



Westview Drive

Super CJ MART

SITE
1.71± Acres

Cedar Post Ln

32k

Blalock Rd

LOWE'S

HOMWOOD
SUITES
BY WYNDHAM

Newk's
RESTAURANT

99
RANCH MARKET

iFLY

99 大華超市
RANCH MARKET

SPRING VALLEY
MEDICAL PLAZA

INTERSTATE
10

Interstate-10

302k

For Sale 1.71± Acres

1237 Blalock Rd & 1234 Cedar Post Ln
Houston, TX, 77055

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KEY FEATURES/HIGHLIGHTS

- > 74,601± SF / 1.71± Acres
- > Redevelopment Opportunity
- > 18,140 SF Industrial Building; Covered Land Plan
- > Desirable Spring Branch Location
- > 1/3 mile North of I-10, just south of Westview
- > Traffic counts of 32,000 vehicles per day at site and 302,000 vehicles per day along I-10

PROPERTY PHOTOS



View from Cedar Post Ln



18,140 SF Industrial Building



View from Blalock Rd - ±100' of frontage



Majority of lot is cleared.



±200' of frontage on Cedar Post Ln



Multi-tenant warehouse building



Consumer Expenditures

1237 Blalock Rd, Houston, TX
Rings 1 mile radii

2017 Wealth & Income



\$56,322

Median Household Income



\$35,950

Per Capita Income



\$47,475

Median Disposable Income



\$403,456

Median Home Value



\$35,179

Median Net Worth

2017 Annual Spending Total



538,409,945

Annual Budget Expenditures



160,255,178

Retail Goods

2017 Annual Household Goods Spending



\$5,278,578

Housekeeping Supplies



\$15,427,728

Household Furnishings & Equipment



\$762,345

Household Textiles



\$4,608,796

Furniture



\$2,293,509

Major Appliances



\$766,130

Housewares

2017 Annual Transportation Spending



\$60,075,578

Transportation Total



\$17,044,435

Payments on Vehicles excluding Leases



\$18,162,169

Gasoline & Motor Oil



\$8,016,778

Vehicle Maintenance & Repairs



\$9,395,499

Vehicle Insurance



\$2,876,146

Leased Vehicles

2017 Annual Entertainment/Recreation Spending



\$23,383,034

Total Entertainment/Rec



\$1,304,043

Sports/Rec/Exercise Equipment



\$296,513

Books



\$399,261

Photo Equipment/Supplies



\$889,784

Toys/Games/Crafts/Hobbies



\$9,717,216

TV/Video/Audio

2017 Annual Food & Alcohol Spending



\$66,387,441

Food Total



\$38,975,994

Food at Home



\$27,411,447

Food Away from Home



\$4,376,854

Alcoholic Beverages Total



\$2,762,408

Alcoholic Beverages at Home



\$1,614,446

Alcoholic Beverages Away from Home

2017 Annual Apparel Spending



\$17,224,938

Total Apparel & Services



\$3,253,563

Men's Apparel



\$5,787,199

Women's Apparel



\$2,641,204

Children's Apparel



\$743,362

Infant Apparel



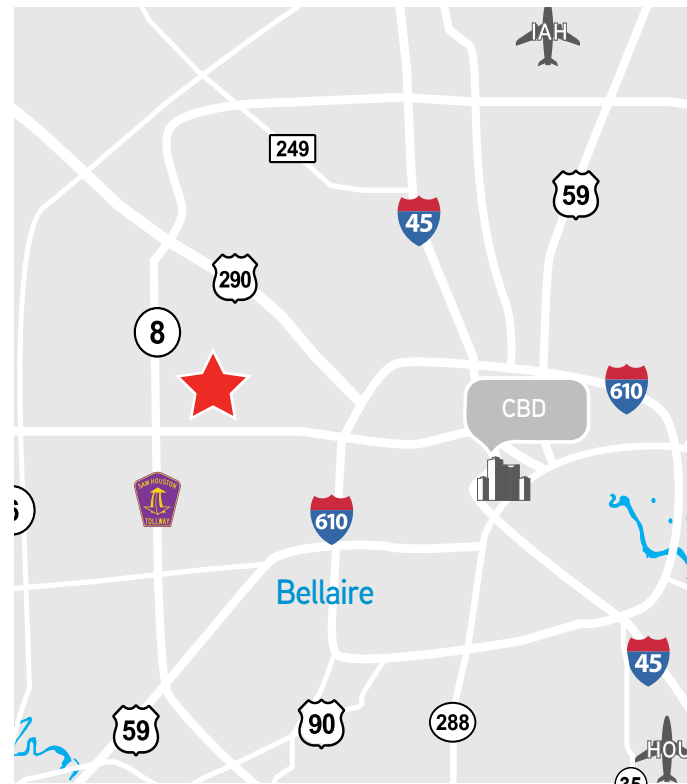
\$3,837,560

Footwear

FOR SALE > 1.71± Acres

Address:	1237 Blalock Rd & 1234 Cedar Post Ln Houston, TX 77055
Location:	Located 1/3 mile north of I-10 on Blalock Rd
Site Area:	1.71± Acres (74,601± SF)
Improvements:	18,140 SF Industrial Warehouse
Frontage:	100± feet on Blalock Rd 200± feet on Cedar Post Ln
Utilities:	Yes
Flood Zone:	Outside of 500-year floodplain
County:	Harris
Possible Use:	Commercial/Retail; Multifamily; Townhomes
Current Use:	Multi-tenant Industrial
Price:	Call Advisor

SITE DIMENSIONS



CONTACT US

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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