

FOR SALE

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Trails at Steeplechase Apartments

Pointe at Steeplechase Apartments

Walgreens

LifeStorage

Wyndham Lake Blvd.

SITE

Trails at Corinthian Creek Apartments

Lakes of Jersey Village Community

Advance Auto Parts
iShine Car Wash & Detail

Public Storage

CVS pharmacy

SITE

Promenade Jersey Village Apartments

Jersey Meadows Dr.

290

Jones Rd.

Prime Retail Pad Sites

Jersey Meadow Golf Course



Jones Road and Jersey Meadows Drive, Jersey Village | TX 77065

Two prime retail pad sites available for sale in Jersey Village on Jones Road between Jersey Meadows Drive and Wyndham Lake Blvd. The tracts offer a prime location just half a mile north of Hwy 290 embedded in a highly dense residential area with high traffic counts - 35,837 cars per day. Tracts range from 1.43 acres and 1.6 acres neighboring CVS, Advance Auto Parts, and iShine Car Wash & Detail offering a great opportunity for retail development.

Sale Price:

\$15.00

PSF

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Consumer Expenditures Infographic

1 mile radius Jones Rd & Jersey Meadows



Consumer Expenditures

Jones Rd, Houston, Texas, 77065

Rings 1 mile radius

2017 Wealth & Income



\$59,591

Median Household Income



\$34,629

Per Capita Income



\$50,478

Median Disposable Income



\$182,200

Median Home Value



\$25,142

Median Net Worth

2017 Annual Spending Total



475,998,326

Annual Budget Expenditures



142,535,777

Retail Goods

2017 Annual Household Goods Spending



\$4,717,516

Housekeeping Supplies



\$13,907,326

Household Furnishings & Equipment



\$684,095

Household Textiles



\$4,299,494

Furniture



\$2,089,640

Major Appliances



\$676,164

Housewares

2017 Annual Transportation Spending



\$54,812,036

Transportation Total



\$16,355,772

Payments on Vehicles excluding Leases



\$16,647,818

Gasoline & Motor Oil



\$7,198,963

Vehicle Maintenance & Repairs



\$8,472,746

Vehicle Insurance



\$2,438,446

Leased Vehicles

2017 Annual Entertainment/Recreation Spending



\$20,924,006

Total Entertainment/Rec



\$1,203,542

Sports/Rec/Exercise Equipment



\$255,776

Books



\$376,826

Photo Equipment/Supplies



\$799,997

Toys/Games/Crafts/Hobbies



\$8,865,182

TV/Video/Audio

2017 Annual Food & Alcohol Spending



\$59,525,537

Food Total



\$34,500,805

Food at Home



\$25,024,732

Food Away from Home



\$3,935,349

Alcoholic Beverages Total



\$2,464,252

Alcoholic Beverages at Home



\$1,471,097

Alcoholic Beverages Away from Home

2017 Annual Apparel Spending



\$15,282,625

Total Apparel & Services



\$2,854,912

Men's Apparel



\$5,108,725

Women's Apparel



\$2,390,224

Children's Apparel



\$735,766

Infant Apparel



\$3,366,063

Footwear

Jones Road is a two-way major thoroughfare with 6 lanes. The sites are located just north of a lighted intersection.

Specifications

Total Acreage	3.03 Acres
Zoning	Commercial/Retail
Access	Jones Rd.
Frontage:	160 feet on Jones-1.6 Ac Tract 143 feet on Jones-1.43 Ac Tract
Utilities	Yes; Available from Jersey Village
Detention	On site; Existing
County	Harris
Flood Zone	Outside of 500-year flood plain
Divisible	Yes
Neighbors	CVS Pharmacy, iShine Car Wash & Detail, Advance Auto Parts
Sale Price	\$15.00/SF

Traffic Counts

Jones Rd, north of Jersey Meadows Dr 35,837 vpd*

*vehicles per day
Source: TxDOT

Demographics

	1-mile radius	3-mile radius
Population	14,634	110,019
Households	6,669	42,436
Avg. HH Income	\$77,984	\$94,122
Total Businesses	672	4,885

Source: SitesUSA, 2018 Estimates

Contact us:

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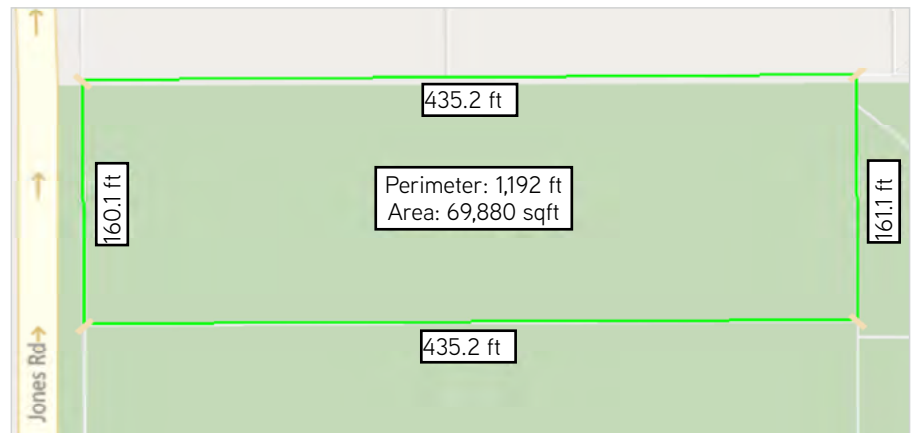
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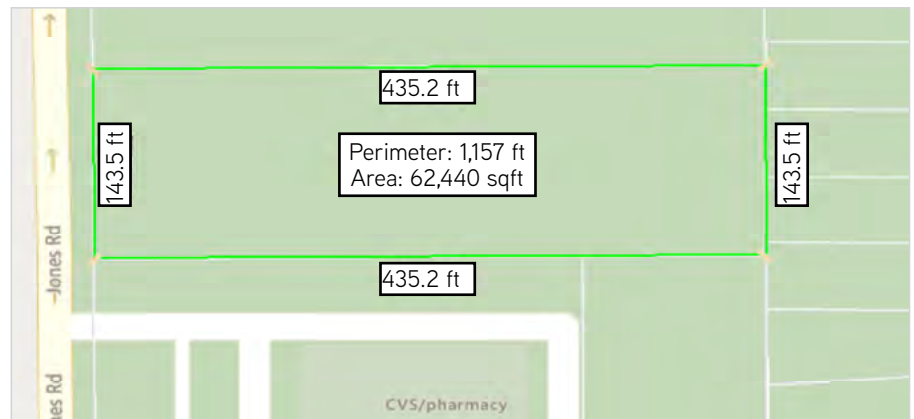
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JONES ROAD AT JERSEY MEADOWS DRIVE



1.6 ACRES | NORTH TRACT



1.43 ACRES | SOUTH TRACT



Accelerating success.



Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials

Date