THE Brickyard

AVAILABLE

FOR LEASE OR SALE

5150, 5250, 5350 Acorn Drive | Northwest Houston, Texas

3-Buildings | Up To 542,851 SF | READY FOR OCCUPANCY



DEVELOPED BY urban LOGISTICS REALTY

LEASED BY STREAM

The Brickyard is a **three-building, 542,851-square-foot business park** strategically located within the **core of Northwest Houston.** Given its proximity to an **outstanding skilled labor force and unparalleled rooftop growth**, the project will provide an ideal location to meet the demand of today's tenant with **immediate access to U.S. 290.**

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THE Brickyard

DRIVE TIMES

	MILES
Pinemont Dr. to 290	1.1
Antoine Dr. to 290	0.9
I-610	5.0
Sam Houston Tollway 8	5.7
Houston CBD	8.0
Galleria	8.4
Port of Houston - Denver Harbor	15.3
George Bush Intercontinental Airport	20.4

ADJACENT TO THE FASTEST GROWING AREA IN THE COUNTRY

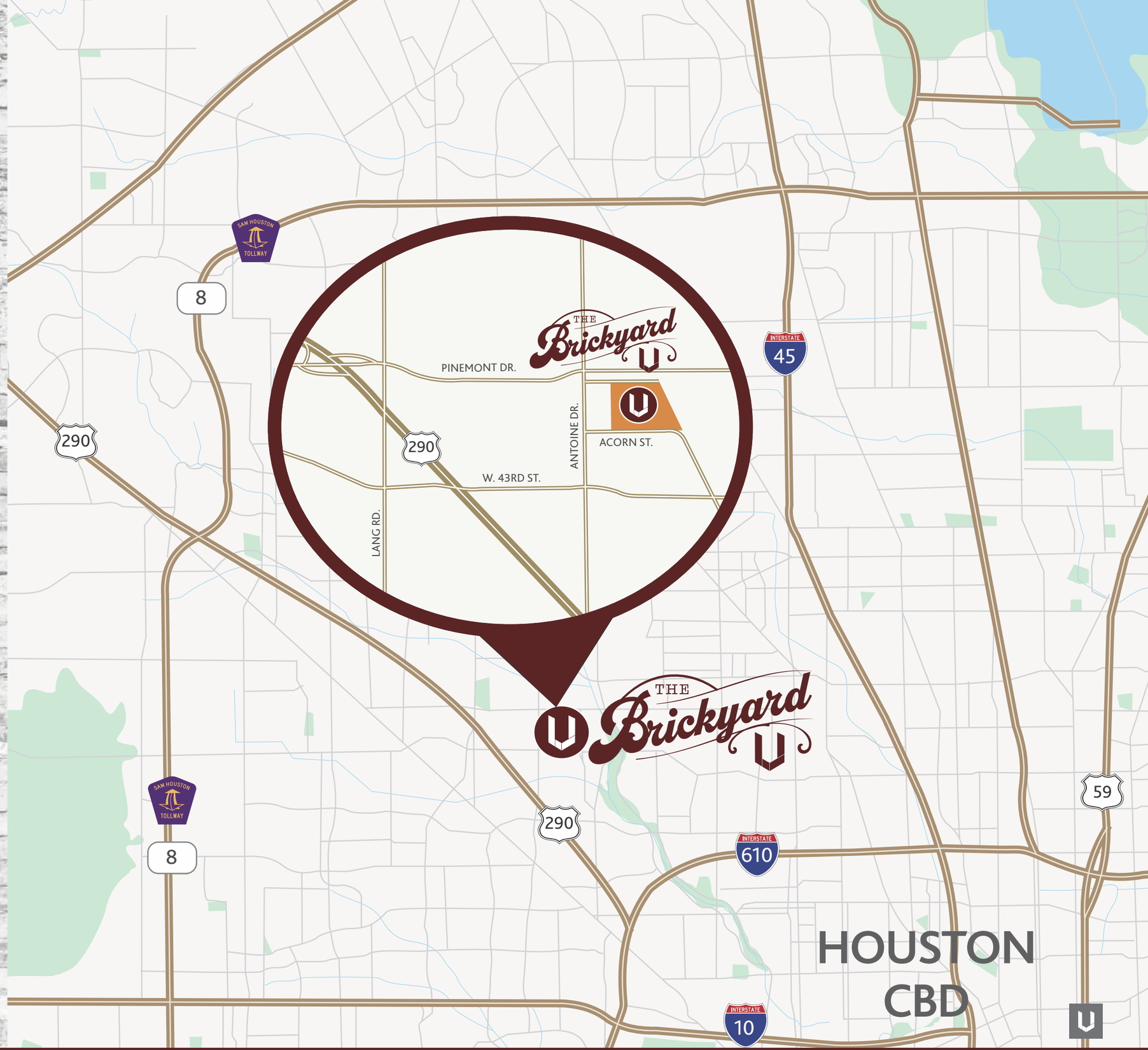
THE MOST INFILL DEVELOPMENT IN NORTHWEST HOUSTON IN 25 YEARS

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The images and renderings shown are artistic representations intended for inspiration purposes only. They depict a conceptual idea for the office space and are not an exact representation of the final product.

THE Brickyard

3
BUILDINGS

UP TO 542,851
AVAILABLE

ULR PREMIER AMENITY SPACES

People-Centered. Purposefully Designed.

In an industry where speculative offices often look and feel the same, ULR set out to redefine the workplace experience. Our Premier Amenity Spaces blend modern, functional work environments with seamless indoor-outdoor connectivity, inviting patios, and thoughtfully designed landscaping—all created to inspire collaboration and help employees thrive.

Our vision was simple: Why shouldn't a Class A business park offer a Class A office experience?

SPEC OFFICE SPACE

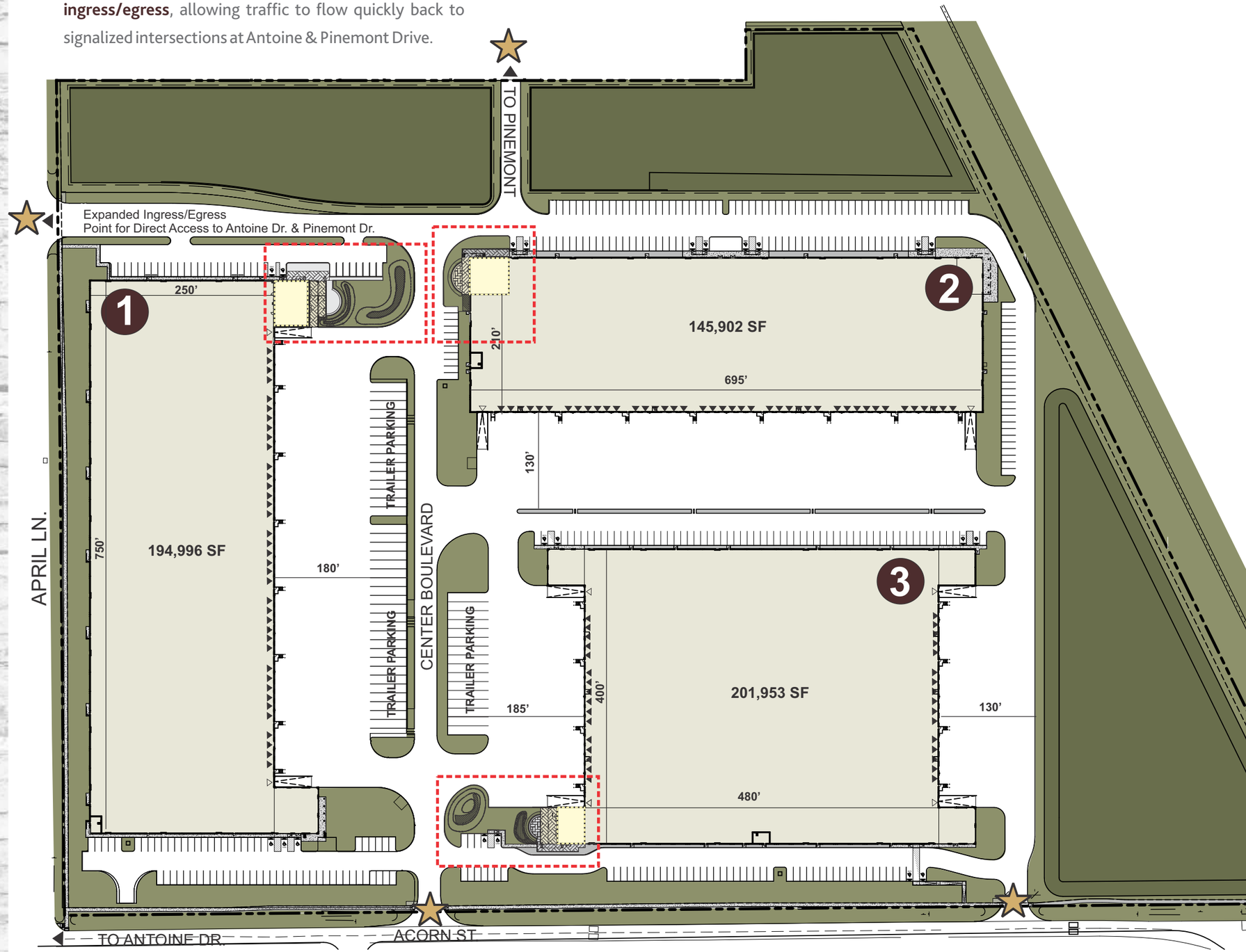
Move-in Ready. Designed For Flexibility.

Three thoughtfully designed, move-in-ready speculative office spaces offer a variety of configurations to accommodate different business needs. Combining modern finishes, functional layouts, and flexible work environments, each space is designed to help businesses get up and running quickly.

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The Brickyard provides tenants **4 distinct points of ingress/egress**, allowing traffic to flow quickly back to signalized intersections at Antoine & Pinemont Drive.



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BUILDING 1

5150 Acorn Drive | Northwest Houston, Texas

194,996 SF
BUILDING SIZE
97,487 SF MIN. DIVISIBLE

FRONT LOAD
CONFIGURATION

3,022 SF
SPEC OFFICE
EXPANDABLE

PREMIER OUTDOOR COVERED SPACE

1,510 SF
CONCRETE COVERED PATIO

1,000 SF
SHADED COVERED PATIO

750’ x 250’
DIMENSIONS

47.6’ x 52’
COLUMN SPACING

60’
SPEED BAY

32’
CLEAR HEIGHT

97
AUTO PARKING

40
TRAILER PARKING

38
DOCK DOORS

2
DRIVE-IN DOORS

4
DOCK-LEVELERS

WAREHOUSE
LED LIGHTING

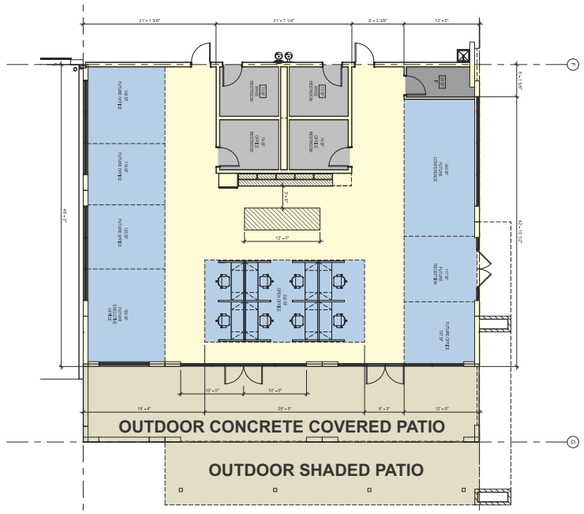
180’
TRUCK COURT
SECURABLE

ESFR
SPRINKLER

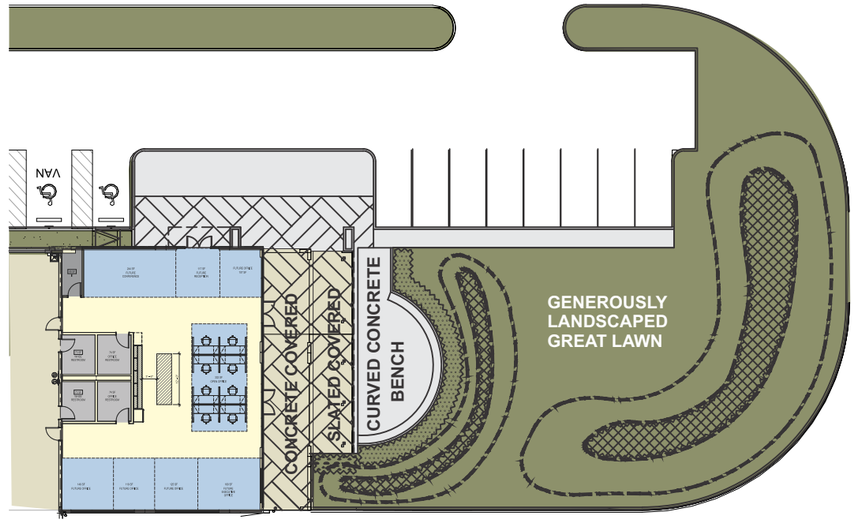
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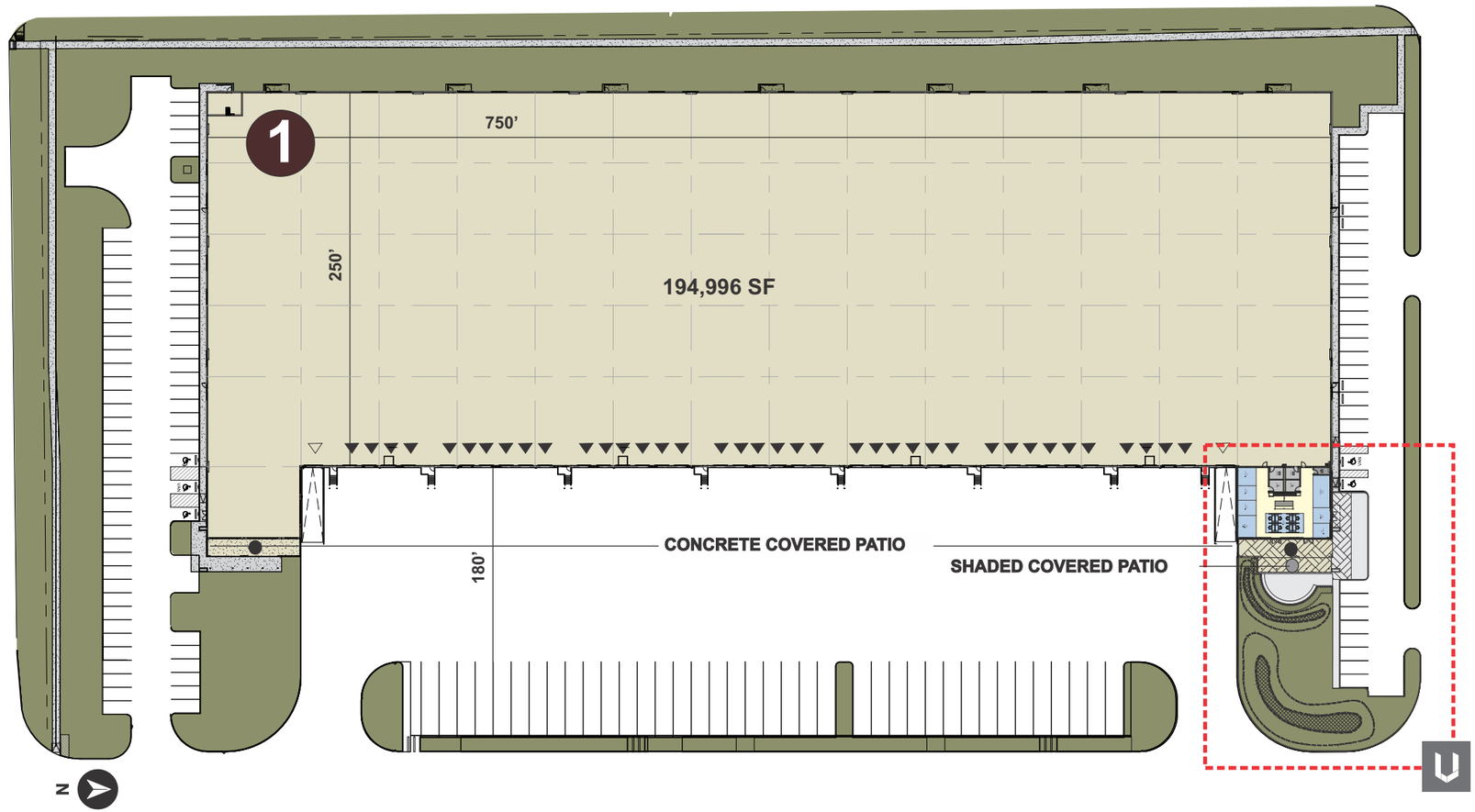
SPEC OFFICE



OUTDOOR AMENITY SPACE



SITE PLAN



THE Brickyard

BUILDING 2

5250 Acorn Drive | Northwest Houston, Texas

145,902 SF
BUILDING SIZE
29,400 SF MIN. DIVISIBLE

REAR LOAD
CONFIGURATION

3,312 SF
SPEC OFFICE
EXPANDABLE

PREMIER OUTDOOR COVERED SPACE

1,000 SF
SHADED COVERED PATIO

695’ x 210’
DIMENSIONS

52’ x 50’
COLUMN SPACING

60’
SPEED BAY

32’
CLEAR HEIGHT

144
AUTO PARKING

42
DOCK DOORS

2
DRIVE-IN DOORS

4
DOCK-LEVELERS

WAREHOUSE
LED LIGHTING

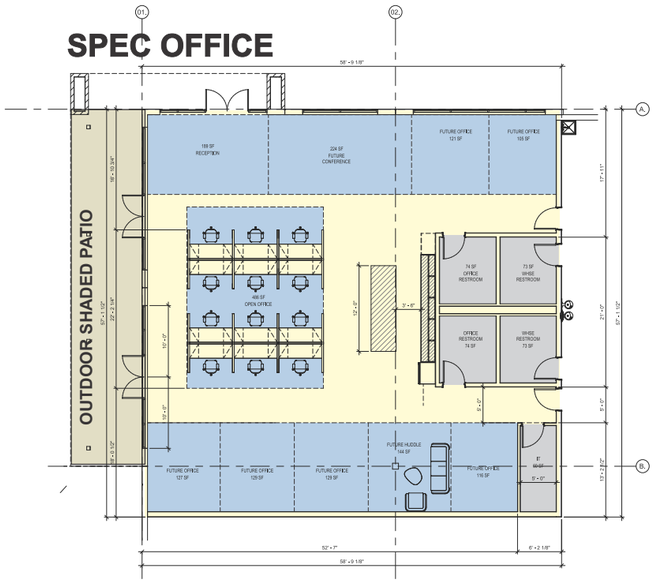
130’
TRUCK COURT
SECURABLE

ESFR
SPRINKLER

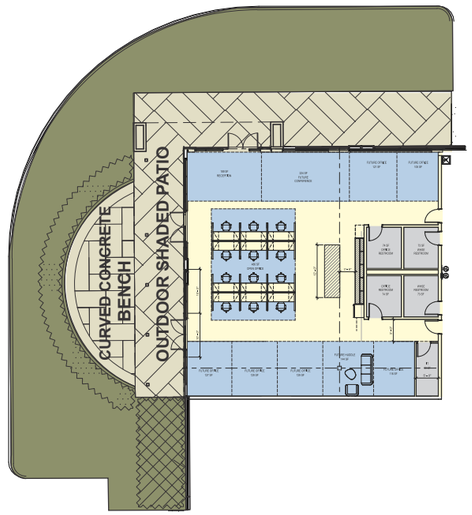
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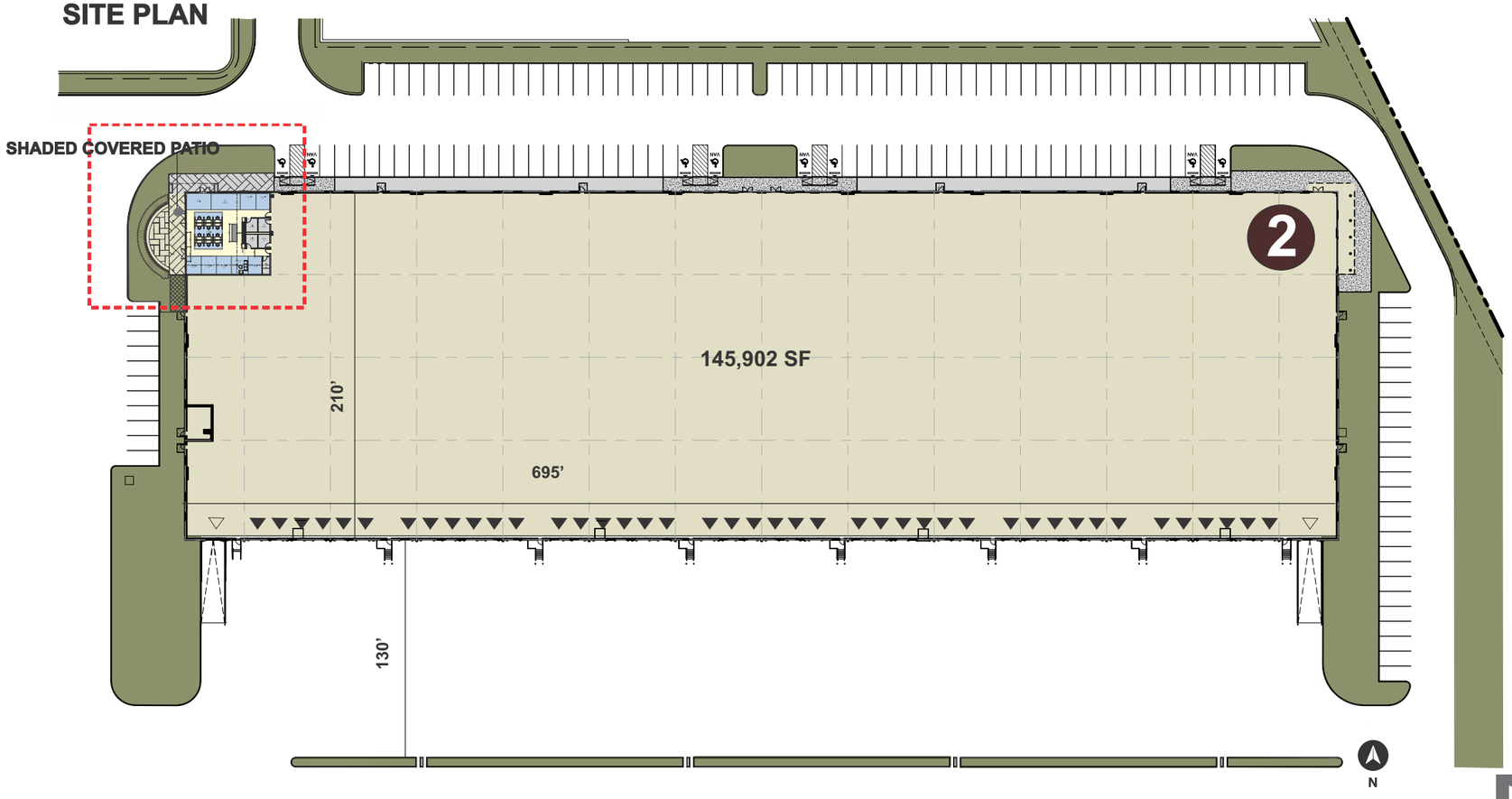
SPEC OFFICE



OUTDOOR AMENITY SPACE



SITE PLAN



THE Brickyard

BUILDING 3

5350 Acorn Drive | Northwest Houston, Texas

201,953 SF	CROSS DOCK	3,090 SF
BUILDING SIZE 50,500 SF MIN. DIVISIBLE	CONFIGURATION	SPEC OFFICE EXPANDABLE

PREMIER OUTDOOR COVERED SPACE

1,200 SF	500 SF
CONCRETE COVERED PATIO	SHADED COVERED PATIO

480’ x 400’ DIMENSIONS	52’ x 60’ COLUMN SPACING	60’ SPEED BAY
32’ CLEAR HEIGHT	132 AUTO PARKING	16 TRAILER PARKING
32 DOCK DOORS	4 DRIVE-IN DOORS	6 DOCK-LEVELERS
WAREHOUSE LED LIGHTING	130’-185’ TRUCK COURT SECURABLE	ESFR SPRINKLER

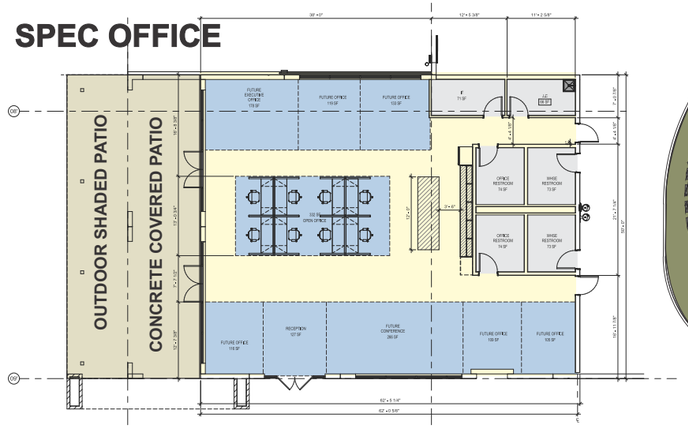
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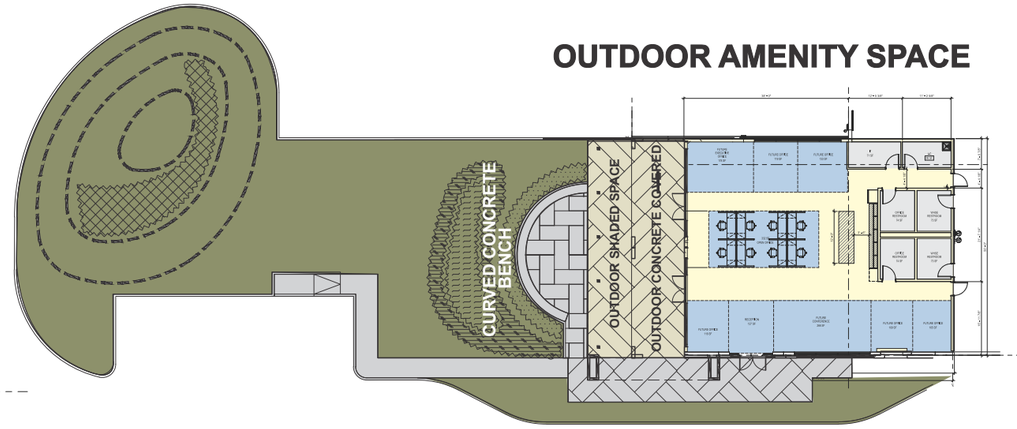
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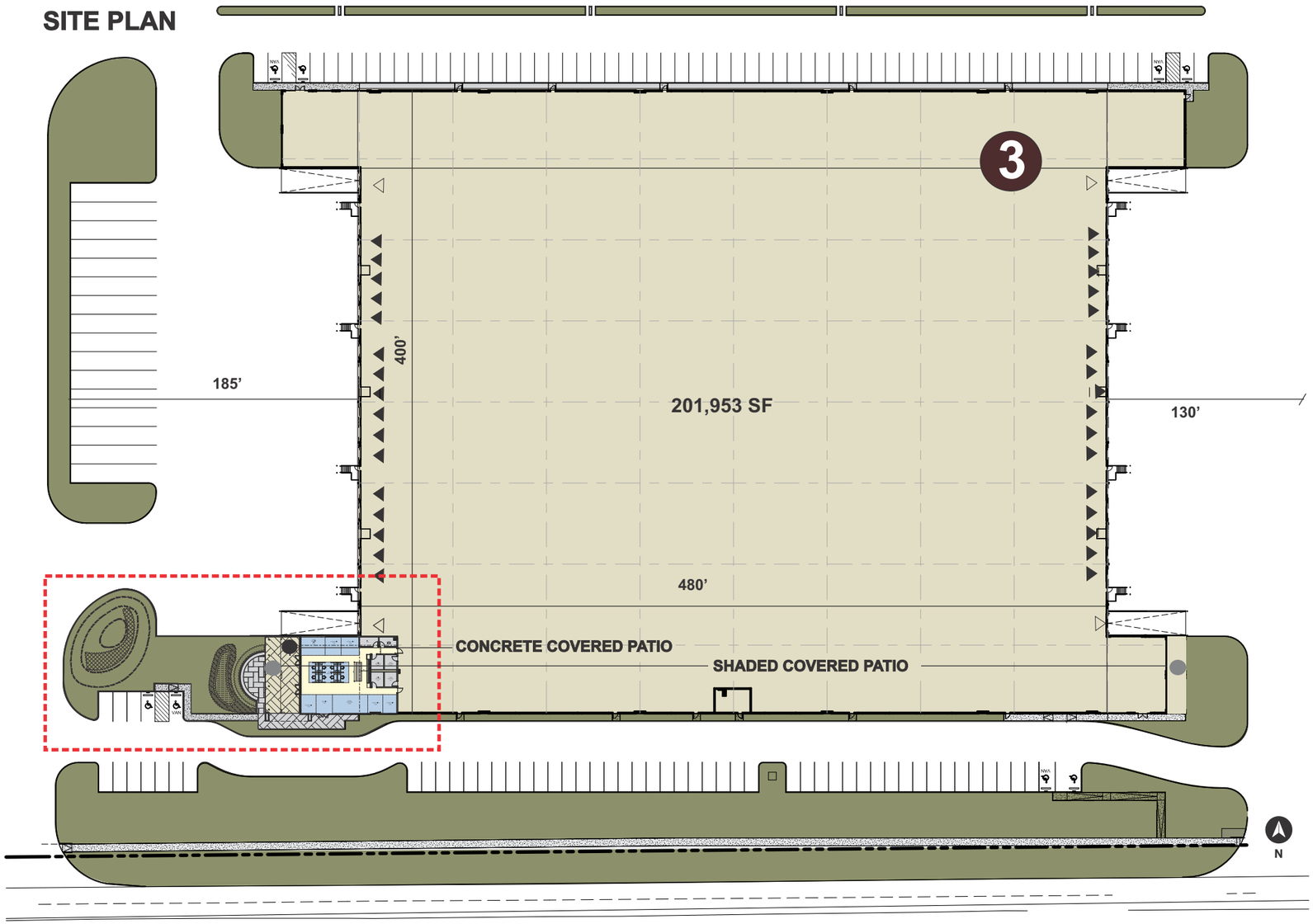
SPEC OFFICE



OUTDOOR AMENITY SPACE



SITE PLAN



ON-RAMP
U.S. 290
NORTHWEST
Pinemont Dr

EXIT
U.S. 290
SOUTHEAST
Pinemont Dr
Bingle Rd.|W.43rd St

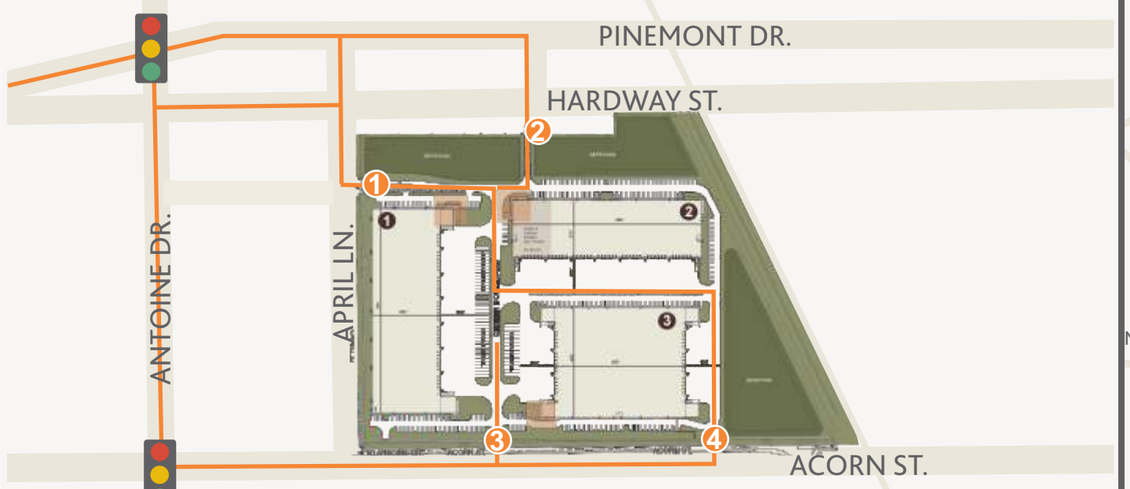
ON-RAMP
U.S. 290
SOUTHEAST
Bingle Rd.

EXIT
U.S. 290
NORTHEAST
W 34th ST
Antoine Dr.

THE Brickyard

TIDWELL RD.
KEMPWOOD DR.
PINEMONT DR.
HEMPSTEAD RD.
BALLOCK RD.
43RD ST.
ACORN ST.
APRIL LN.
ANTOINE DR.
T.C. JESTER BLVD.
T.C. JESTER PARK
ROSSLYN RD.
WHEATLEY ST.
ELLA BLVD.
WATONGA BLVD
34TH ST.
18TH ST.
HOUSTON CBD
290
610
BNSF RAILWAY

SITE CIRCULATION



The Brickyard provides tenants **4 distinct points of ingress/egress**, allowing traffic to flow quickly back to Antoine & Pinemont Drive and access U.S. Highway 290 within minutes.

THE Brickyard

HEAT MAP: 5-YEAR POPULATION GROWTH FORECAST

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LEASED BY STREAM

THE **RED STAR** MARKS
THE FASTEST GROWING AREA
IN THE ENTIRE COUNTRY

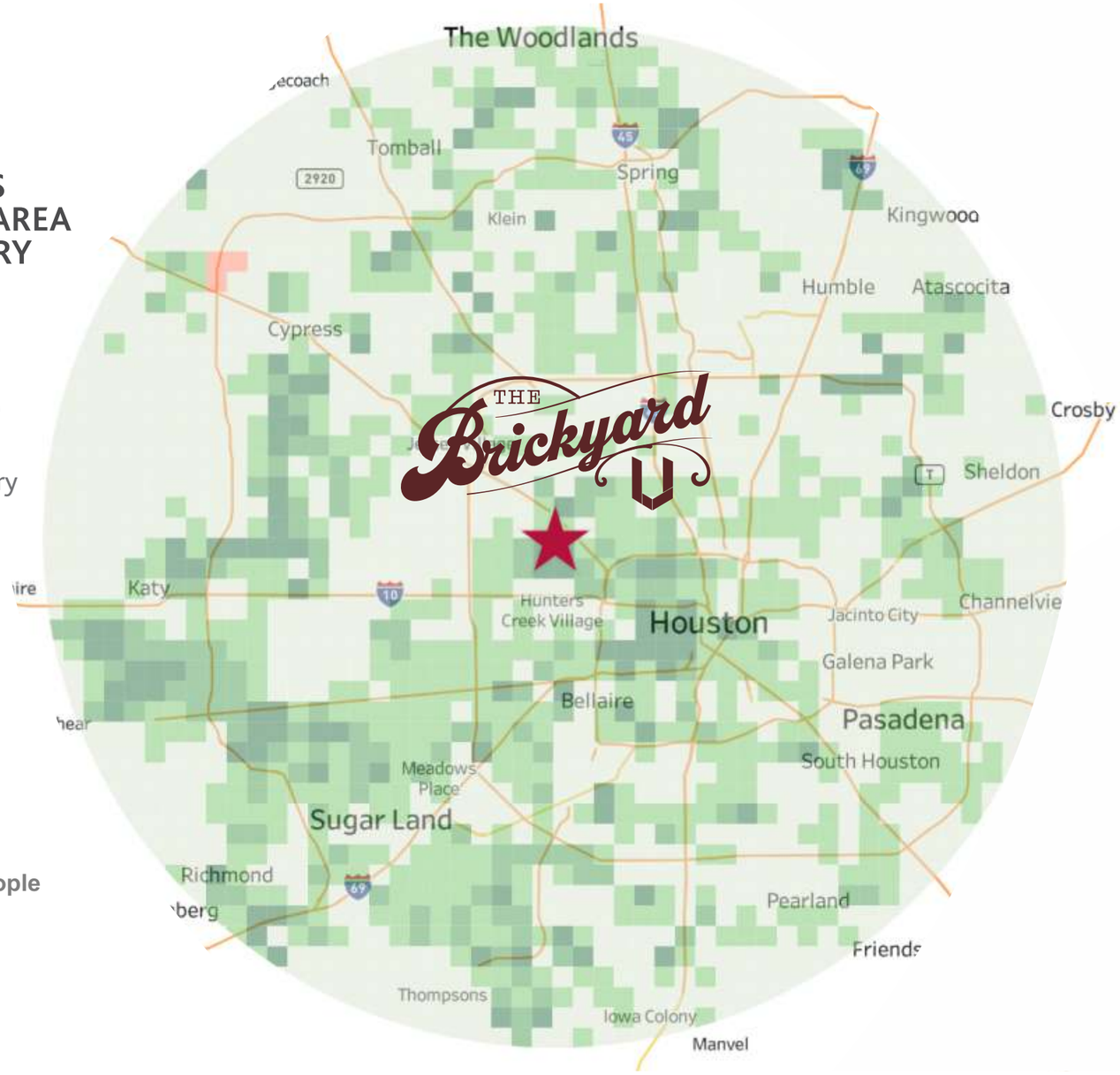
5-YEAR

Population Growth Heatmap
within 25 mi. of
Fastest Growing Area in Country

449K

Estimated Pop. Growth
within 25 mi. of
Red Star over next 5 years

0 People — 1000 People



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EVOLVE RE
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Through ULR's proprietary data science platform EvolveRE and our development expertise, we analyze thousands of factors when selecting a potential project to ensure we mitigate risk, create upside, and provide overall investment assurance.

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