

FOR SALE OR LEASE

**1124 BLALOCK ROAD
HOUSTON, TEXAS**



82,639-SF Available Corporate Industrial Facility

partners

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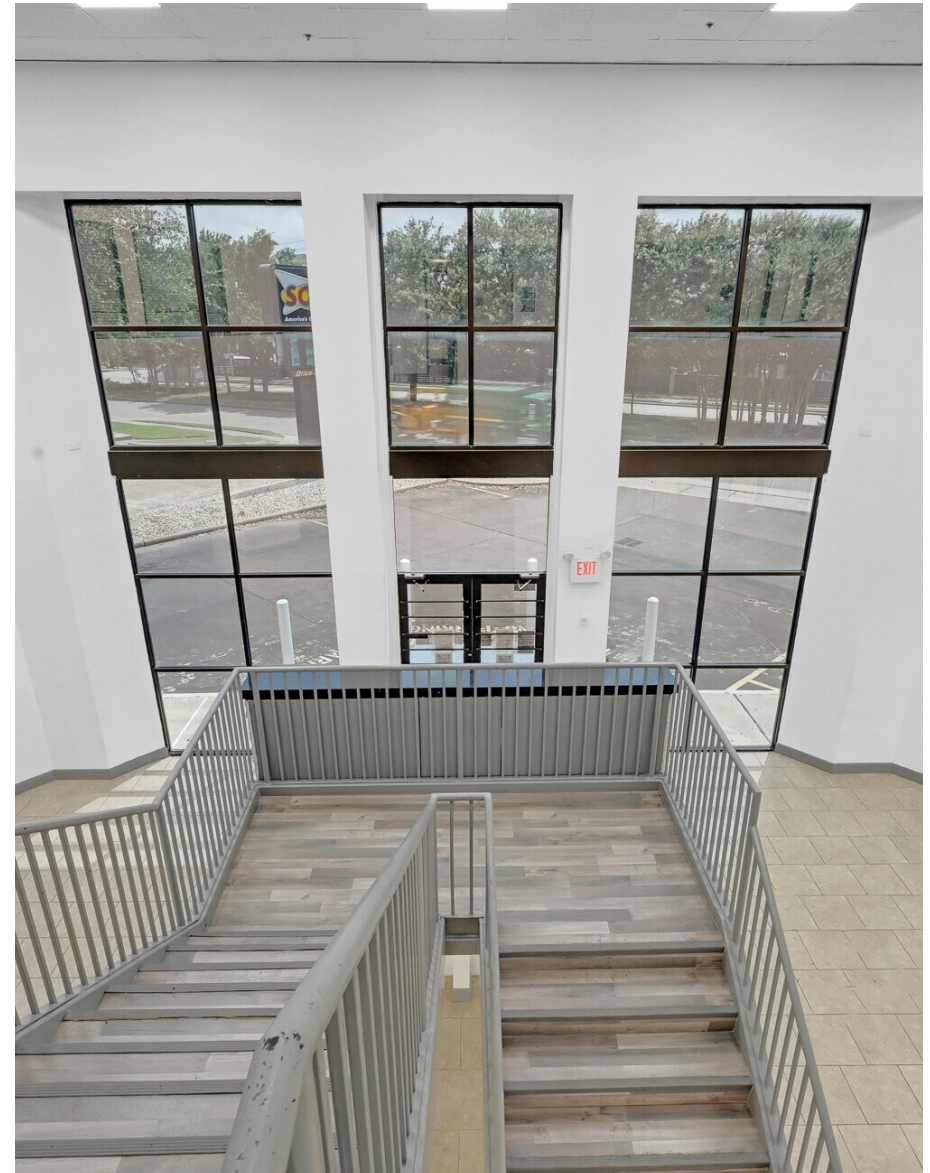
Property Summary

Partners is pleased to offer 1124 Blalock Road in Houston, Texas, a newly renovated corporate industrial facility in Harris County's growing sub-market. The nearly 4-acre site has easy access to I-10.

Address	1124 Blalock Road Houston, TX
Pricing	Contact Broker
Building Size	82,639 SF (12,260 SF Mezzanine Office)
Lot Size	155,944 SF (3.58 acres)
Year Built	1995 (renovated 2021)

PROPERTY HIGHLIGHTS

- Less than a mile from I-10
- Blalock Signage and Frontage
- 2 Story High End Industrial Office Standards
- Elevator
- Large Formal Conference Room
- Prominent Reception / Lobby Area
- Private Offices and 2 large bullpens



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Property Photos

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Demographics

1124 BLALOCK ROAD
HOUSTON, TEXAS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	15,161	135,696	391,431
2025 Population	15,976	137,326	401,062
2030 Projected Population	17,358	140,800	412,330
Annual Growth (2025-2030)	1.67%	0.50%	0.56%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	5,854	51,178	165,404
2025 Households	6,290	53,684	175,473
2030 Projected Households	6,950	56,151	183,856
Annual Growth 2025-2030	2.02%	0.90%	0.94%
Growth Rate (2025-2030)	1.9%	0.8%	0.8%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$159,106	\$162,980	\$131,428
Median Household Income	\$81,483	\$88,208	\$73,630

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	21,152	117,088	453,457
Total Residents	7,867	67,200	183,028

Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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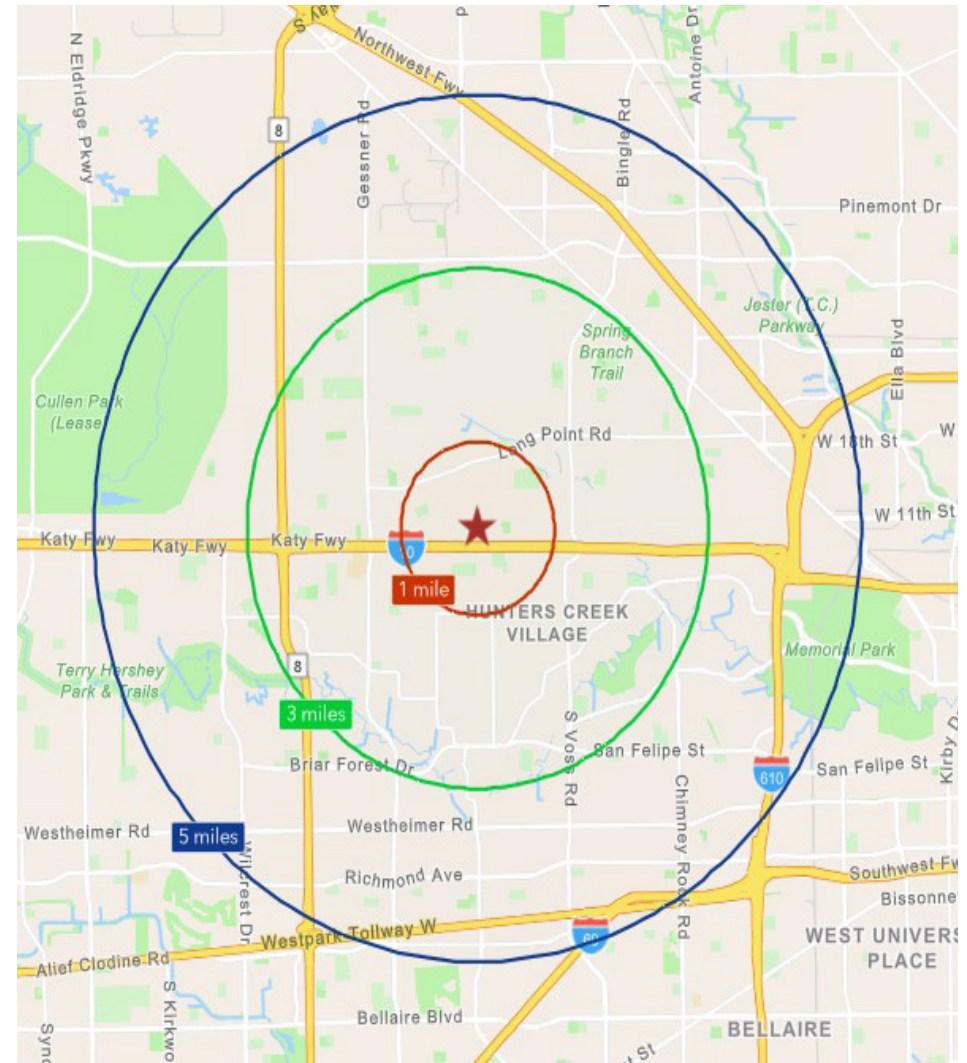
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Information About Brokerage Services



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
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
Hunter Johnston		hunter.johnston@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

