



BROOKS

STREET WAREHOUSE

2219 BROOKS ST
HOUSTON, TX 77026



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TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	5	Aerial & Location Report	8
Demographic Analysis	10		



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PROPERTY INFORMATION

Purchase Price
\$1,750,000.00

Property Address
2219 BROOKS ST
HOUSTON, TX 77026

Year Built
1981

Property Size
9,800 Sq. Ft.

Land Size
25,648.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

This rare 9,800 SF heavy-industrial HQ on a fully fenced 25,648 SF lot offers 800 Amp 3Phase power, 20' clear heights, an oversized rollup door, architectural office buildout, and full security with cameras, alarm, and gate. Renovated in 2024, it sits minutes from Downtown with skyline views and quick I10/I69 access. Surrounded by major Northside redevelopment—including East River and Buffalo Bayou East—this turnkey facility delivers power, design, and strong appreciation potential.

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PROPERTY DETAILS

Modern Heavy-Industrial Warehouse

Summary

A rare “Unicorn” industrial asset in the Near Northside. This 9,800 SF facility—fully renovated in 2024—combines heavy manufacturing capability with modern architectural design. Featuring massive power, 20’ clear heights, fortress-level security, and a striking glass-front office, this property is turnkey-ready for an owner-user who demands both performance and style.

Property Highlights

- **Heavy Power Infrastructure:** A true manufacturing workhorse with **800 Amp, 3-Phase, 480V service**, plus a step-down transformer and 240V sub-panel. Ready for CNC, welding, fabrication, and other high-demand operations.
- **Architectural Office & Design:** Climate-controlled office with **two dramatic floor-to-ceiling industrial windows**, a custom metal platform, architectural staircase, and glass entry door for a polished corporate image.
- **Fortress-Level Security:** Fully integrated alarm system, **multi-zone surveillance cameras** (front, rear, interior), full perimeter fencing, and a motorized electric gate.
- **Superior Warehouse Specs:** 20’ clear heights, industrial exhaust fan, and a fully covered roof with heat-reflective coating for improved temperature control.
- **Loading & Access:** One oversized **12’ x 18’ grade-level roll-up door** for easy semi-truck access.
- **Flexibility:** Secondary double-glass door entry allows for potential subdivision into two units for multi-tenant income or future expansion.
- **Site Features:** Large private paved parking lot/yard, ADA ramp, two updated restrooms, and a dedicated wash basin.

Prime Investment Highlights

- **Large Lot:** Sits on a **25,648 SF (over half-acre)** fully fenced lot offering maximum security, privacy, and long-term land value.
- **High-Growth Location:** Positioned in Houston’s **up-and-coming Northside**, surrounded by new construction, redevelopment, and major public/private investment.
- **Major Area Revitalization:** Benefits from proximity to the **East River mixed-use development** and the **Buffalo Bayou East** expansion, including the Tony Marron Park redevelopment (expected 2026).
- **Strategic Urban Positioning:** Minutes from Downtown Houston with skyline views, near Meow Wolf and Saint Arnold Brewery, and offering rapid access to **I-10 and I-69**.
- **Strong Appreciation Potential:** Located in one of Houston’s fastest-transforming districts, poised for long-term value growth.

PROPERTY PHOTOS

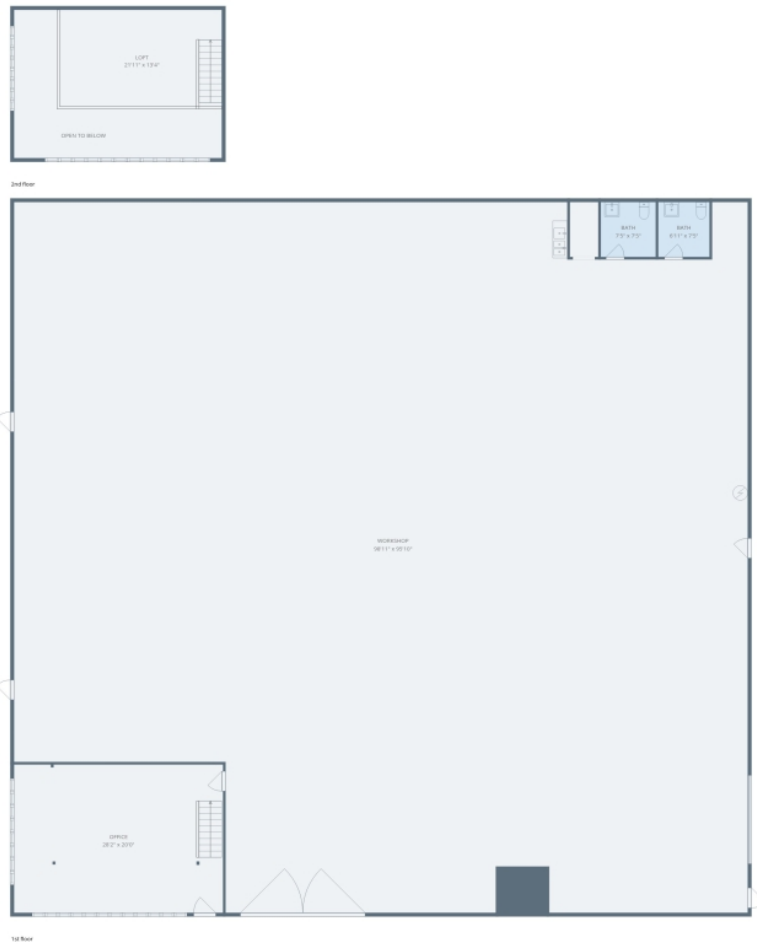


PROPERTY PHOTOS





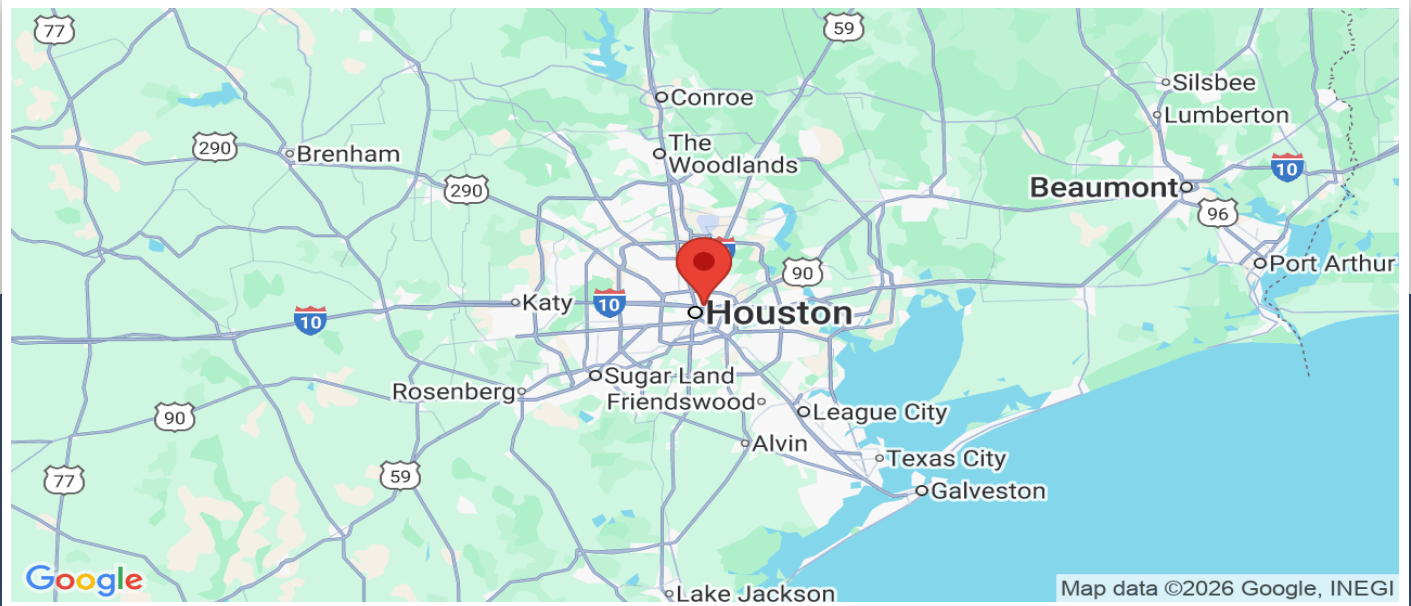
PROPERTY PHOTOS



BROOKS STREET WAREHOUSE



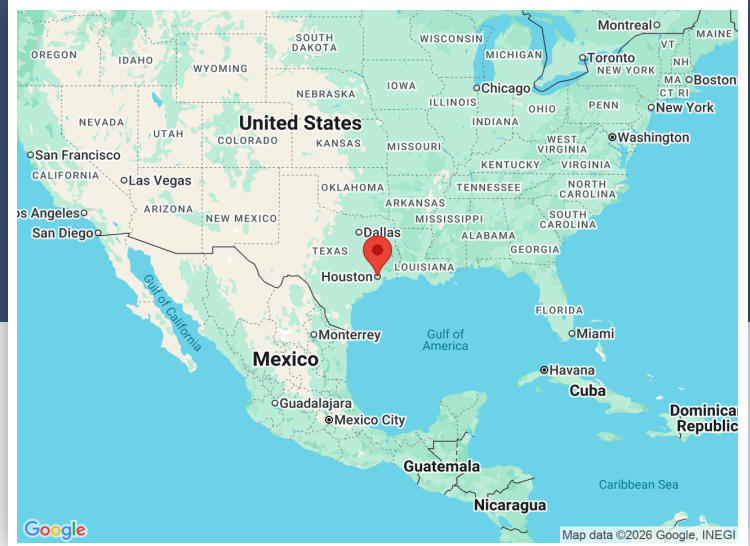
AREA LOCATION MAP



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AERIAL ANNOTATION MAP

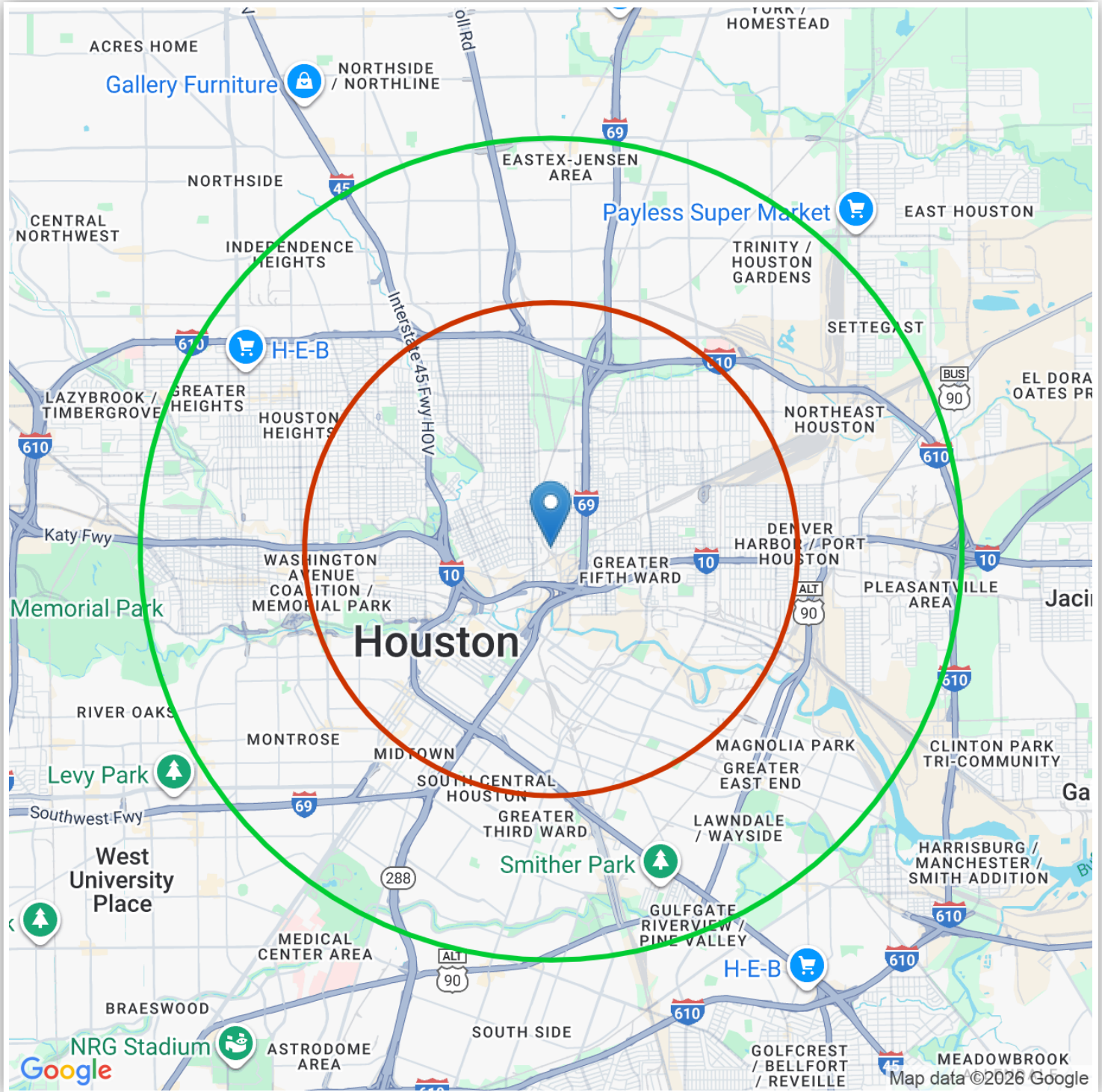


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LOCATION/STUDY AREA MAP (RINGS: 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

159,456
Population

35 Median Age

2.13
Average Household Size

64,015
Total Households

EDUCATION

6.78%
No High School Diploma

17.39%
High School Graduate

12.77%
Some College

25.5%
Bachelor's/ Grad

BUSINESS

10,134
Total Businesses

213,744
Total Employees

EMPLOYMENT

12,209
Manufacturing Employees

15,773
Retail Trade Employees

9,655
Eating & Drinking Employees

10,386
Finance/Ins/Real Estate Emp

4.6% Unemployment Rate

INCOME

\$74,613
Median Household Income

\$51,339
Per Capita Income

\$75,735
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (15.41%)

The smallest group : \$25,000 - \$34,999 (6.22%)

Indicator	Value(%)	
< \$15,000	12.19	
\$15,000 - \$24,999	6.63	
\$25,000 - \$34,999	6.22	
\$35,000 - \$49,999	9.73	
\$50,000 - \$74,999	15.41	
\$75,000 - \$99,999	11.46	
\$100,000 - \$149,999	15.24	
\$150,000 - \$199,999	8.41	
\$200,000+	14.72	

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

411,117
Population

34.9 Median Age

2.16
Average Household Size

165,492
Total Households

EDUCATION

6.02%
No High School Diploma

22.42%
High School Graduate

11.99%
Some College

27.84%
Bachelor's/ Grad

BUSINESS

23,438
Total Businesses

350,696
Total Employees

EMPLOYMENT

41,239
Retail Trade Employees

22,623
Manufacturing Employees

20,427
Eating & Drinking Employees

4.3% Unemployment Rate

INCOME

\$79,389
Median Household Income

\$57,464
Per Capita Income

\$102,903
Median Net Worth

Households by Income

The largest group : \$200,000+ (18.49%) ■

The smallest group : \$25,000 - \$34,999 (6.14%) ■

Indicator	Value(%)	
< \$15,000	11.54	■
\$15,000 - \$24,999	6.16	■
\$25,000 - \$34,999	6.14	■
\$35,000 - \$49,999	9.16	■
\$50,000 - \$74,999	14.86	■
\$75,000 - \$99,999	10.02	■
\$100,000 - \$149,999	14.1	■
\$150,000 - \$199,999	9.54	■
\$200,000+	18.49	■

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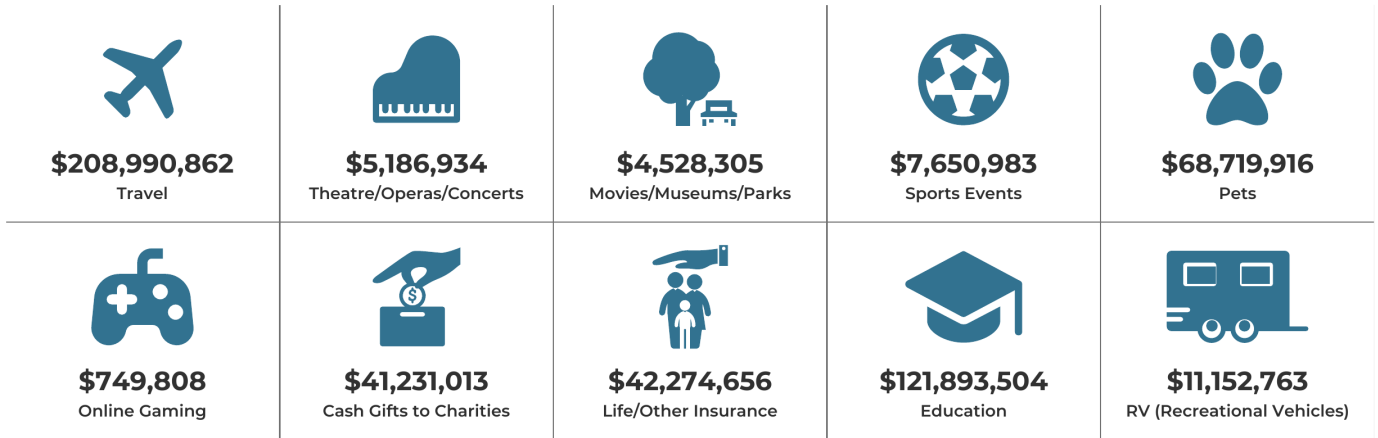
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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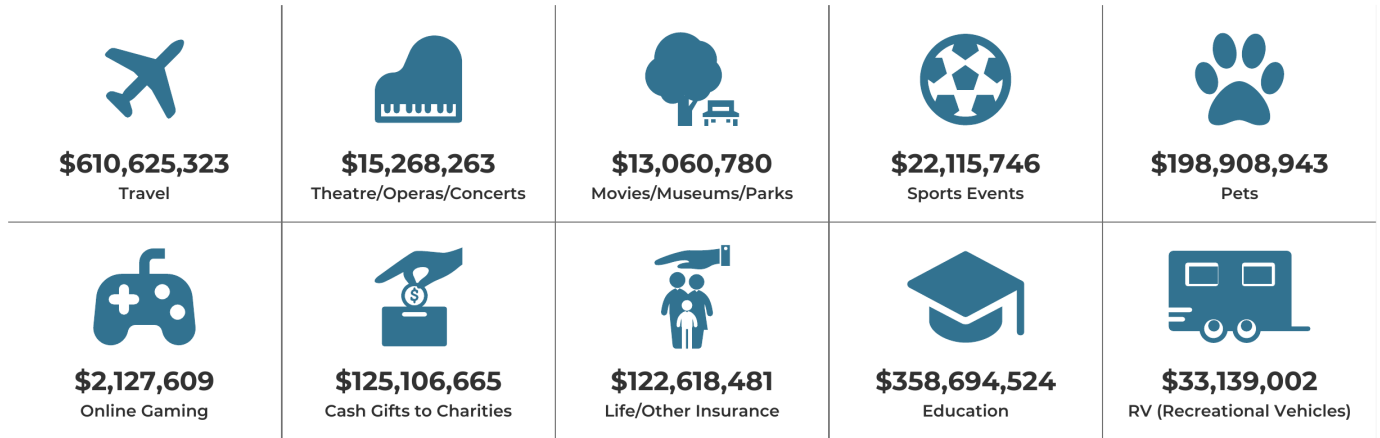
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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