



Provence Memorial

CityHeights at Brittmoore

BELTWAY 8

Arabella Townhomes

Brittmoore Rd.

SITE

THE MARKET AT

Sams CLUB

Spring Branch West

INTERSTATE 10

CITYCENTRE

INTERSTATE 10

MEMORIAL CITY

BELTWAY 8

H&M
LIFETIME ATHLETIC
DOMINION at CityCentre
URBAN OUTFITTERS
SEPHORA
Ascent at CityCentre
MICROSOFT

MEMORIAL HERMANN

Memorial

Fleming's
McCORMICK & SCIMMICK'S
La Madeleine

Orangetheory

ESCALANTE'S

ATHLETA

GAP

TOWN & COUNTRY VILLAGE

Snooze

ULTA

Randall's

Memorial Dr.

**CALL FOR OFFERS
BIDS DUE APRIL 15TH
±4 ACRES**

1462 Brittmoore Road
Houston, TX 77043



Colliers International
1233 W Loop South | Suite 900
Houston, TX 77027
P: +1 713 222 2111

Blake C. Gibson
Principal
+1 713 830 2173
blake.gibson@colliers.com
Lic. No. 543818

Gary A. Mabray, SIOR
Principal
+1 713 830 2104
gary.mabray@colliers.com
Lic. No. 138207

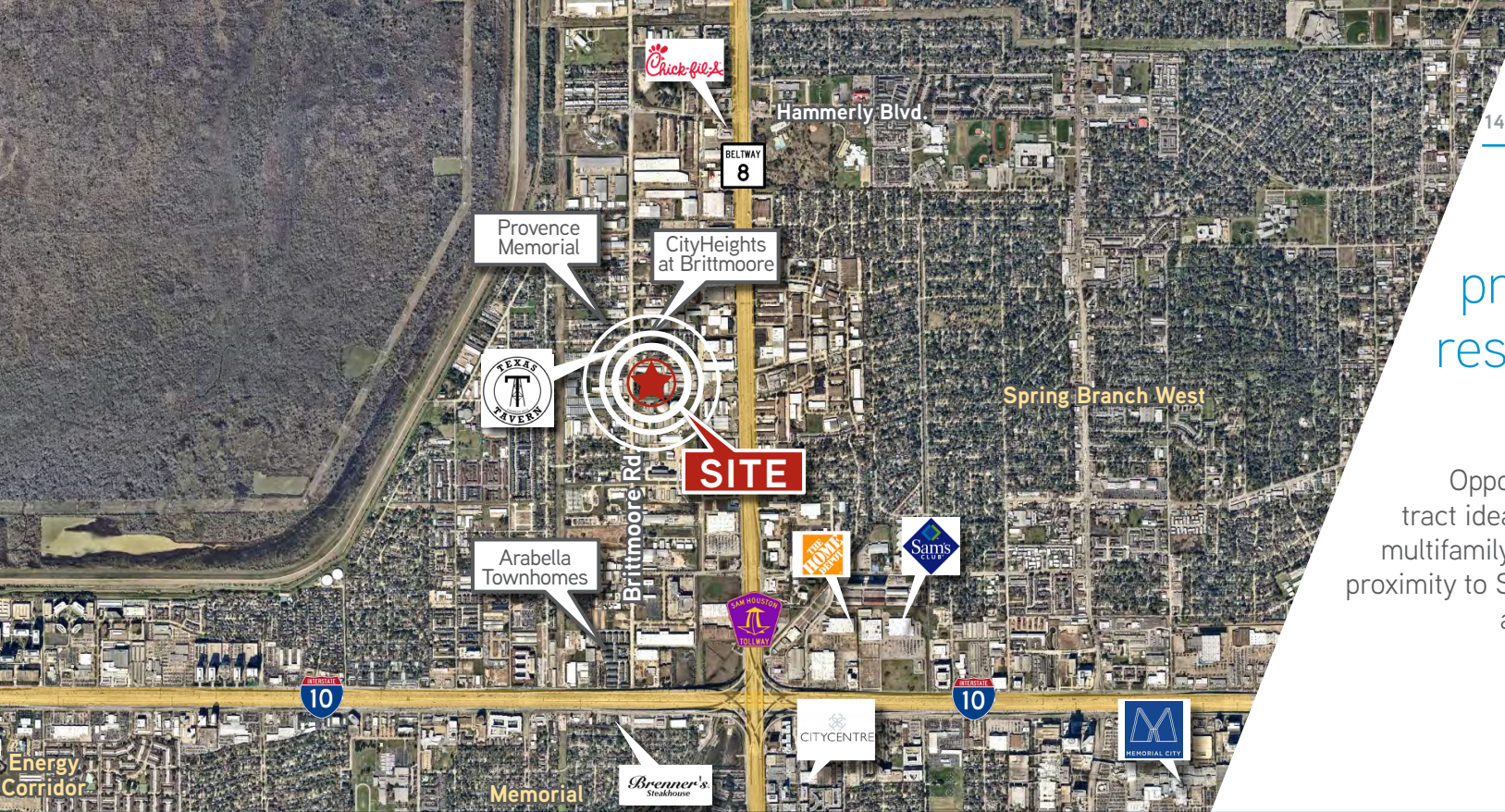
FOR SALE

1462 Brittmoore Road // Houston // Texas

Site offers a prime location for residential or retail redevelopment.

Opportunity to purchase a ±4 acre tract ideal for single-family residential, multifamily, or retail development. Close proximity to Spring Branch West, Memorial and the Energy Corridor make this location highly desirable.

±4 Acres AVAILABLE



Recent Residential Developments:

CityHeights at Brittmoore by KHovnian Homes

Single family home development, 2-3 story homes starting in the \$300's - 118 Homes, Sold Out

Provence Memorial by Pulte Homes

Single family home development, 2-3 story townhomes starting in the high \$200's - 68 Homes, Almost Sold Out

Arabella Townhomes Complex

Apartment Complex (1 - 3 bedroom units) Rent: \$1,620 - \$3,030, 232 Units

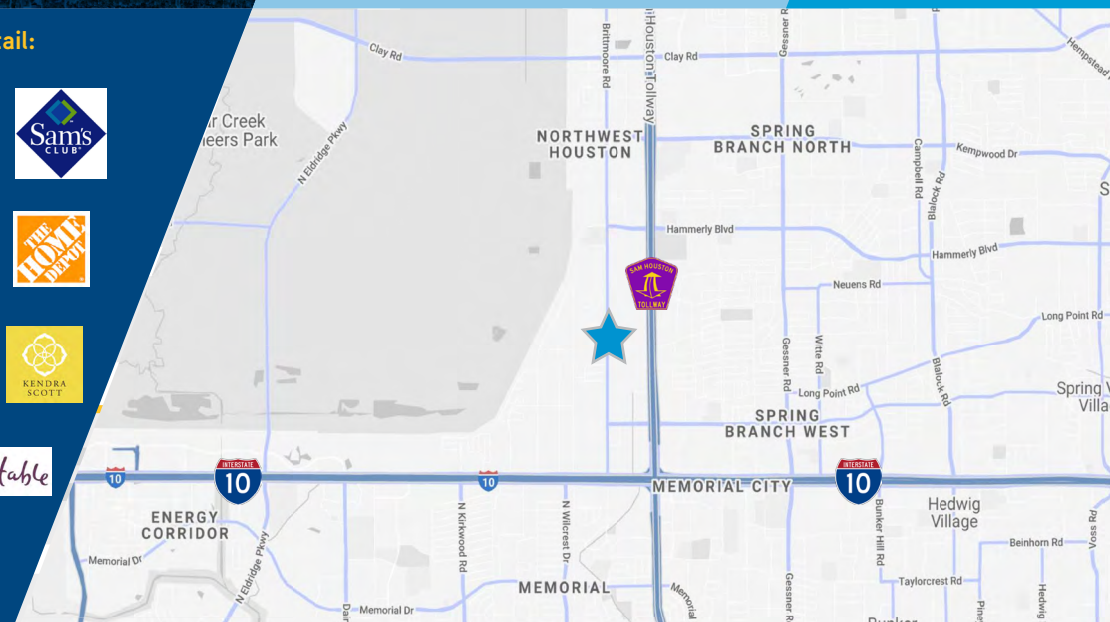
Surrounding Retail:



SEPHORA

west elm

Sur la table





Warwana Rd.

Brittmoore Rd.

512.5 ft

339.8 ft

340.2 ft

512.5 ft



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AREA DEMOGRAPHICS



**Population
(2019)**
297,672



**Projected Population
(2024)**
307,041



**Average Household
Income
(2019)**
\$116,611



**Projected Average
Household Income
(2020)**
\$131,236



**Total Employees
(2019)**
241,114



**Total Businesses
(2019)**
20,574



Education Attainment
High School Diploma : 17.3%
Trade/Apprenticeship : 5.9%
College Diploma : 27.8%
Post-Secondary Degree : 18.1%

Demographics based on a 5 mile radius from site.
Source: SitesUSA, 2020

SITE SPECIFICATIONS

Address	1462 Brittmooore Road, Houston, TX 77042
Legal Description	TR 50A MOORE ACRES
Site Area	174,226 SF (3.999 Acres)
Location	The Property is located on the east line of Brittmooore south of Warwana Road adjacent to the Spring Branch West neighborhood.
Zoning	None
Improvements	Small industrial building with yard, providing short term income. 100% Occupied; Do not disturb tenant

INVESTMENT HIGHLIGHTS

- Area booming with new residential developments offering single family homes from the \$200 to \$300's - currently sold out.
- 2.3 miles to CITYCENTRE; 3.6 miles to Memorial City Mall; 5.9 miles to the Energy Corridor
- Immediate access to Beltway 8 and Interstate 10
- CITYCENTRE is a thoughtfully planned community of sophisticated retail, elegant dining, Class-A office space, corporate penthouse residences, luxurious brownstones and lofts, upscale apartments and the 266-room hotel, The Moran CITYCENTRE. CITYCENTRE is also home to Life Time Athletic, a state-of-the-art urban fitness facility and spa, and Studio Movie Grill.
- Memorial City Mall boasts over 100 retailers including several dining options and the Memorial Hermann Memorial City Healthcare campus is across the street.



OFFER PROCESS

Once offers have been received, we will review all offers received by the bid date and submit a response within three (3) business days.



BID DATE

Please note that offers will be reviewed on or after:

5:00 PM CST
Wednesday, April 15, 2020

FOR MORE INFORMATION, CONTACT:

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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 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.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Blake C. Gibson

Sales Agent/Associate's Name

543818

License No.

blake.gibson@colliers.com

Email

(713) 830-2173

Phone

Buyer/Tenant/Seller/Landlord Initials

Date