

Multiple Pad Opportunities Along Highway 290

1.7007 Acres  
For Sale or Ground Lease

Northwest Corner of Highway 290 & Fallbrook Drive  
Houston, TX 77065

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## Property Overview

Tract 1	±0.9316 acres
Tract 2	±0.7691 acres
Use	Multiple pads ideal for retail
Detention	Regional off-site detention provided
Utilities	MUD 248



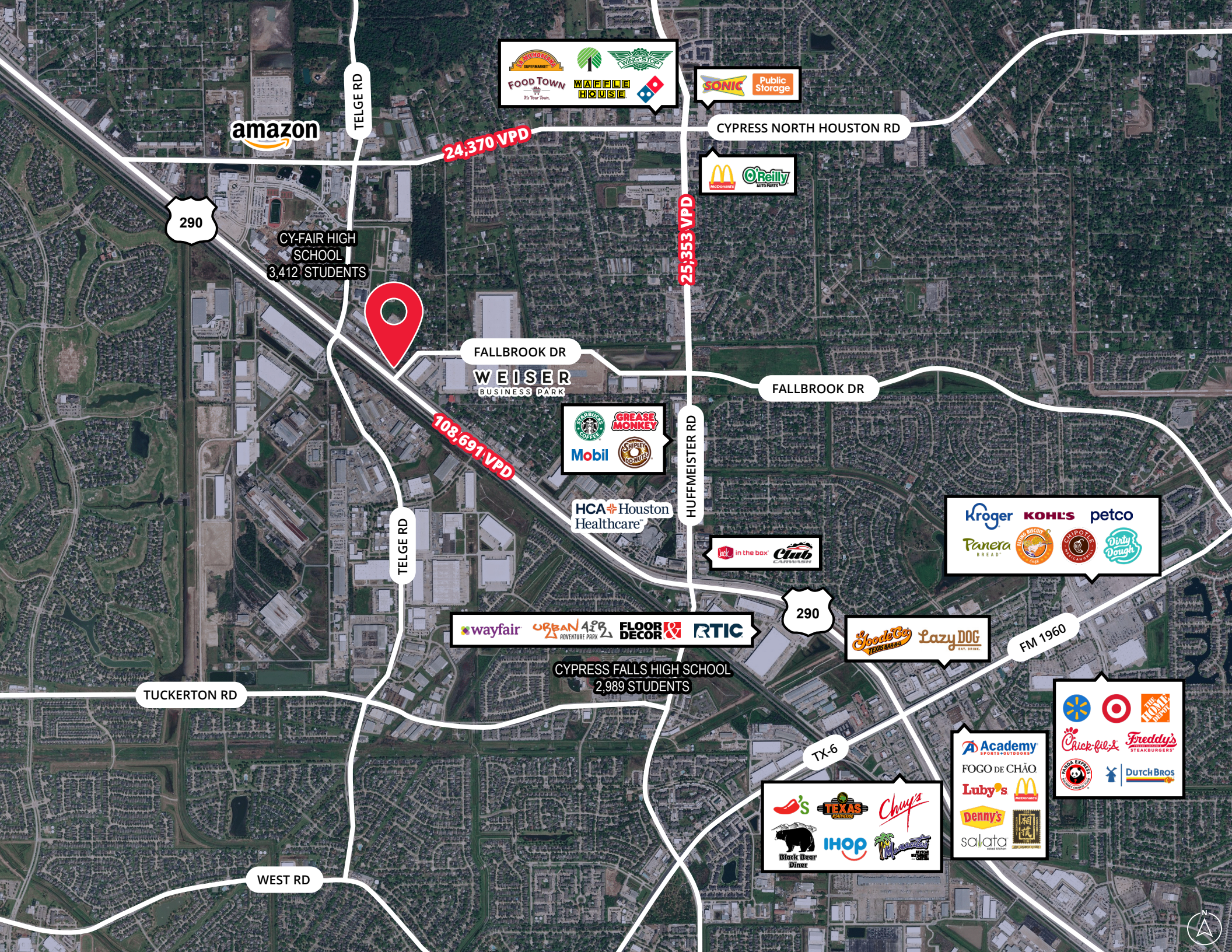
## Area Highlights

- Located off Highway 290 via Fallbrook Drive at the entrance of Weiser Business Park
- Accessible via Highway 290 and Fallbrook Drive
- Fallbrook Drive extension under construction

## Weiser Business Park

- ±1 million square feet existing with ±600K square feet under construction
- Current tenants:
  - R.S. Hughes
  - Fire Reconstruction
  - Southern Carlson
  - Saunders
  - Hodell Natco
  - Lanter
  - Pratt Industries
  - Western Post
  - LeCangs
  - SEG Solar

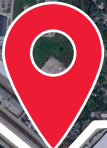




amazon

290

CY-FAIR HIGH SCHOOL  
3,412 STUDENTS



24,370 VPD

FALLBROOK DR  
WEISER  
BUSINESS PARK

108,691 VPD

TELGE RD

Logos for Food Town Supermarket, Waffle House, and Wingstop.

Logos for Sonic Drive-In and Public Storage.

CYPRESS NORTH HOUSTON RD

Logos for McDonald's and O'Reilly Auto Parts.

25,353 VPD

HUFFMEISTER RD

Logos for Starbucks Coffee, Grease Monkey, Mobil, and Shell.

HCA Houston Healthcare

FALLBROOK DR

Logos for Jack in the Box and Club Car Wash.

Logos for Kroger, Kohl's, Petco, Panera Bread, and Dirty Dough.

290

Logos for Wayfair, Urban Air Adventure Park, Floor Decor, and RTIC.

CYPRESS FALLS HIGH SCHOOL  
2,989 STUDENTS

TUCKERTON RD

Logos for Food City and Lazy Dog.

FM 1960

WEST RD

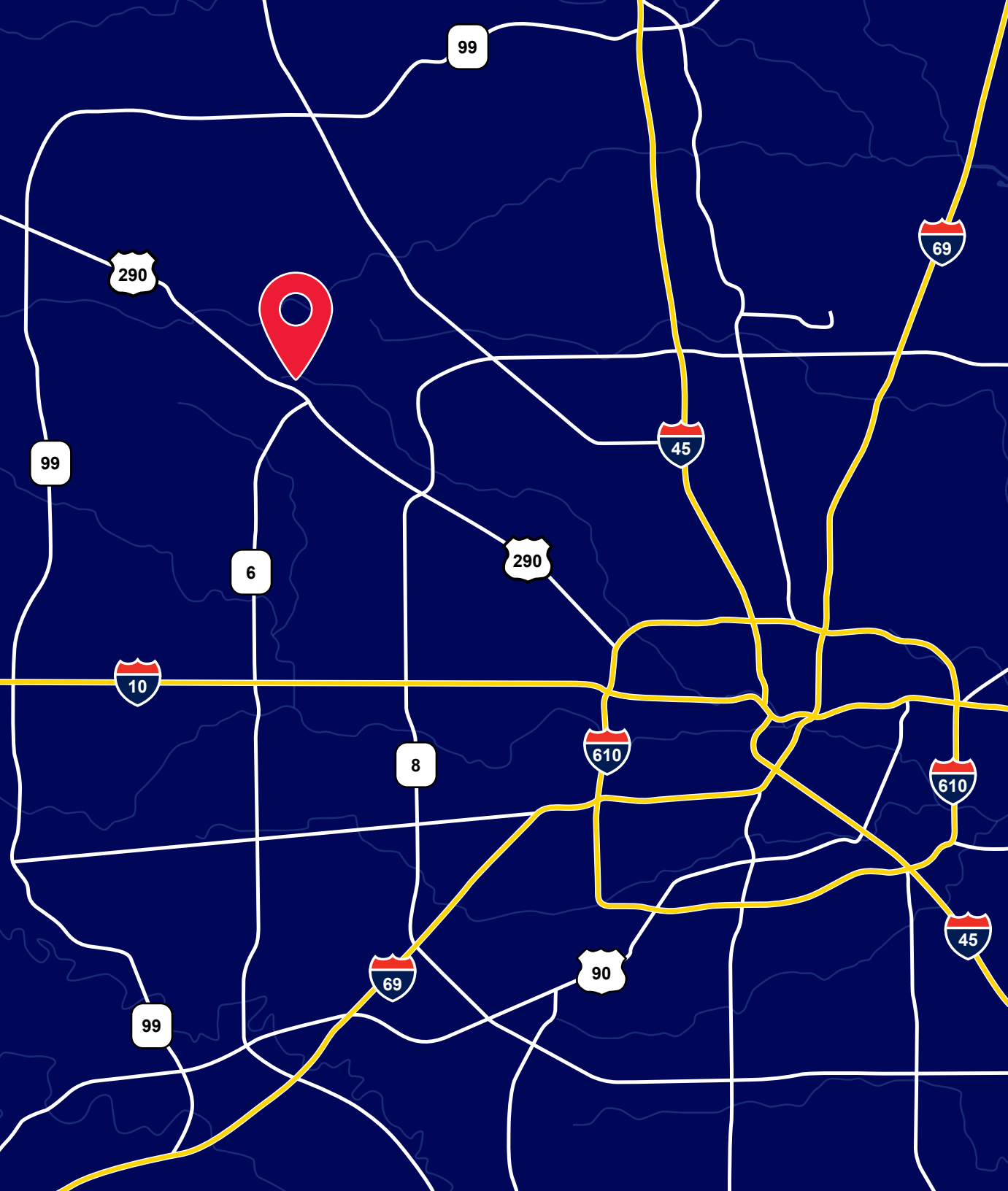
Logos for El Paso de Chiles, IHOP, Chuy's, and Black Bear Diner.

Logos for Academy Sports + Outdoors, Fogo de Chao, Luby's, Denny's, and Salata.

Logos for Chick-fil-A, Freddy's, Panda Express, and Dutch Bros.







## Demographics

(5 MILES)



296,235  
TOTAL POPULATION



107,632  
TOTAL HOUSEHOLDS



\$126,340  
AVG. HOUSEHOLD INCOME



118,000  
STUDENTS ENROLLED IN  
CYPRESS-FAIRBANKS ISD



275,124  
TOTAL DAYTIME  
POPULATION



275,124  
MEDIAN HOME VALUE





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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.*

2-10-2025



### 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.

### Colliers International Houston, Inc.

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date