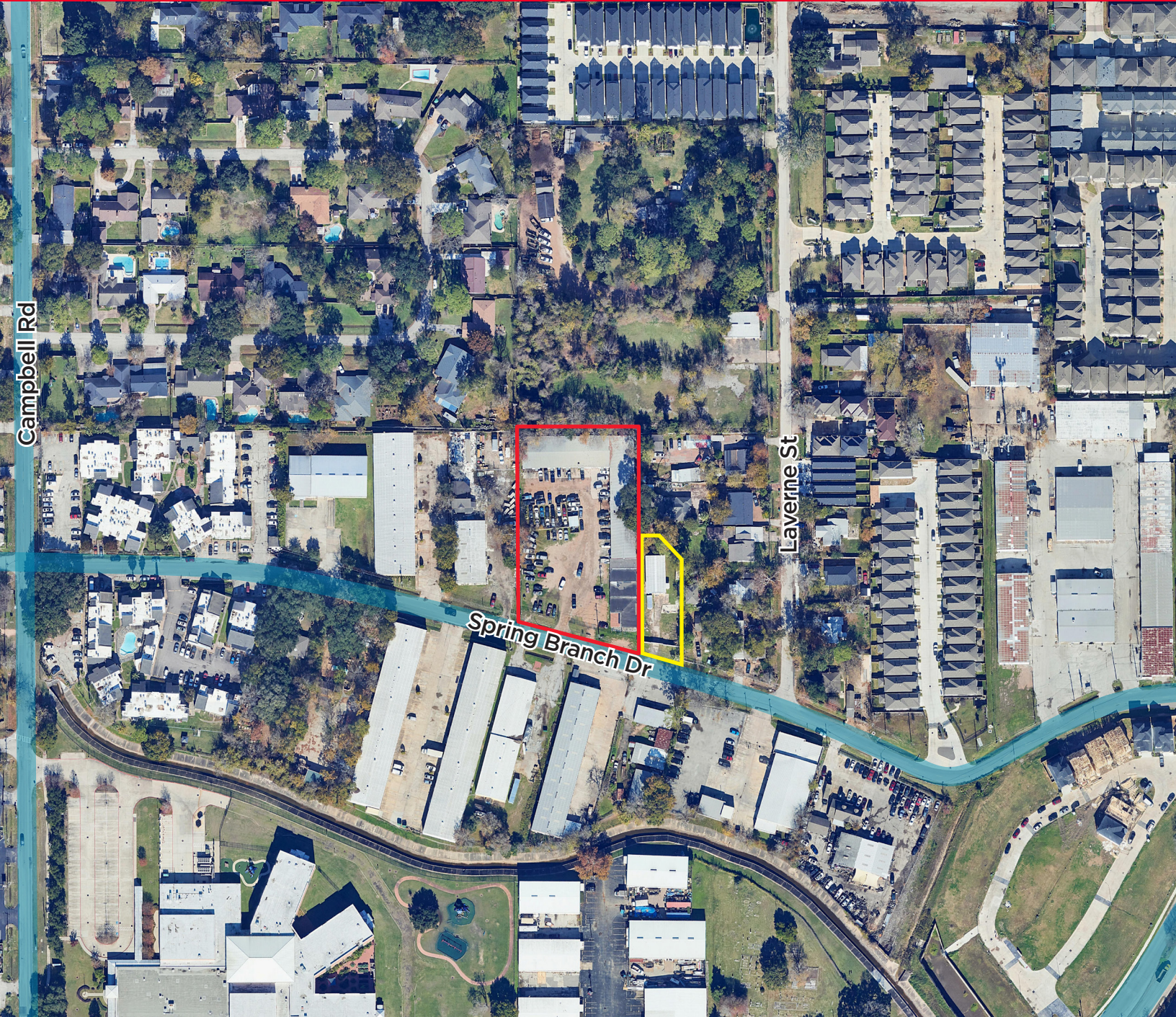


±1.5 Acres
9112 Spring Branch Dr
Houston, TX

REDUCED PRICING | \$1.99MM



KRISTEN MCDADE

Managing Director

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MELISSA ELIZONDO

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**CUSHMAN &
WAKEFIELD**

±1.5 Acres
912 Spring Branch Dr
Houston, TX

Spring Branch
Elementary School

Alliance Residential
Prose Campbell: 365 Units

District Alternative
Education Program

SBEC Athletic Fields

Blalock Rd

Campbell Rd

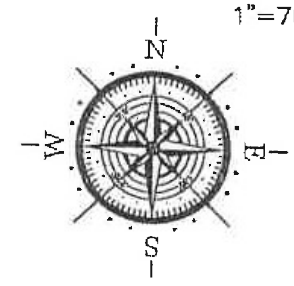
Bingle Rd

Long Point Rd

99 RANCH MARKET

K Kelsey-Seybold Clinic





MELCHOR MOISES
C.F.#20070731716
H.C.D.R.

COLLINS RONNIE L
C.F.#D848546
H.C.D.R.

F.I.P. 1/2" (BRS)
S 01°25' E-1.2'

N 89° 34'00" E (CALLED 200.00')
202.06'

FND 2" M.P. (BRS)
S 56°28' W-3.3'

206.17'

C.F.#D848546
C.F.#N971480
F.I.P. 3/4"

LAYERNE STREET

GONZALEZ VICTOR
C.F.#N971480
H.C.D.R.

HUYNH TO GIONG
C.F.#M674285
H.C.D.R.

BONILLA LORENZO
C.F.#P615945
H.C.D.R.

PIPELINE MARKER

PIPELINE MARKER

COVERED AREA
APPROX. LOCATION
PETROLEUM PIPELINE

WALZER CHRISTOPHEF
C.F.#N530394
H.C.D.R.

N 01° 25'46" W

RIVERA ALEXANDER
C.F.#Z142672
H.C.D.R.

10' B.L.
(C.F.#N253886)

LOTS 29 & 30

S 01° 07'00" E

P.O.B.
F.I.P. 1/2"

SPRING BRANCH HOLDINGS LLC
RP-2020-494805
H.C.D.R.

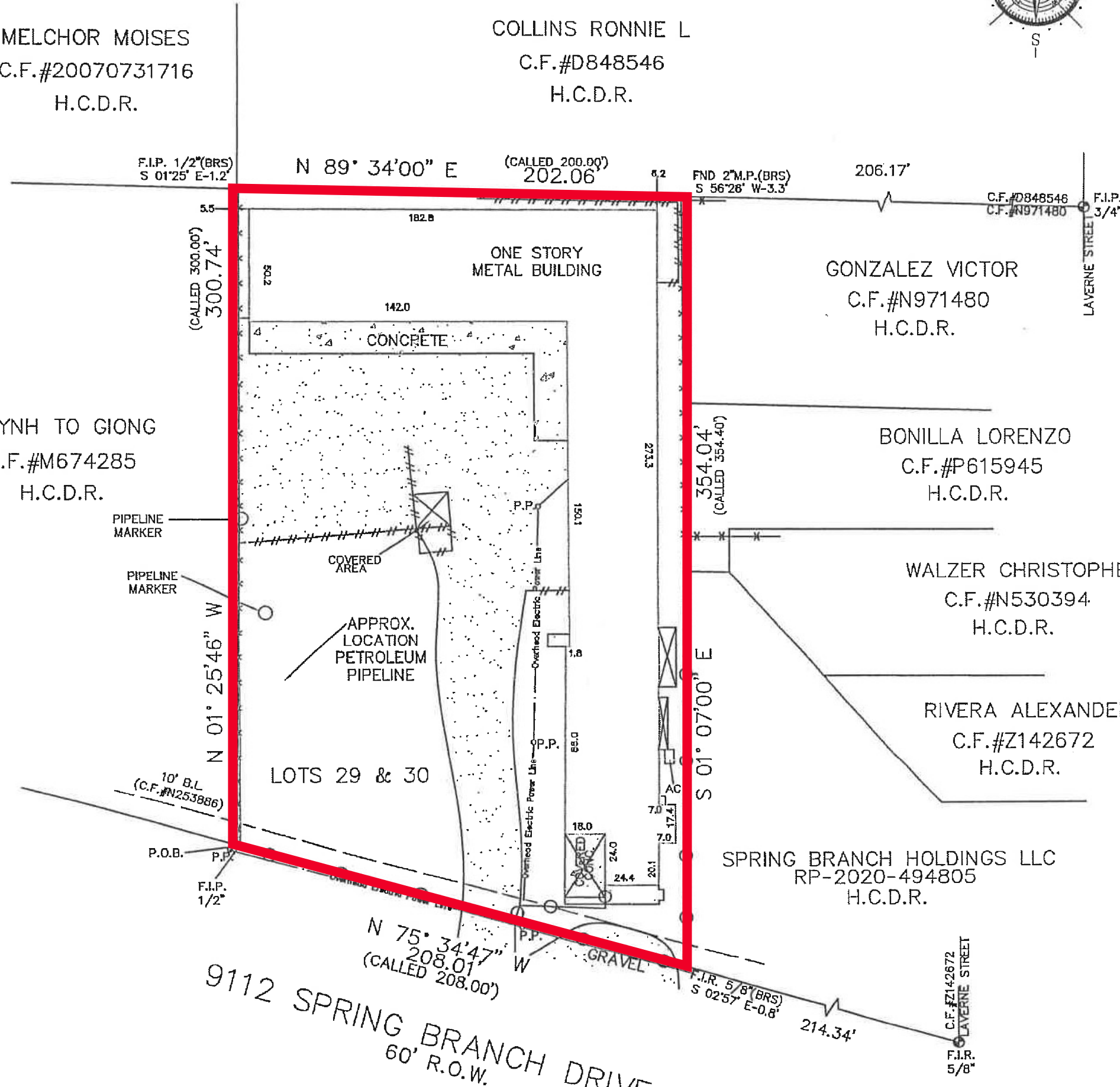
N 75° 34'47" W
208.01' (CALLED 208.00')

F.I.R. 5/8" (BRS)
S 02°57' E-0.8'

214.34'

C.F.#Z142672
F.I.R. 5/8"
LAYERNE STREET

9112 SPRING BRANCH DRIVE
60' R.O.W.



2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON

6.8M

Residents in the City of Houston

28

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

275k

Business establishments in Houston's MSA

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st in Foreign Waterborne Tonnage

1st in Gulf Coast Container Port

1st in Import and Export

73 Foreign Owned Firms

DEMOGRAPHICS

(within 3 miles of 9112 Spring Branch Dr., Houston, TX)



138,524

2025 Total Population



\$138,392

2025 Average Household Income



\$695,269

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



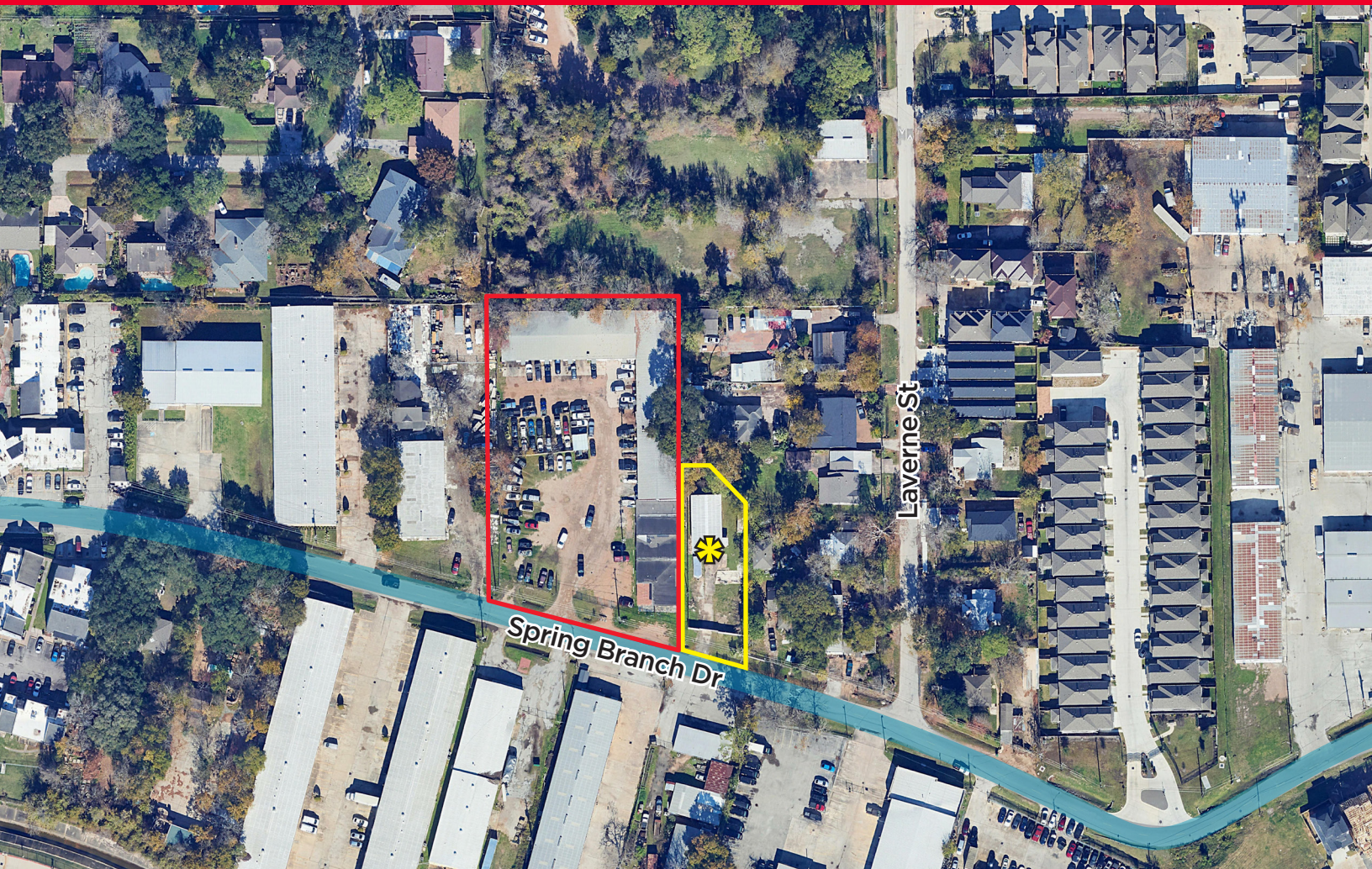
NASA

CLUTCH CITY

±1.5 Acres

9112 Spring Branch Dr
Houston, TX

REDUCED PRICING | \$1.99MM



- ±1.50 Acres of land, including an existing ±11,758 sf of warehouse and office space located at 9112 Spring Branch Dr 77080. The site is located in the Spring Branch Independent School District, which is renowned for its commitment to academic excellence and fostering a supportive learning environment. With a diverse student body and innovative programs, the district ensures each student is equipped with the skills and knowledge needed for future success. The dedicated educators and community partnerships create a nurturing atmosphere that encourages both personal and academic growth.
- Unrestricted and ready for redevelopment
- No flood plain
- Current owner has received approval to plat the site for 32 units (townhouses)
- Utilities available
- ±208' of frontage along Spring Branch Drive
- * Tract in yellow may potentially be purchased. 9110 Spring Branch Dr. Site is an additional 11,038 sf of land and includes ±1,800 sf industrial warehouse

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