

**±1.29
ACRES**

Spring Branch East



WESTVIEW DR

Valley Oaks Elementary



HILSHIRE MANOR
Home Values up to \$3M

SPRING BRANCH
Home Values up to \$2.4M

Awty Private School



Memorial Villages



Memorial High School

MEMORIAL VILLAGES
Home Values up to \$2.6M



**Excellent ±1.29-Acre Development Opportunity in
Spring Branch**

1511 Wirt Rd, Houston, Texas 77055



BROKER CONTACT:

David Marshall, Principal

✉ david@dmre.com

☎ 713.955.3126

PROPERTY DETAILS

ADDRESS

1511 Wirt Rd
Houston, Texas 77055

SIZE

±1.29 Acres

LAT., LONG.

29.79759323, -95.48563359

PARCEL

1203570010001

UTILITIES

City of Houston Utilities

TAX

2.23%

SCHOOLS

Spring Branch ISD

Valley Oaks Elementary School ★

Landrum Middle School ★

Memorial High School ★

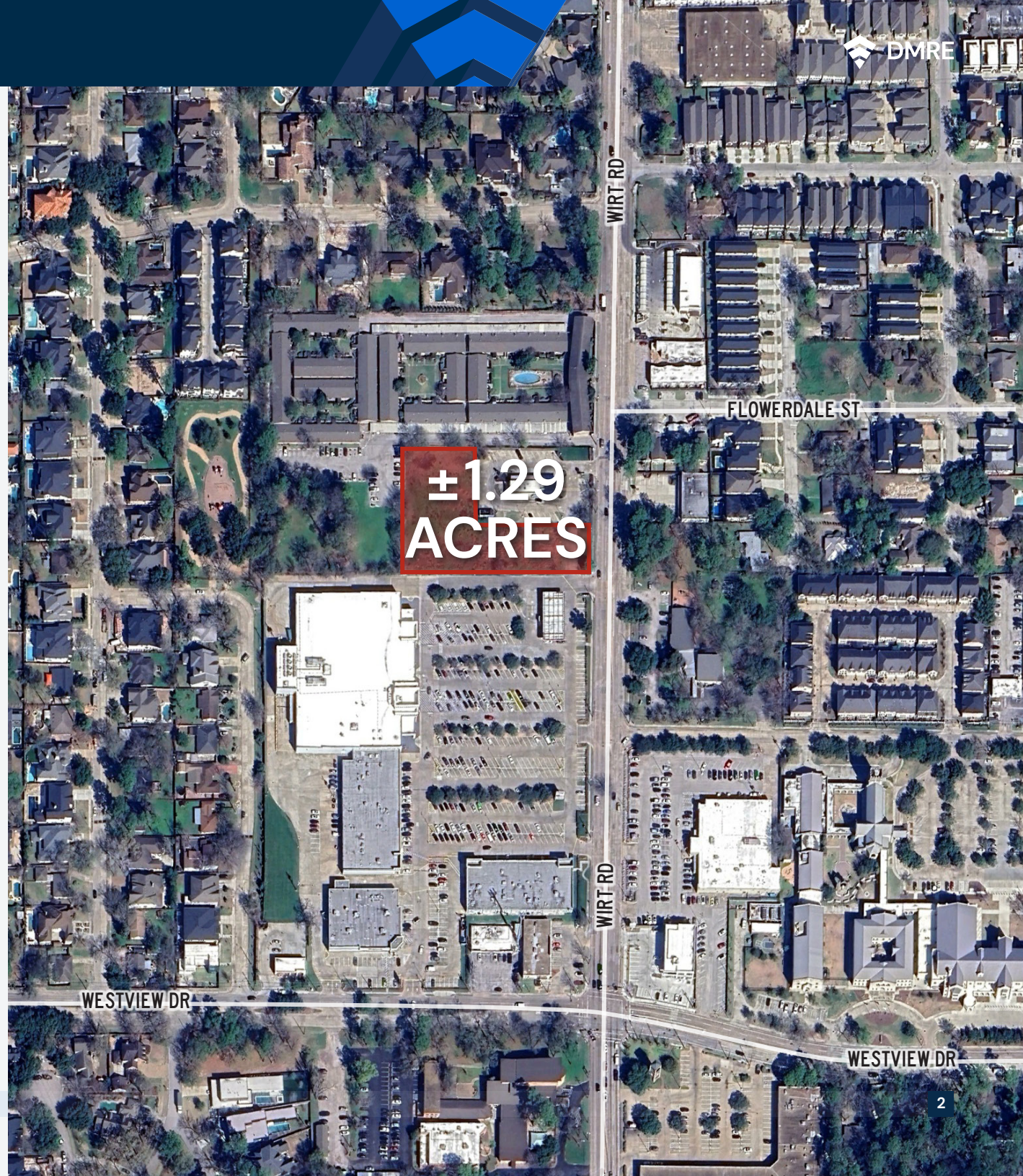
★ Top 10 Schools in Spring Branch ISD

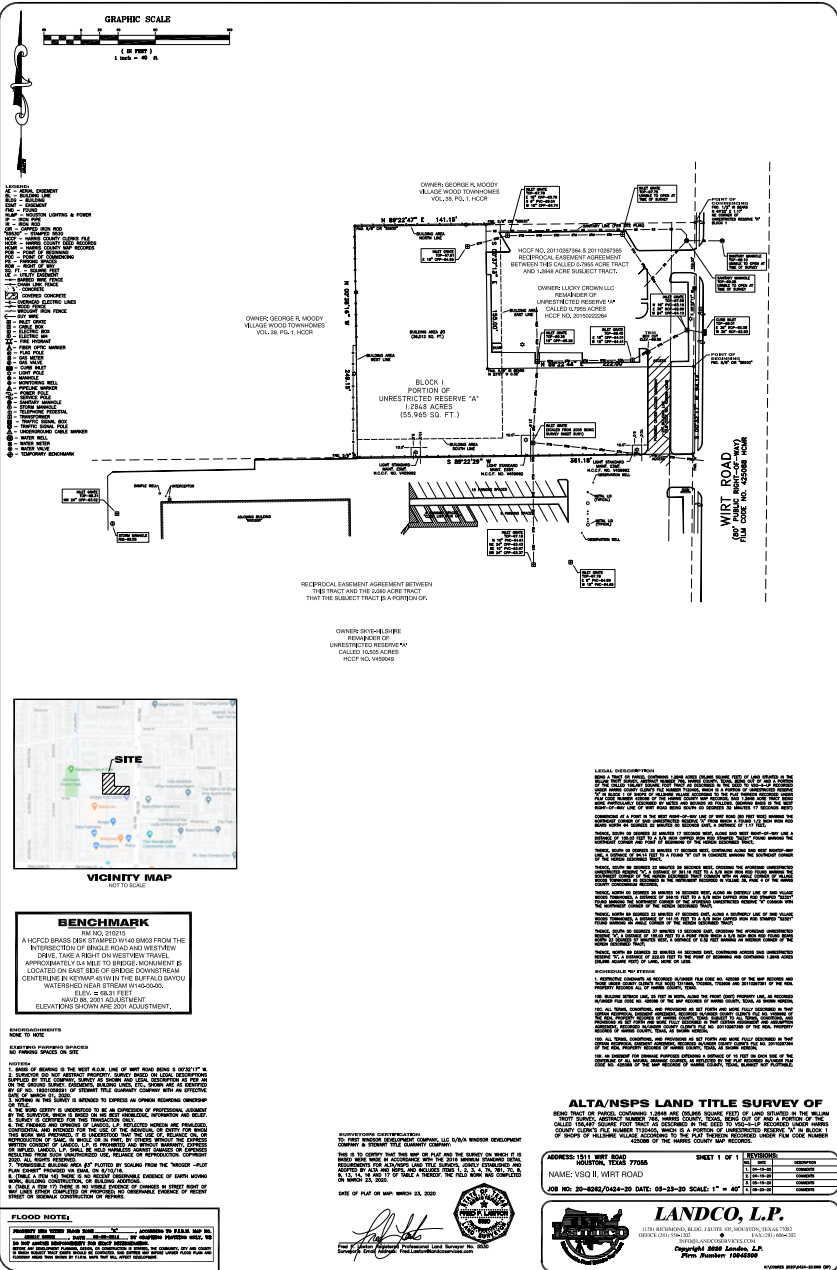
LEGAL

RES A BLK 1 SHOPS OF HILSHIRE VILLAGE

PRICE

Call for Pricing







2023 TAX RATES

25	SPRING BRANCH ISD	1.0789
40	HARRIS COUNTY	0.35007
41	HARRIS CO FLOOD CNTRL	0.03105
42	PORT OF HOUSTON AUTHY	0.00574
43	HARRIS CO HOSP DIST	0.14343
44	HARRIS CO EDUC DEPT	0.0048
61	CITY OF HOUSTON	0.51919
793	SPRING BRANCH MGT DIST	0.1
TOTAL		2.23318

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	21,937	137,278	416,772
5 YEAR EST. POPULATION GROWTH	8%	12%	12%
AVERAGE HOUSEHOLD INCOME	\$159,877	\$158,127	\$153,922
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$378,493	\$345,672	\$349,239

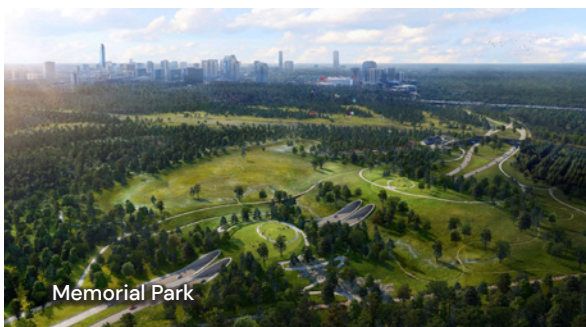


Development Site Located in Spring Branch

- Spring Branch East is conveniently located just outside the 610 Loop and is minutes from Downtown, Memorial Park, The Galleria, The Heights, Memorial Villages and Memorial City Mall
- Zoned to Spring Branch ISD, one of Houston's best rated school districts

Convenient Access To Major Thoroughfares

- Strategically located in off I-10
- Convenient access to US 290 via Antoine Dr
- Access to 610 Loop is less than 5 miles from site



Close Proximity To Houston's Best Entertainment & Retail

- Memorial Park: 11 minutes
- Galleria / Uptown: 15 minutes
- Energy Corridor: 18 minutes
- Downtown: 24 minutes

#4

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.

#42

GREATEST GLOBAL CITY

6.8M RESIDENTS
IN THE CITY OF HOUSTON

4.6M NEW RESIDENTS
IN LAST DECADE



EMPLOYMENT

3,360,800

JOBS IN THE HOUSTON MSA

2ND FASTEST GROWING
MSA IN THE U.S.

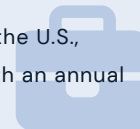
ECONOMY

The region created **179,000** jobs in 2022, according to the Texas Workforce Commission, putting total employment at a record high for the region.



26TH largest economy in the world if Houston were an independent nation

7TH largest metro economy in the U.S.,
Houston boasts **3.3 million jobs** with an annual GDP growth rate of **2.3%** since 2001.



GLOBAL TRADE CITY

73

FOREIGN OWNED FIRMS

1ST

IN FOREIGN WATERBORNE TONNAGE

1ST IN IMPORT AND EXPORT

1ST IN GULF COAST CONTAINER PORT

ENTERTAINMENT

#1

BEST FAIR/RODEO OF THE YEAR

#5

BEST FOOD CITY IN THE U.S.

#7

BEST CITY PARK—HERMANN PARK

GATEWAY TO THE WORLD

57.8M

PASSENGER VOLUME



4TH LARGEST

MULTI-AIRPORT SYSTEM IN THE U.S.



GLOBAL HUB

FOR AEROSPACE TECHNOLOGY



HEADQUARTERS CAPITAL

25

FORTUNE 500 COMPANIES

#3 among U.S. metro areas in Fortune 500 headquarters

#5 in the U.S. in Fortune 1000 headquarters

55M SF Class A Space

160,000 Business Establishments

TEXAS MEDICAL CENTER
largest medical complex in the world

THE UNIVERSITY OF TEXAS
MD Anderson Cancer Center

HOUSTON
Methodist
LEADING MEDICINE

MEMORIAL HERMANN

Texas Children's Hospital

CLUTCH CITY



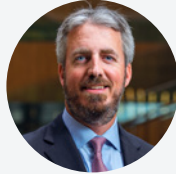
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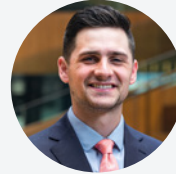
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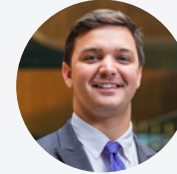
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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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