



1.837 AC LAND & 16,250 SF BLDG AVAILABLE FOR SALE

[BUSINESS OPEN & OPERATING - DO NOT DISTURB OCCUPANT]

SEQ Grand Parkway & Bellaire Blvd | Richmond, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 31 Parkway Lake Ct
Richmond, TX 77407

Size: ±1.837 AC (Land) | 16,250 SF (Building)

Price: \$3,995,000

HIGHLIGHTS:

- Former Kids R Kids Pre-School available for sale
- Building was recently remodeled in 2021
- Frontage along the Grand Parkway with exposure to over 58,500 cars per day
- Located at the signalized intersection of the Grand Parkway and Bellaire Blvd
- Strategically surrounded by several neighborhoods and master planned communities including Lakes of Bella Terra, Parkway Lakes, Grand Meadow, Lakemont, Grand Mission, Waterview Estates, and Long Meadow Farms amongst others
- Positioned within a growing retail market and is surrounded by several major retailers including: Sam's Club, Walmart Supercenter, Kohl's, Ross, Total Wine, Ulta, Petsmart, Bath & Body Works, Party City, Five Below, Best Buy, 24 Hour Fitness, and several others

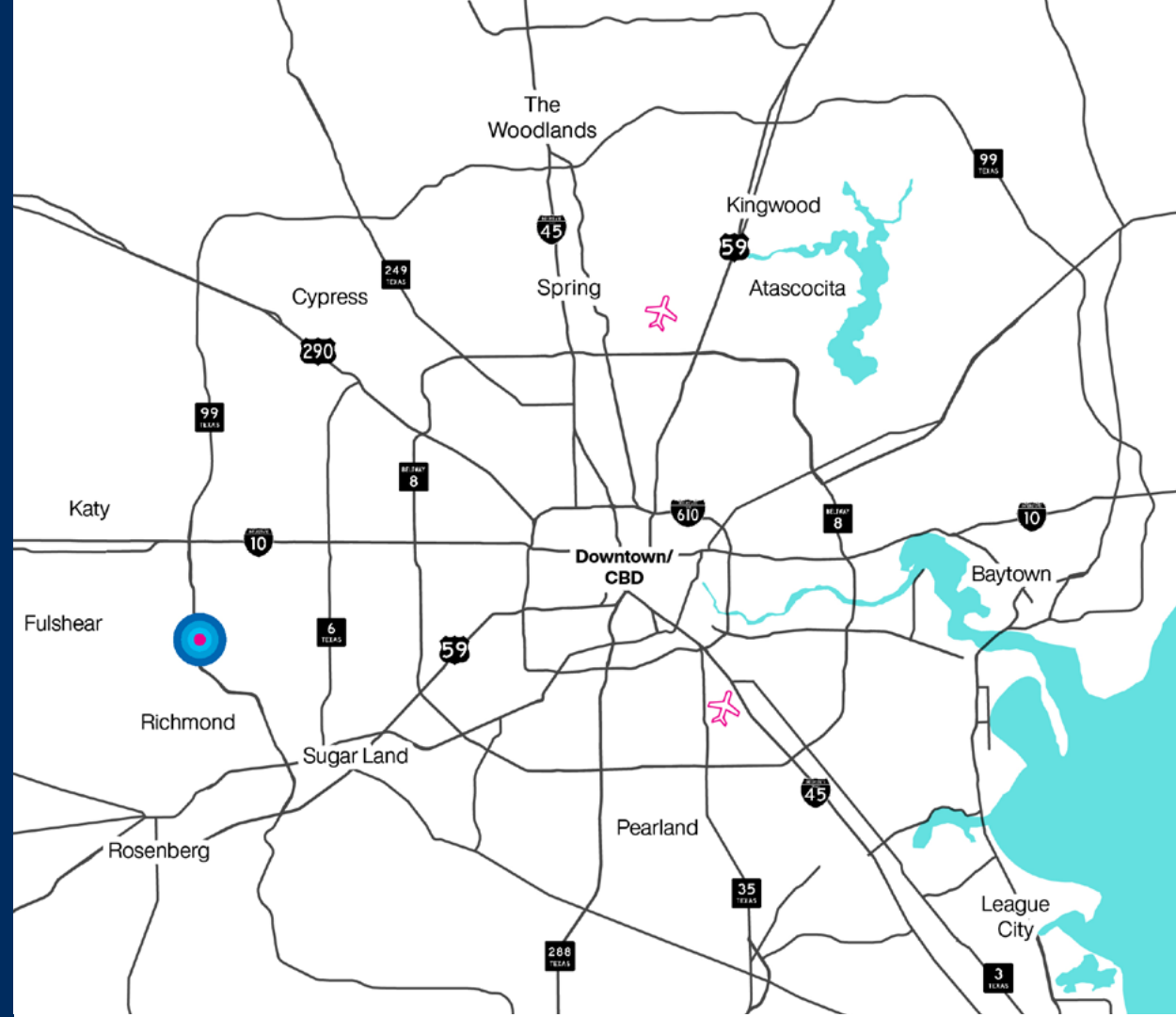
TRAFFIC COUNTS:

Grand Pkwy: 58,551 CPD '22

Bellaire Blvd: 16,093 CPD '21

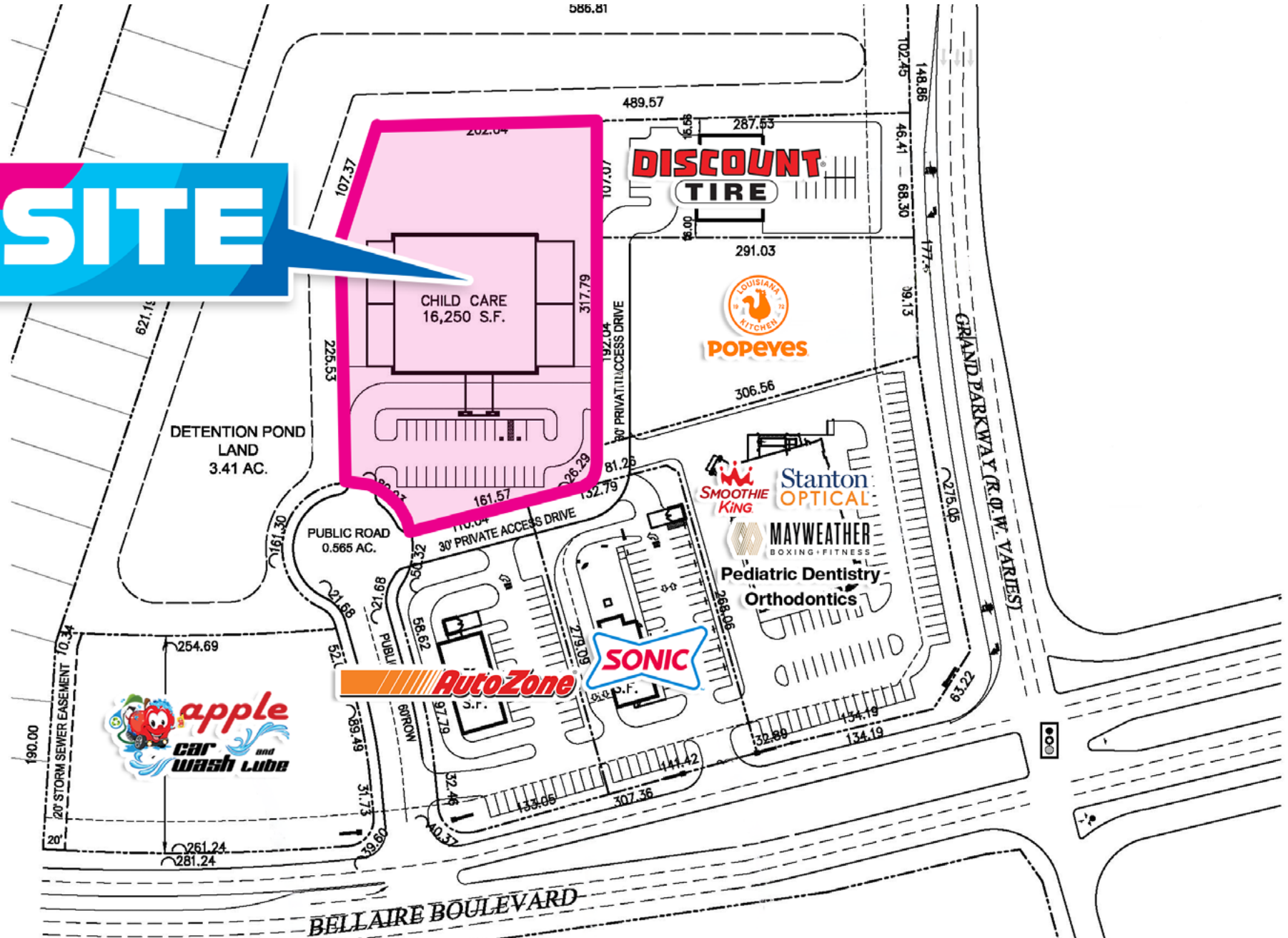
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,924	95,173	242,131
Daytime Pop.	3,354	36,595	103,454
Avg HH Income	\$132,812	\$159,885	\$159,109

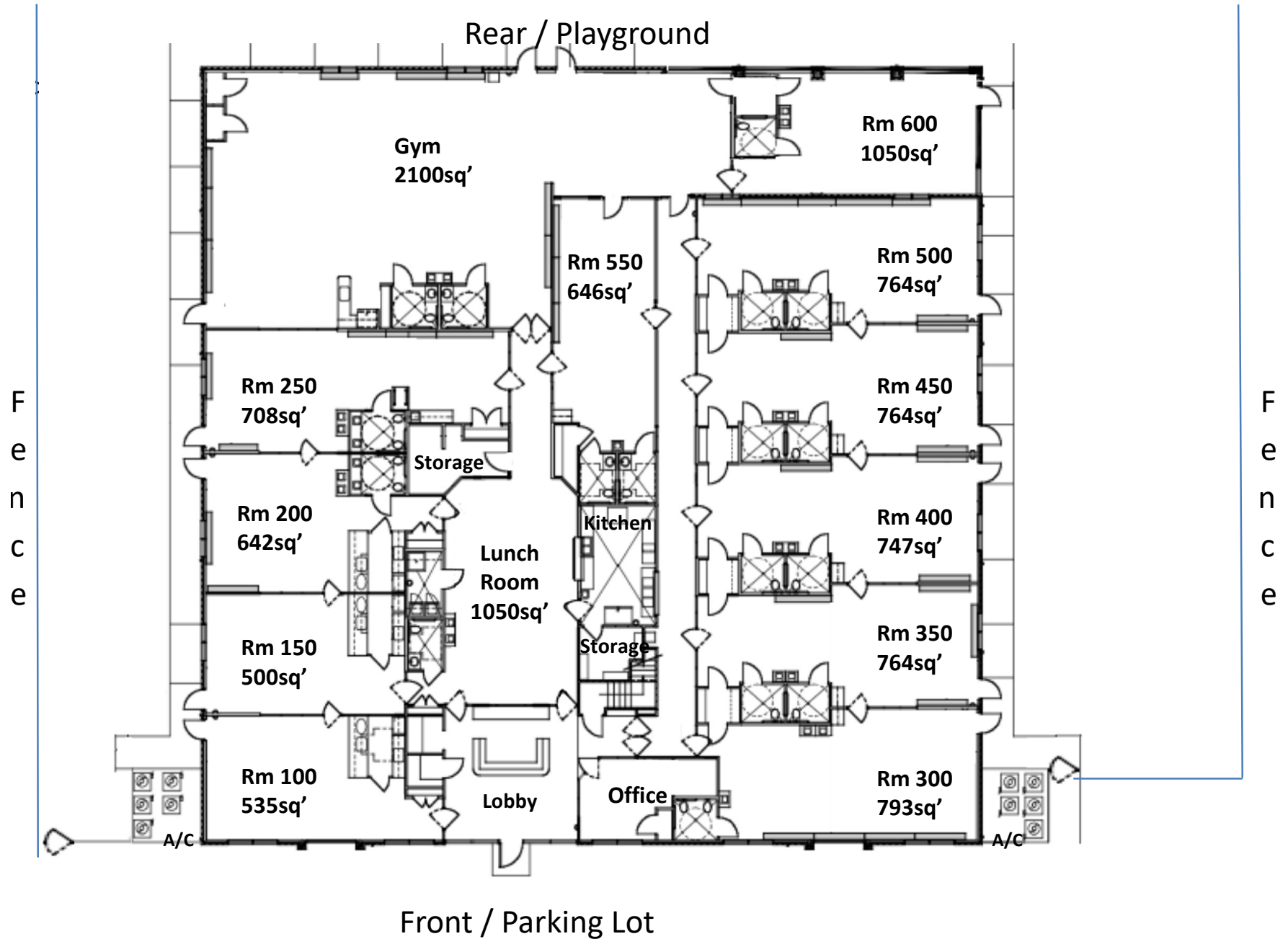


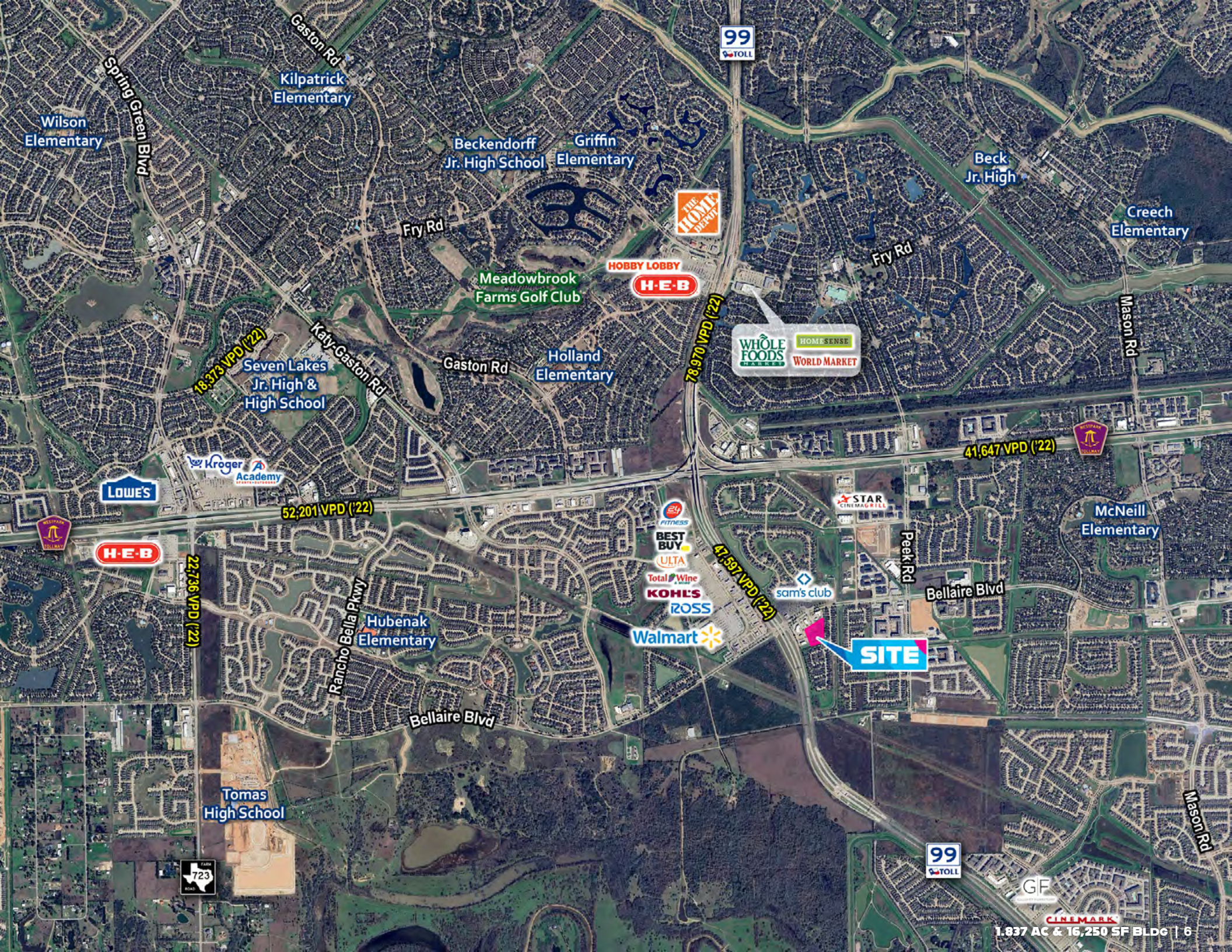
SITE PLAN

SITE



BUILDING LAYOUT





Wilson Elementary

Kilpatrick Elementary

Beckendorff Jr. High School
Griffin Elementary

Beck Jr. High

Crech Elementary

Meadowbrook Farms Golf Club

Holland Elementary

Seven Lakes Jr. High & High School

Kroger Academy

LOWE'S

52,201 VPD ('22)

H-E-B

22,736 VPD ('22)

Hubenak Elementary

Walmart

47,597 VPD ('22)

fitness
BEST BUY
ULTA
Total Wine
KOHLS
ROSS

sam's club

STAR CINEMAGRILL

Bellaire Blvd

McNeill Elementary

41,647 VPD ('22)

SITE

Tomas High School

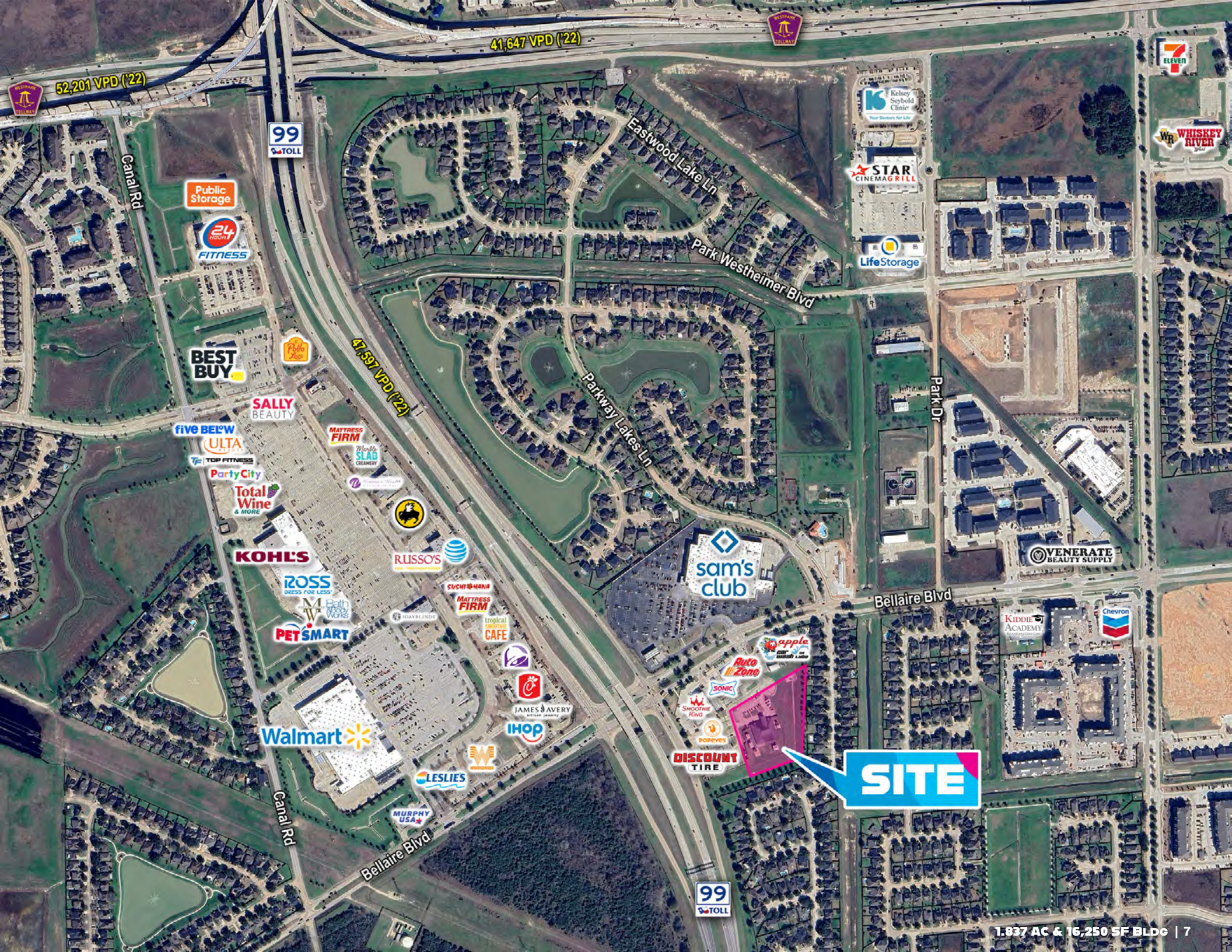
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99 TOLL

GF

CINEMARK

1.837 AC & 16,250 SF BLDG | 6



52,201 VPD ('22)

41,647 VPD ('22)

47,597 VPD ('22)

99 TOLL

99 TOLL

Public Storage

24 HOUR FITNESS

BEST BUY

SALLY BEAUTY

FIVE BELOW

ULTA

TOP FITNESS

Party City

Total Wine & HOME

KOHL'S

ROSS DRESS FOR LESS

PET SMART

Walmart

RUSSO'S

CUCHI MANG

MATTRESS FIRM

tropical CAFE

JAMES & AVERY

IHOP

LESLIES

MURPHY USA

Eastwood Lake Ln

Park Westheimer Blvd

Parkway Lakes Ln

Park Dr

Bellaire Blvd

Canal Rd

Bellaire Blvd

Kelsey Seybold Clinic

STAR CINEMAGRILL

LifeStorage

sam's club

VENERATE BEAUTY SUPPLY

KIDDIE ACADEMY

Chevron

apple
Auto Zone
SONIC
Discount Tire
BONEVES
Shoppers Kings

SITE

SITE

**DISCOUNT
TIRE**

**LOUISIANA
KITCHEN
POPEYES**

**99
TOLL**

**SMOOTHIE
KING**

**Stanton
OPTICAL**

**Pediatric Dentistry
Orthodontics**

**MAYWEATHER
BOXING • FITNESS**

SONIC

AutoZone

Parkway Lake Ct

**apple
car
wash
and
lube**

Bellaire Blvd







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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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