

+4.72 Acres For Sale

Off Scarsdale at Beamer Rd
Houston, TX 77089



Accelerating success.

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SITE

**MEMORIAL
HERMANN**

Oak Haven Retirement Community

Memorial Pediatrics

Park Manor Retirement Home

Fresenius

Southeast Diagnostics

Clear Brook Crossing Rehabilitation Center

Beamer Urgent Care

WELLS FARGO

SONIC

USA KARATE

JACK IN THE BOX

O'Reilly AUTO PARTS

BURGER KING

CHASE

FAMILY DOLLAR

Dominos

FOOD TOWN TACO BELL PIZZA HUT DOLLAR TREE

W

DUNKIN' DONUTS

4.72 AC For Sale

Resource Parkway at Highland Meadow Drive

Property Highlights

- Location: Southeast corner of Resource Parkway at Highland Meadow Dr. Harris County.
- ± 4.72 ac (205,603 sf)
- 4 lots - seller will divide
- Seller financing available
- All utilities - no restrictions
- Tax Rate: \$2.7465 / \$100
- Adjacent to Memorial Hermann Southeast Hospital and professional center

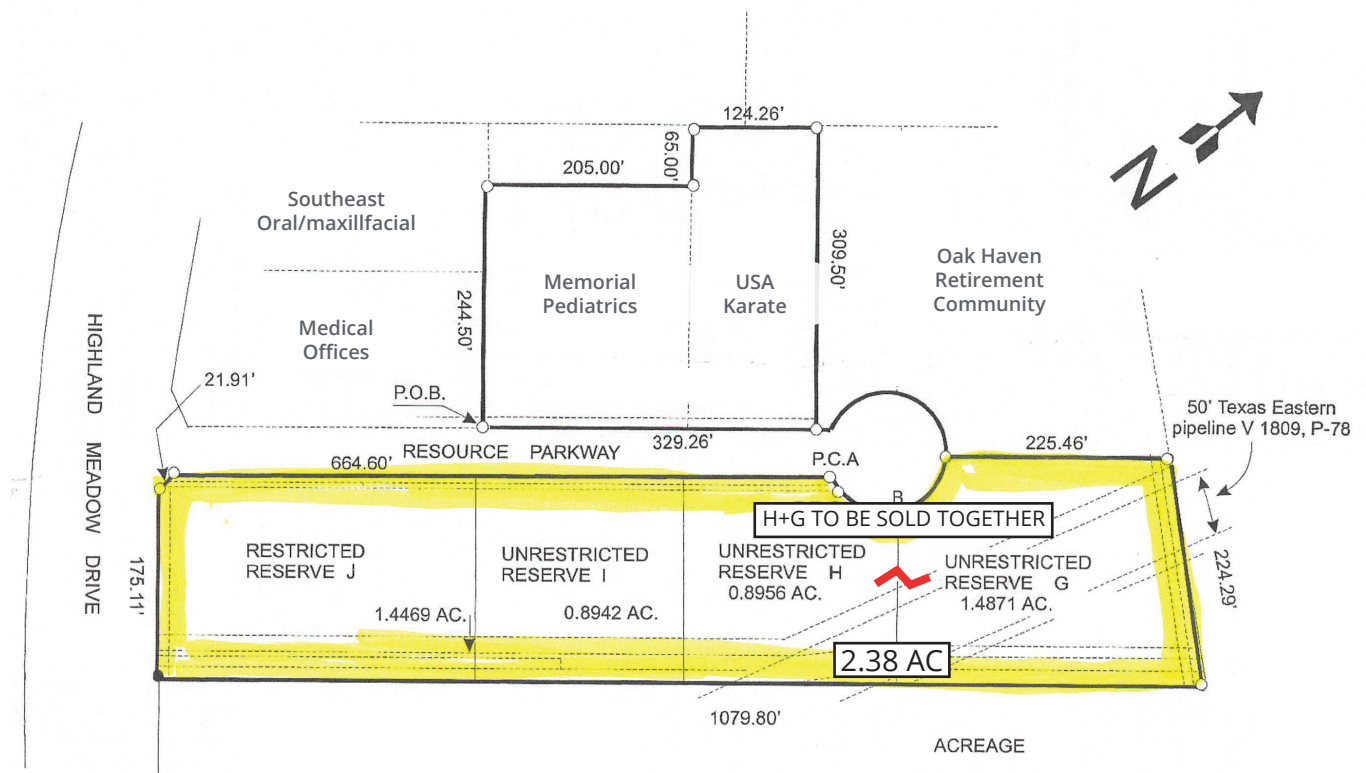
Divisible Sale Price

Reserves J & I (may be sold separately)

- (101,978 sf)
- \$8.00/psf (\$815,824)

Reserves H & G (must be sold together)

- (103,790 sf)
- \$6.50/psf (\$674,635)



Total Sale Price

4.72 Acres - All 4 Parcels

- (205,769 sf)
- \$7.24/psf (\$1,490,459)



Market Overview

11542-11698 Resource Pkwy, Houston, Texas, 77089
3 mile radius

Household & population characteristics



\$69,357

Median household income



\$193,981

Median home value



66.7%

Owner occupied housing units



34.3

Median age



51.4%

Female population



49.7%

% Married (age 15 or older)

Annual lifestyle spending



\$2,364

Travel



\$73

Theatre/operas/concerts



\$92

Movies/museums/parks



\$58

Sports events



\$6

Online games

Households & population



88,726

Current total population



93,685

5 Year total population



29,152

Current total households



30,572

5 year total households

Education



No high school diploma



27%

High school graduate



32%

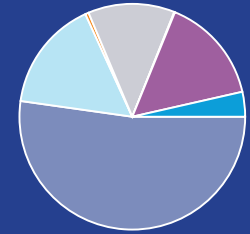
Some college



26%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,159

Total businesses



24,493

Total employees

Annual household spending



\$1,996

Apparel & services



\$164

Computers & hardware



\$3,616

Eating out



\$5,059

Groceries



\$5,609

Health care

Employment



64%

White collar



26%

Blue collar



10%

Services

7.1%

Unemployment rate

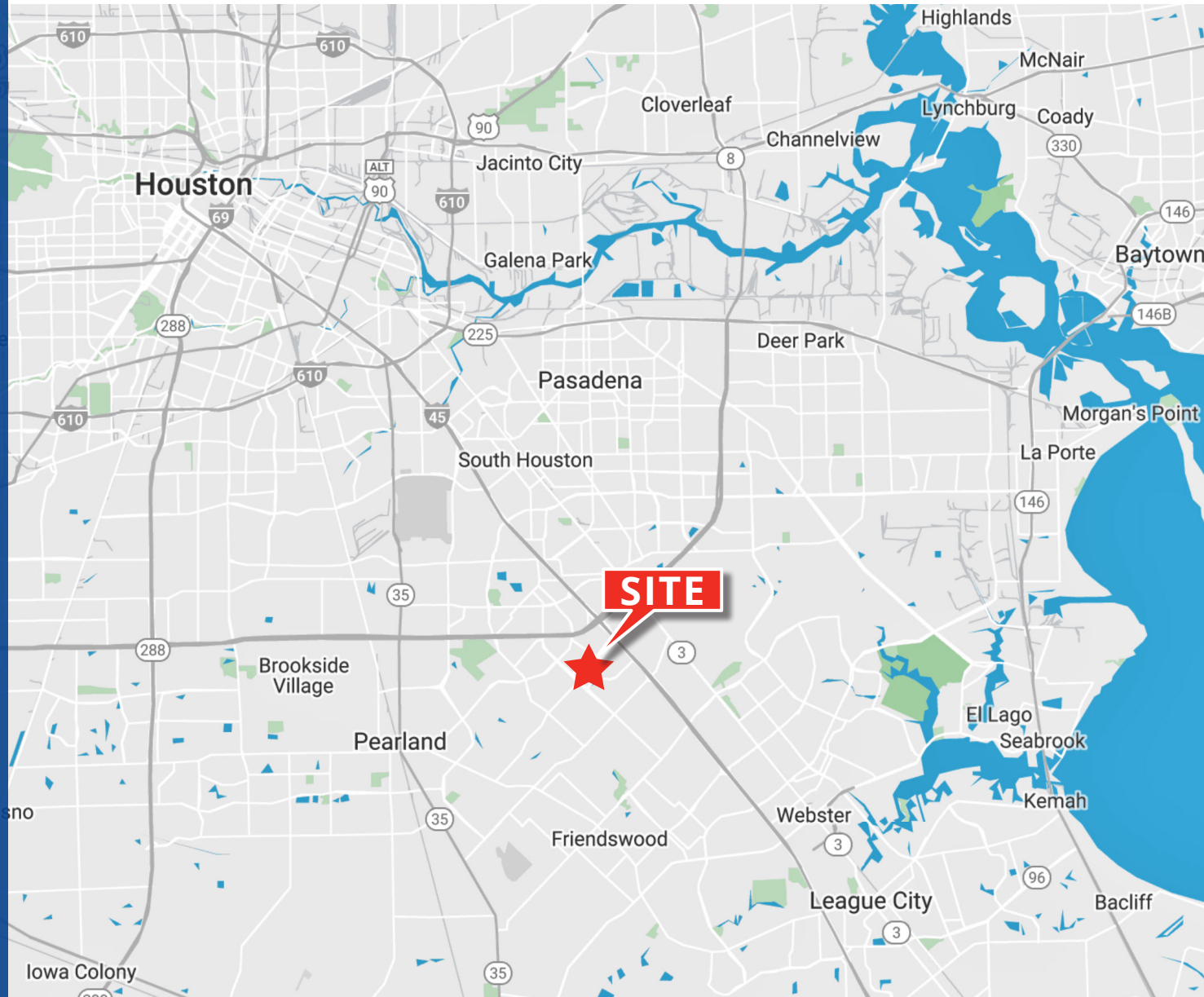
4.72 AC For Sale

Resource Parkway & Highland Meadow Drive Houston, TX 77089

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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.

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Date