



Colliers

GRAND PARKWAY

99
TOLL

249
TEXAS

PM
Patton Myhre
Sourcing, LP

BOUDREAUX RD.

Service King
COLLISION REPAIR CENTERS

Back & Master
KIA

Concrete Services Inc.

SITE

KC Boat &
RV Storage

Hayden Lakes
Perry Homes

Redeemed Christian
Church of God

A&T Steel
Fabricators

Kirtley Sheet
Metal

SHAW RD.

Tomball Memorial
High School

Oakcrest
Intermediate
School

Villages of Northpointe

Rudy's

For Sale

Development Opportunity

18909 SHAW ROAD, CYPRESS | TX 77429

Two land tracts totaling 10 acres available for sale in Cypress in close proximity to SH 249 (Tomball Tollway) and the Grand Parkway (99). The site offers a prime location just 1.7 miles west of SH 249 and 1 mile south of the Grand Parkway embedded in a highly dense residential and commercial area.

Sale Price:

\$4.00
PSF

Robert Alinger, CCIM SIOR, LEED AP
Principal & Director | Houston
+1 713 830 2167
robert.alinge@colliers.com

Colliers
1233 W Loop South | Suite 900
Houston, TX 77027
P: +1 713 222 2111
Lic. No. 29114



Specifications

Total Acreage	10.01 Acres
Zoning	Commercial/Retail
Access	Shaw Road Chester Grove Crossing
Frontage:	493 feet on Shaw Rd. 50± feet on Chester Grove
Utilities	Yes
Detention	Required on site; Designed
County	Harris
Flood Zone	Outside of 100-year flood plain
Divisible	No
Neighbors	Hayden Lakes Perry Homes, Concrete Services Inc., A&T Steel Fabricators, Tomball Memorial High School, Redeemed Church of God
Sale Price	4.00/SF

Traffic Counts

Shaw Rd.	5,660 vpd*
Boudreaux Rd. north of Shaw	9,936 vpd

*vehicles per day | Source: TxDOT

Demographics

	3-mile radius	5-mile radius
Population	56,556	163,949
Households	19,498	57,687
Avg. HH Income	\$105,293	\$121,976
Total Businesses	1,287	4,931

Source: SitesUSA, 2020 Estimates



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<u>Robert Alinger</u>	<u>562023</u>	<u>robert.alinge@colliers.com</u>	<u>(713) 830-2167</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date