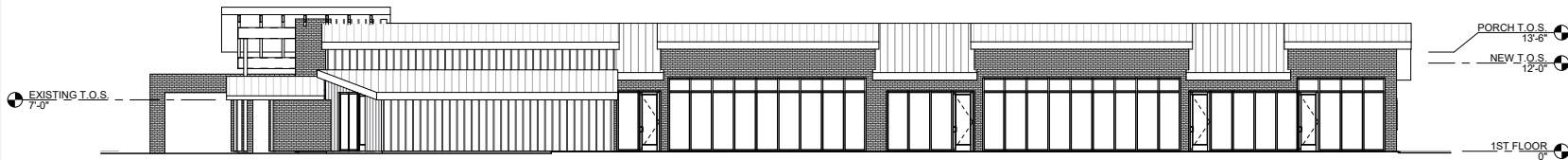
Link Rd

1,946 CPD '22

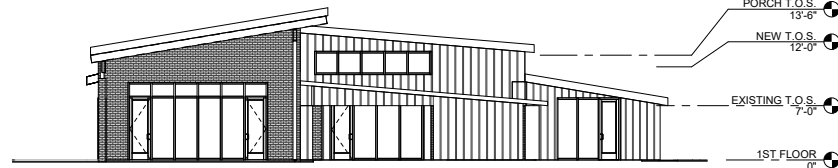




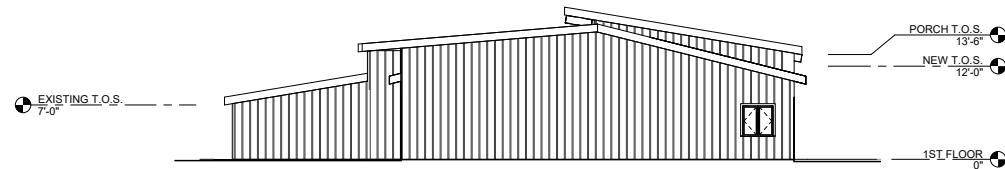
ELEVATIONS



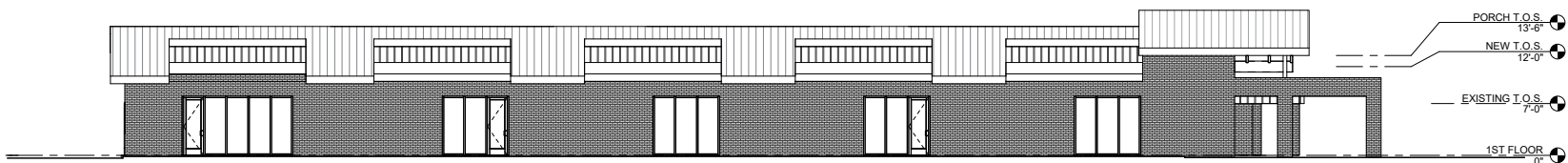
4 WEST ELEVATION
A.500/ 1/8" = 1'-0"



3 NORTH ELEVATION
A.500/ 1/8" = 1'-0"



2 SOUTH ELEVATION
A.500/ 1/8" = 1'-0"



1 EAST ELEVATION
A.500/ 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, U.N.O.
3. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, & OVERALL APPEARANCE TO THE NEIGHBORHOOD.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION & NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
5. DOOR LOCATION TO BE 4" FROM NEAREST INTERSECTING WALL, OR CENTERED ON WALL IT RESIDES, U.N.O.
6. THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, CONSTRUCTION PROCESS, WITHOUT A LETTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT/ ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES.
7. ALL GLAZING IN DOORS TO BE HUMAN IMPACT RESISTANT PER ANSI Z97.1-1975.
8. REFER TO A-700 SERIES FOR FINISH SCHEDULE, DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS, & PARTITION TYPES.
9. ALL DOWNSPOUTS ARE TO HAVE STANDARD CONCRETE SPLASH-BLOCKS PROVIDED AT TERMINATION OF DOWNSPOUT.

EXTERIOR KEYED GENERAL NOTES:

- [01] EXISTING STRUCTURE TO REMAIN
- [02] NEW STRUCTURE & EXTERIOR WALL
- [03] NEW ROOF
- [04] NEW DOOR
- [05] NEW WINDOW
- [06] NEW STOREFRONT
- [07] NEW ROLL-UP DOOR
- [08] NEW BAR COUNTER

**CISNEROS DESIGN STUDIO,
ARCHITECTS LLC**
800 Sampson St., 2nd Floor
Houston, TX 77003
(PH) 713-520-7745

2409 AIRLINE DR
2409 AIRLINE DRIVE
HOUSTON, TX 77009

ARCHITECT Romulo Cisneros

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

ENGINEER

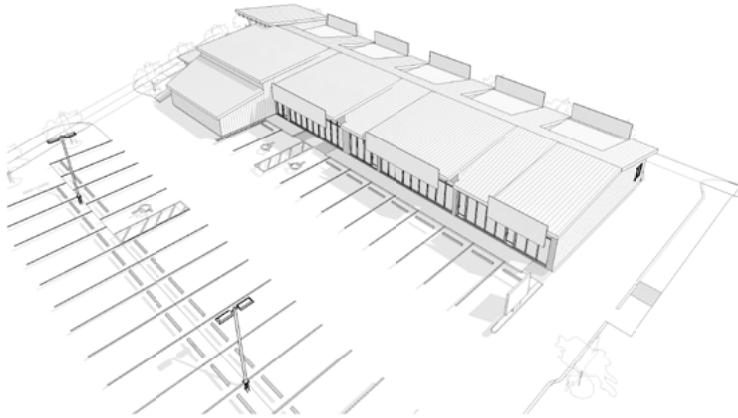
REVISIONS		
No.	Description	Date

DATE ISSUED: MARCH 13, 2020

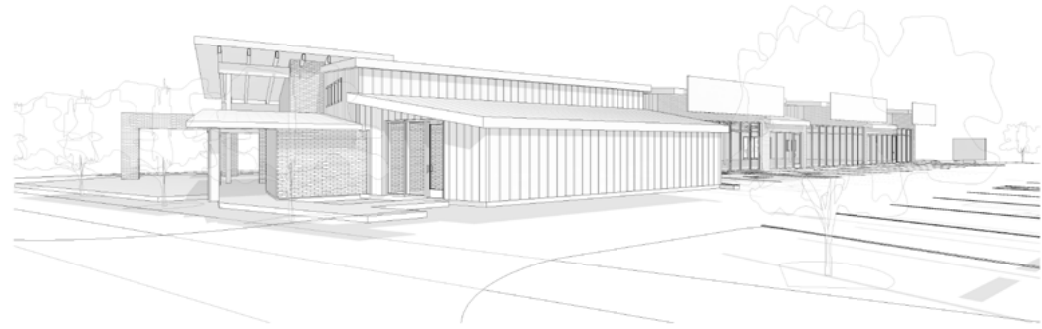
SHEET:

A.500

RENDERINGS



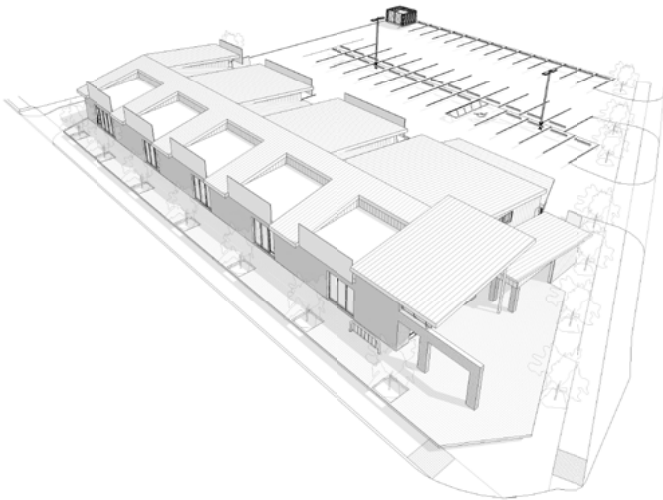
5 **AERIAL- SOUTHWEST**
R 100



2 **GIBBS ST.- NORTHWEST**
R 100



3 **AIRLINE DR.- SOUTHEAST**
R 100



4 **AERIAL- NORTHEAST**
R 100



1 **AIRLINE DR.- NORTHEAST**
R 100



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.

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:
 - 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

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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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448255

License No.

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Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury
Lindsey Lee

Sales Agent/Associate's Name

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682574

License No.

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rk@blueoxgroup.com
ll@blueoxgroup.com

Email

Phone

832.677.3434
713.766.5016

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

**AVAILABLE
1,200 SF - 7,164 SF**



16,292 CPD '22

Airline Dr

**Outdoor
Patio Space**

Gibbs St

F2M AIRLINE SHOPS

2409 Airline Dr | Houston, TX 77009

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