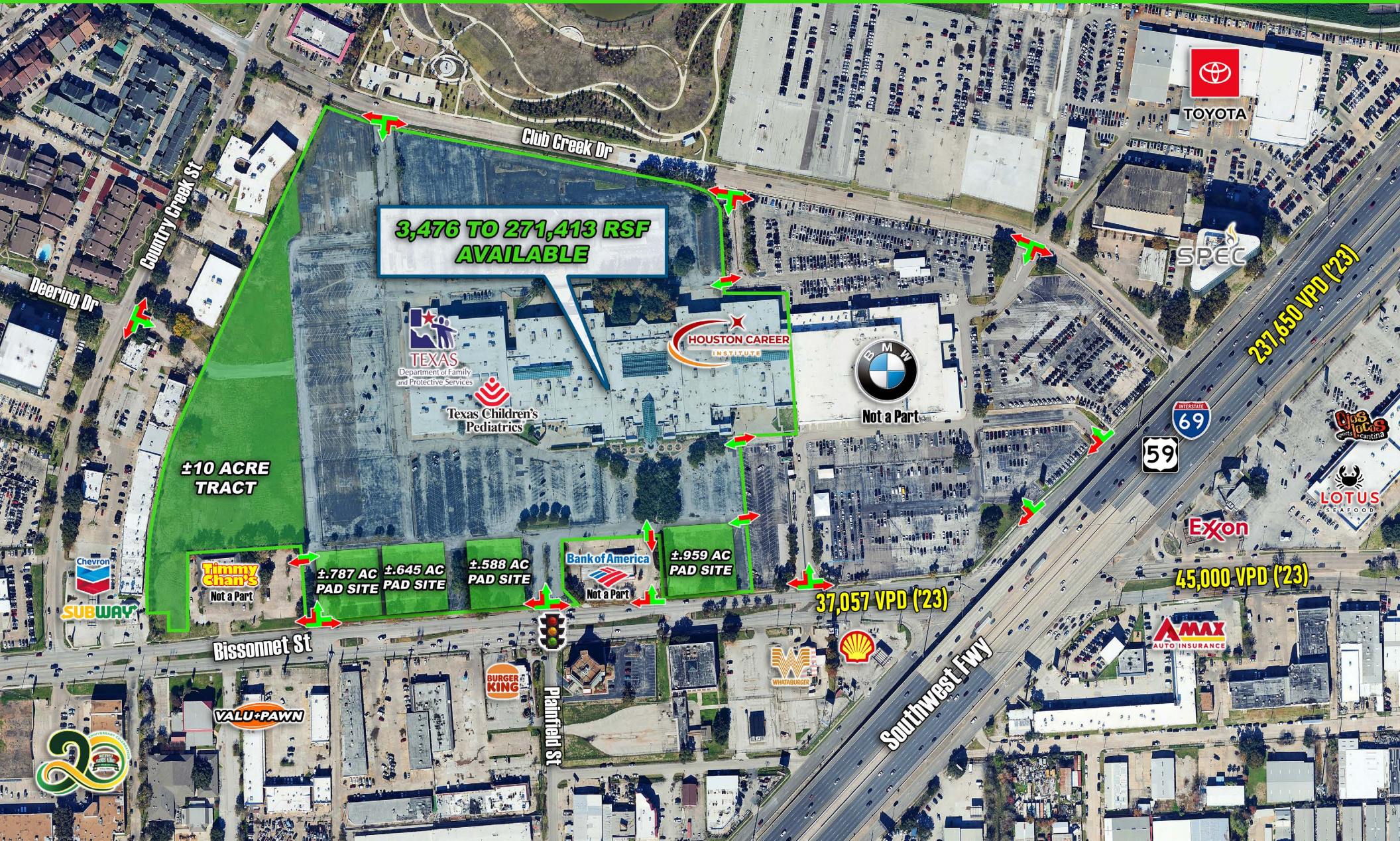


PAD SITES FOR SALE | EXISTING RETAIL/FLEX SPACE FOR LEASE

MULTIPLE PAD SITES ALONG BISSONNET AVAILABLE (+/- 0.5 TO +/- 1.5 ACRES)

NWC OF SOUTHWEST FREEWAY AND BISSONNET ST | 9700 BISSONNET ST, HOUSTON, TX 77036



FOR MORE
INFORMATION

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

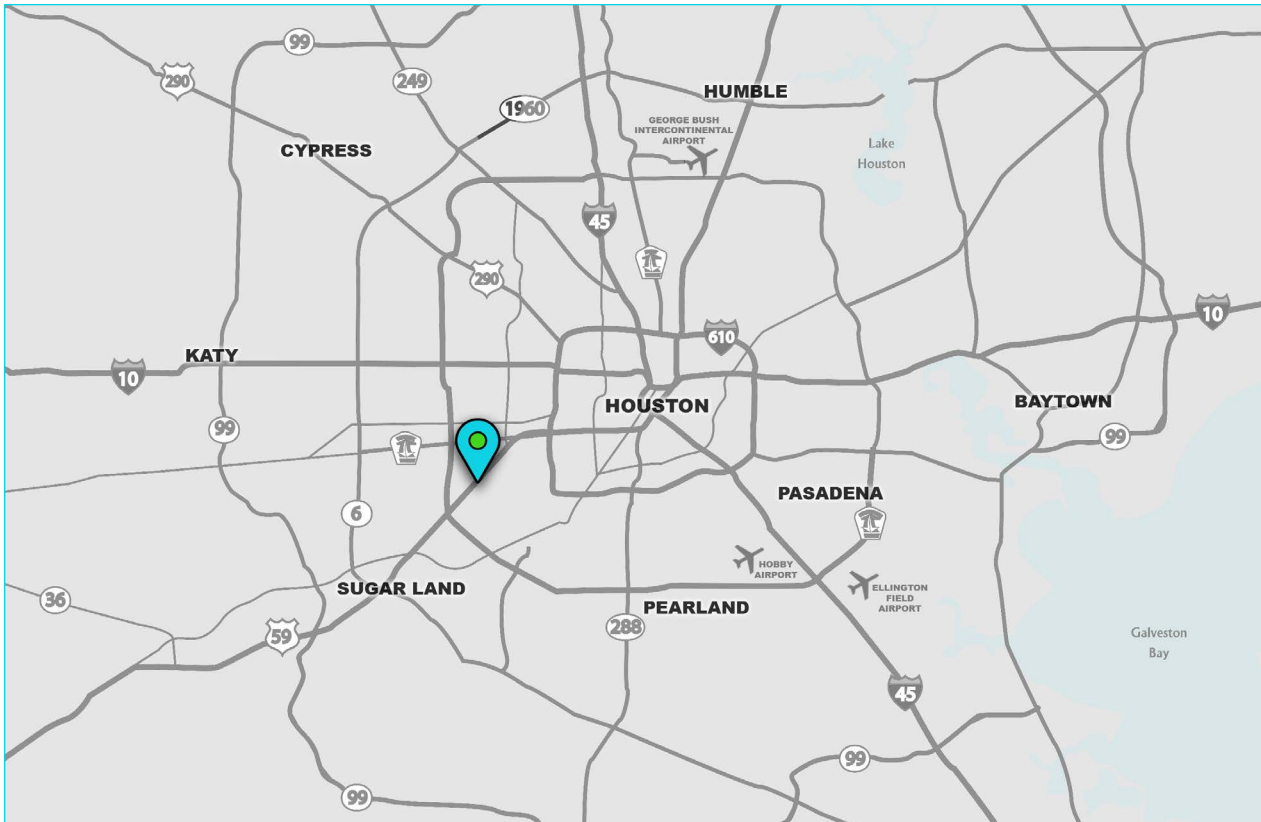
HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY



LOCATION

NWC of Southwest Freeway & Bissonnet St
9700 Bissonnet St, Houston, Texas 77036



SIZE

3,476 - 271,413 RSF
10 Acre Tract



PRICING

Call for Pricing



TRAFFIC COUNTS

Southwest Fwy/US-59: 237,650 VPD
Bissonnet St: 37,057 VPD (TXDOT 2023)

PROPERTY INFORMATION

- Pad sites are ideal for QSRs, retail, and medical pad users seeking direct freeway access along highly trafficked Bissonnet St (37,057 VPD)
- Funding for additional signage, detention, parking, etc. available via TIRZ (Tax Incentive Reinvestment Zone) from Harris County
- Retail, flex, office, and medical space users benefit from 6/1,000 parking ratio, 24/7 security, and recently renovated interior
 - 3,476 to 271,413 RSF available
 - 30' clear height in 33,710 RSF with 20' x 30' column spacing
 - Clear height ranges from +/-12' on the 1st floor to +/-30'+ in the atrium
 - 8,000 amp power with generators available in some suites
- Survey available upon request

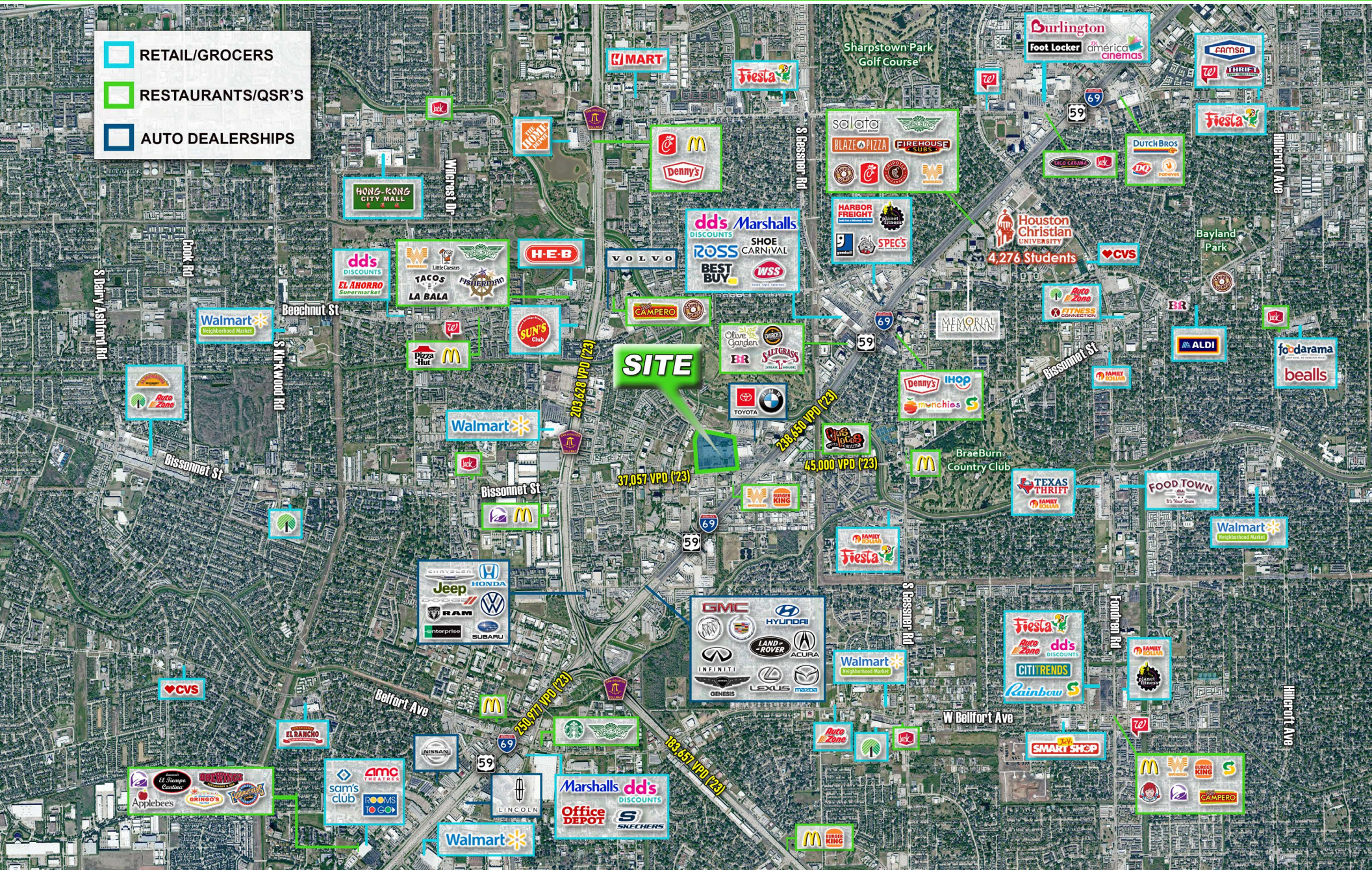
DEMOGRAPHIC SNAPSHOT

	1MI	3MI	5MI
2024 POPULATION	32,382	213,927	529,818
DAYTIME POP.	32,523	211,203	556,407
HOUSEHOLDS	12,253	76,468	199,740
AVG HH INCOME	\$52,001	\$64,739	\$76,660

AREA RETAILERS



- RETAIL/GROCCERS
- RESTAURANTS/QSR'S
- AUTO DEALERSHIPS



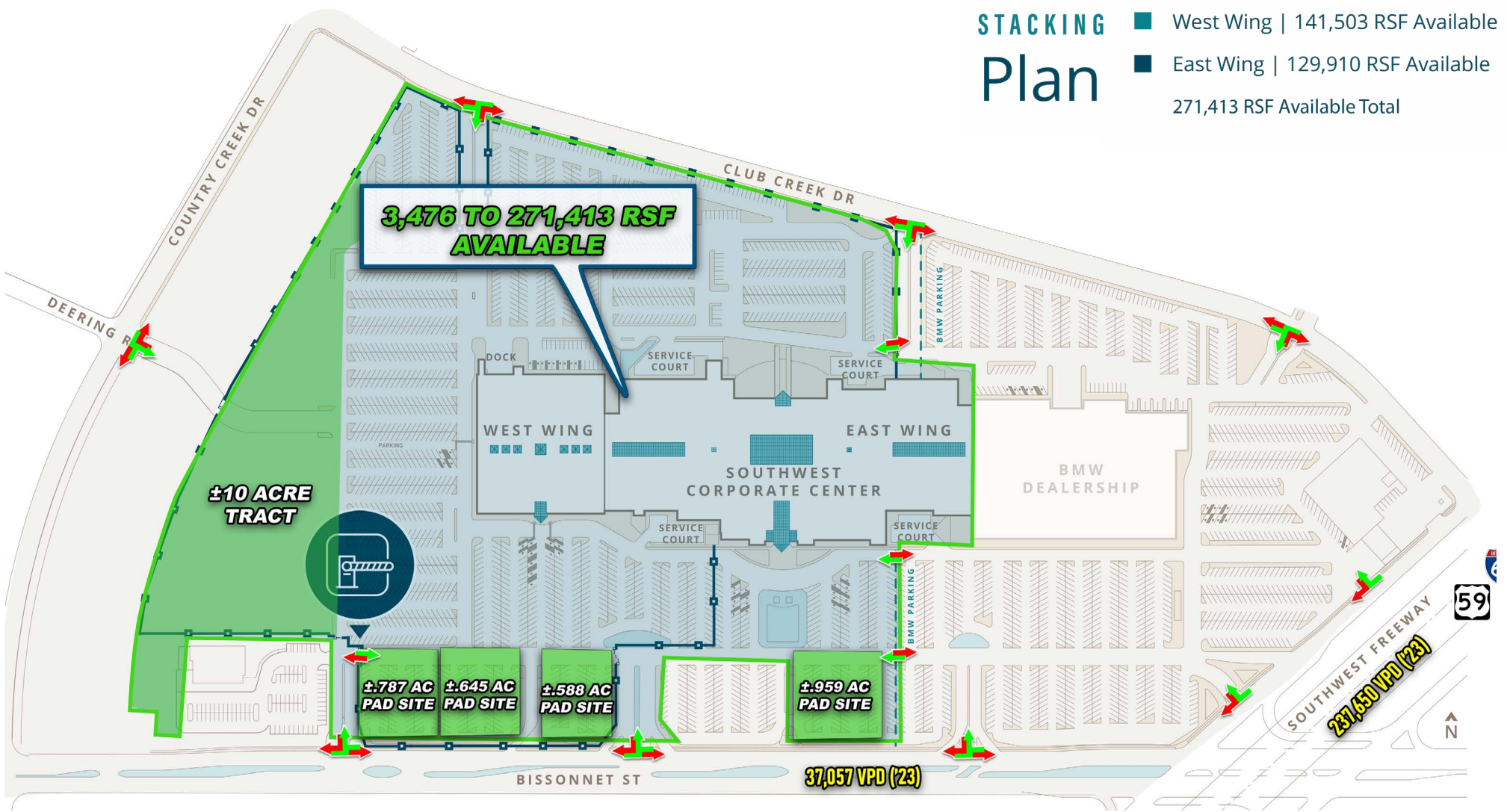


Suite 2300W Available 19,615 RSF	Suite 1100W Vacant 20,165 RSF	Suite 1740 Vacant 3,476 RSF	Suite 1500 Vacant 52,587 RSF	Suite 2800 Vacant 15,409 RSF	Suite 1800 Vacant 22,972 RSF	Suite 1900 Vacant 6,635 RSF	Suite 160 Vacant 644 RSF (Coffee Kiosk)	Suite 2000 Vacant 40,130 RSF	Suite 1000 Vacant 10,477 RSF	Suite 1100 Vacant 11,490 RSF	Suite 1200 Vacant 7,765 RSF	Suite 2300 Vacant 29,983 RSF	Suite 1225 Vacant 3,978 RSF	Suite 1300 Vacant 6,779 RSF	Suite 2225 Vacant 19,308 RSF
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STACKING Plan

- West Wing | 141,503 RSF Available
- East Wing | 129,910 RSF Available

271,413 RSF Available Total



FOR MORE INFORMATION

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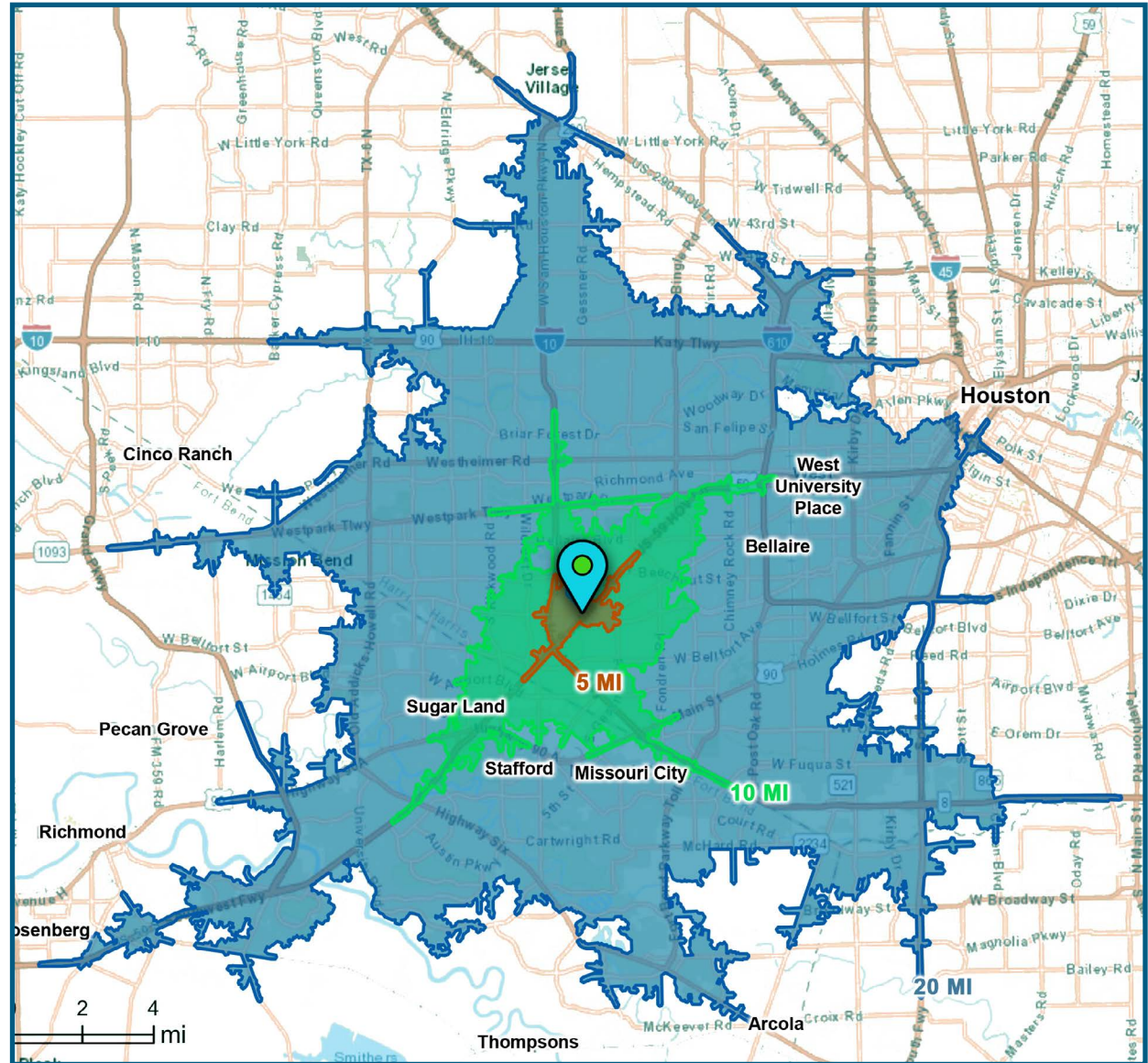
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DRIVE TIME IN MINUTES

- 12** Meyerland
- 13** Sugar Land
- 13** Riverstone
- 14** Galleria
- 16** Telfair
- 17** Greatwood
- 19** New Territory
- 25** Richmond
- 25** Sienna Plantation
- 27** Rosenberg
- 31** Hobby Airport
- 40** Bush Intercontinental Airport



1,465,955 people live within 20 minutes of SWCC

7.3 MILLION

RESIDENTS IN THE
9-COUNTY HOUSTON-
THE WOODLANDS-
SUGAR LAND MSA

26 FORTUNE 500 HEADQUARTERS

METRO HOUSTON HAS THE THIRD
LARGEST NUMBER OF FORTUNE
500 COMPANIES IN THE NATION



HOUSTON HAS THE LARGEST EXPORT MARKET IN THE U.S.

PORT HOUSTON RANKS

1ST

IN FOREIGN
TONNAGE FOR 27
STRAIGHT YEARS

LARGEST

GULF COAST
CONTAINER
PORT

1ST

IN TOTAL
WATERBORNE
TONNAGE

IN 2022, HOUSTON WAS THE TOP EXPORTING
METRO IN THE U.S. (\$191.8 BILLION IN EXPORTS)

HOUSTON'S TOP EMPLOYERS

OVER 20,000 EMPLOYEES

- AMAZON
- H-E-B
- HOUSTON METHODIST
- MEMORIAL HERMANN HEALTH SYSTEM
- WALMART

10,000 – 19,999 EMPLOYEES

- CHI ST. LUKE'S HEALTH
- EXXONMOBIL
- HCA HOUSTON HEALTHCARE
- KROGER
- SLB
- TEXAS CHILDREN'S HOSPITAL
- UNIVERSITY OF HOUSTON
- UT HEALTH SCIENCE CENTER
- WOOD GROUP

HOUSTON IS THE NATIONS **4th** MOST POPULOUS CITY

7th LARGEST U.S. METRO ECONOMY

3.3 million JOBS IN THE HOUSTON MSA

5th NATIONS MOST POPULOUS METRO AREA - LARGER THAN MASSACHUSETTS OR TENNESSEE

2 INTERNATIONAL AIRPORTS

GEORGE BUSH INTERCONTINENTAL
(IAH)

WILLIAM P HOBBY AIRPORT
(HOU)

THE ONLY TEXAS CITY WITH 2 INTERNATIONAL AIRPORTS

CITY OF HOUSTON DEMOGRAPHICS



2.3 million

APPROXIMATE NUMBER OF
CITY OF HOUSTON RESIDENTS



\$59,389

MEDIAN HOUSEHOLD INCOME

SOURCE: ESRI 2023

Source: Greater Houston Partnership Research, June 2023

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

2024 TOTAL POPULATION
(3 mi Radius)
213,927

TOTAL HOUSEHOLDS
(3 mi Radius)
76,468

DAYTIME POPULATION
(3 mi Radius)
211,203

AVERAGE HH INCOME
(3 mi Radius)
\$64,739



POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	32,382	213,927	529,818
2029 Projected Population	32,360	214,075	532,241
Daytime Population	32,523	211,203	556,407
Median Age	31.2	34.3	34.7

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$52,001	\$64,739	\$76,660
Median Household Income	\$38,106	\$45,629	\$51,305
Per Capita Income	\$19,640	\$23,152	\$29,021
Average Home Value	\$232,509	\$288,033	\$640,555

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White Alone	14.2%	16.5%	20.3%
Black Alone	22.9%	22.1%	23.3%
Asian Alone	4.4%	11.7%	13.4%
Hispanic Origin	68.0%	56.6%	48.1%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2024 Total Households	12,253	76,468	199,740
2024 Average Household Size	2.64	2.78	2.64
2029 Total Households	12,443	77,767	203,954
2029 Average Household Size	2.60	2.74	2.60
2024 Housing Units	13,678	83,719	220,277
Owner-Occupied Housing Units	12.4%	28.4%	30.1%
Renter Occupied Housing Units	77.1%	63.0%	60.6%



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.

Evergreen Commercial Realty, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Phone

Lilly Golden

Designated Broker of Firm

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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

IABS 1-0