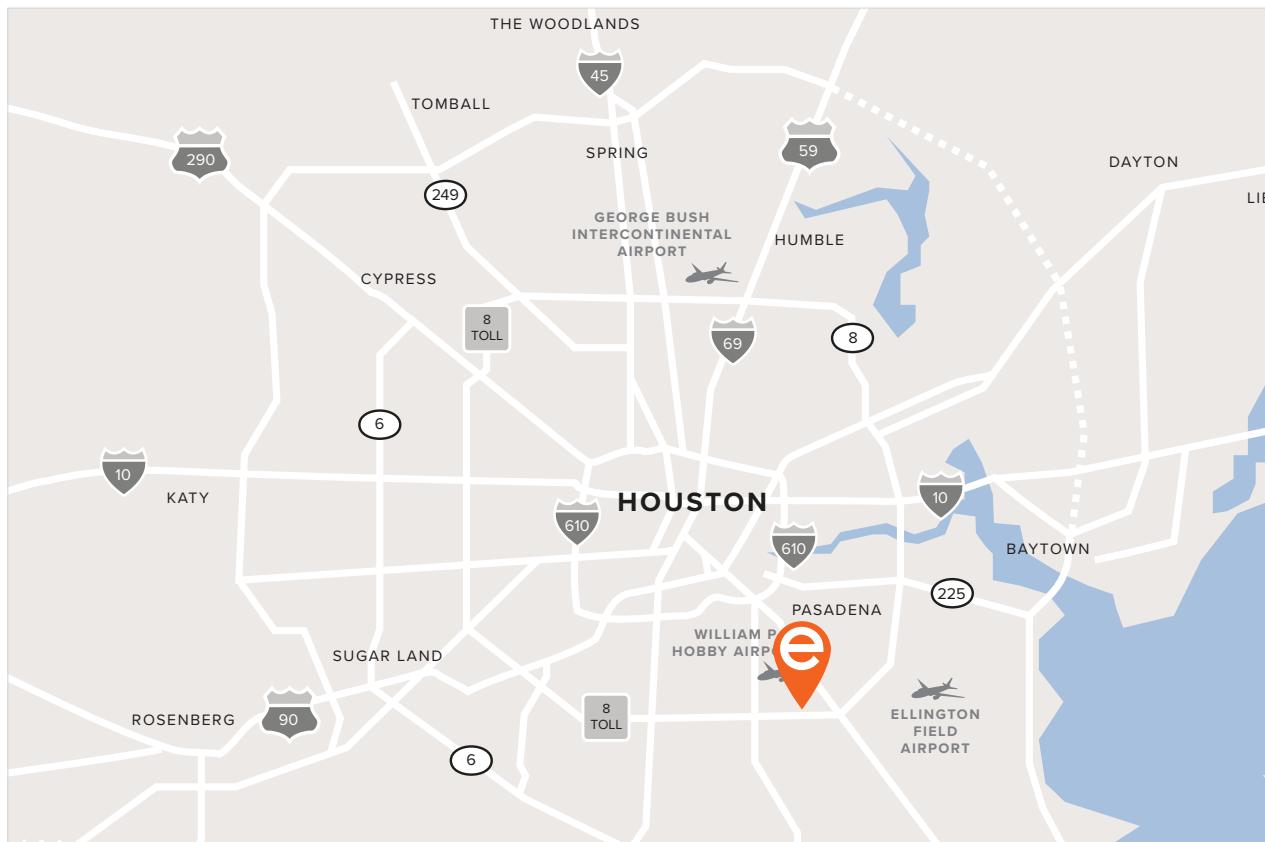




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2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	16,331	119,861	245,530
DAYTIME POPULATION	10,368	96,553	221,800
AVG HH INCOME	\$89,664	\$90,434	\$88,267

AREA RETAILERS

H-E-B+Fuel, Walgreens, Bank of America, Starbucks, Little Caesars Pizza, 9er's Grill, Subway, Tutti Frutti, Koi Cha, H&R Block, Christain Brothers Automotive, Texas First Dental

LOCATION

9885 Blackhawk Blvd.
Houston, Texas 77075-2247



SIZE

See Site Plan For Availability



RATE

Please Call For Pricing



TRAFFIC COUNTS (KALIBRATE 2025)

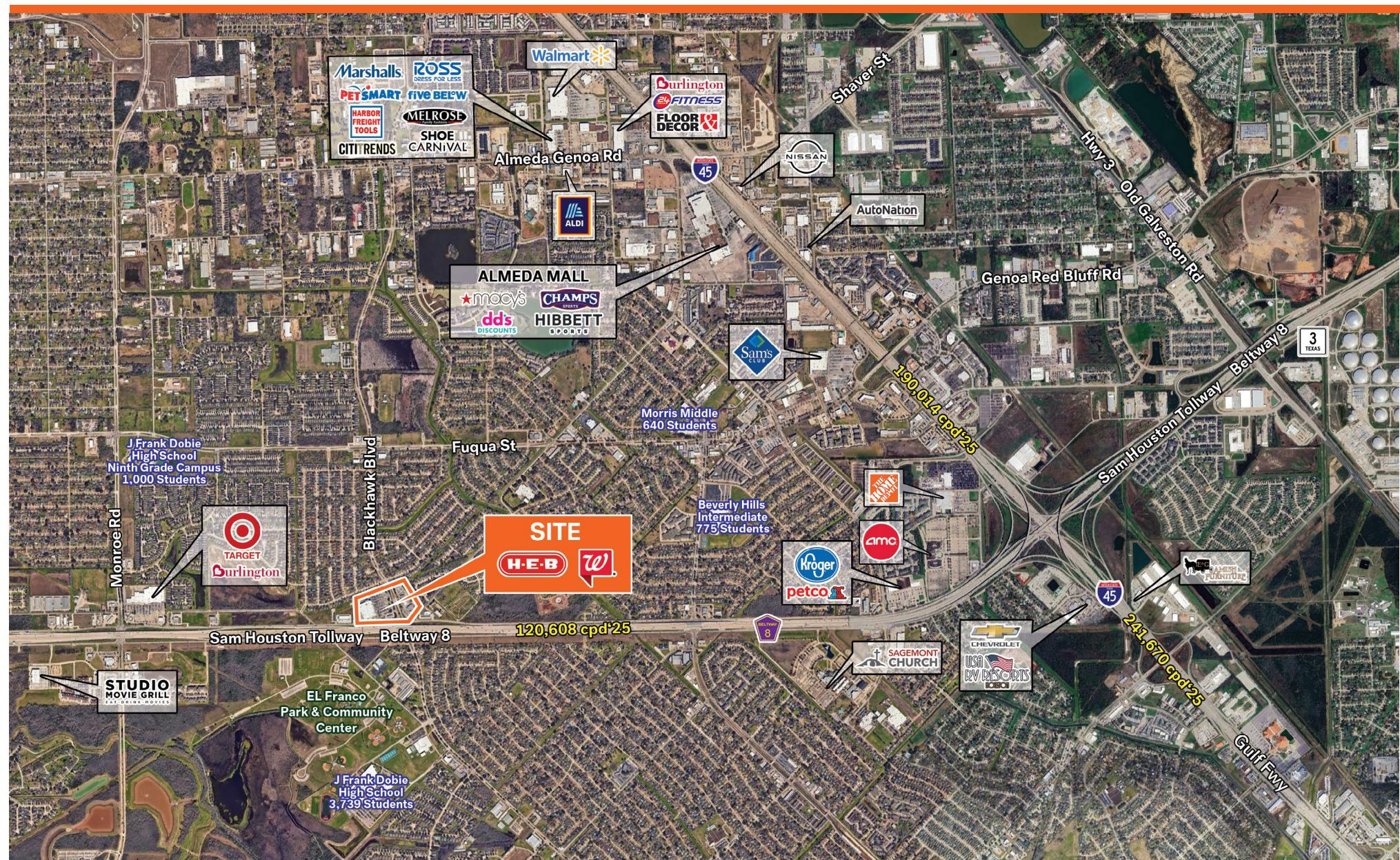
120,608 CPD **16,705 CPD**

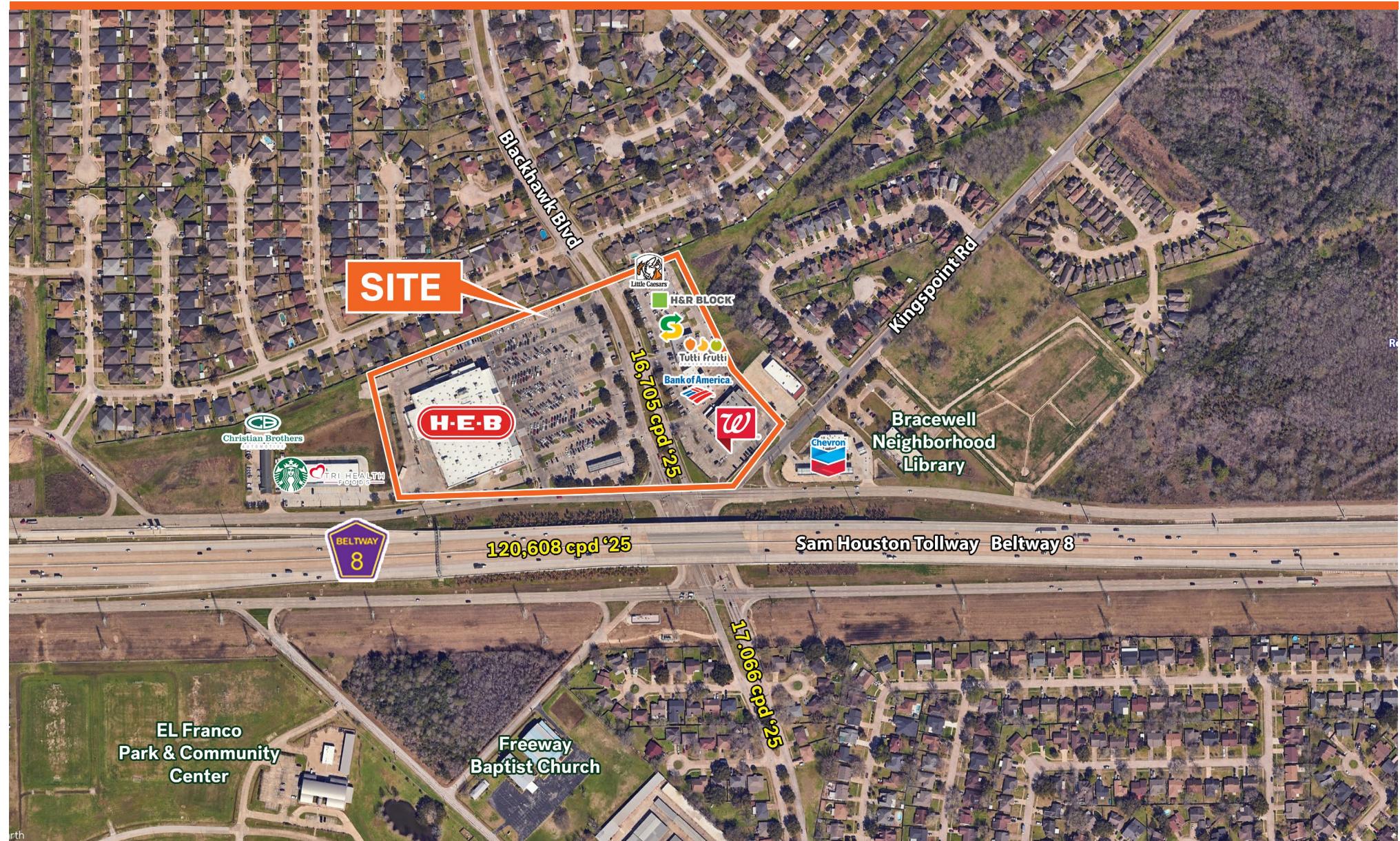
Sam Houston Tollway (TX-8) Blackhawk Blvd

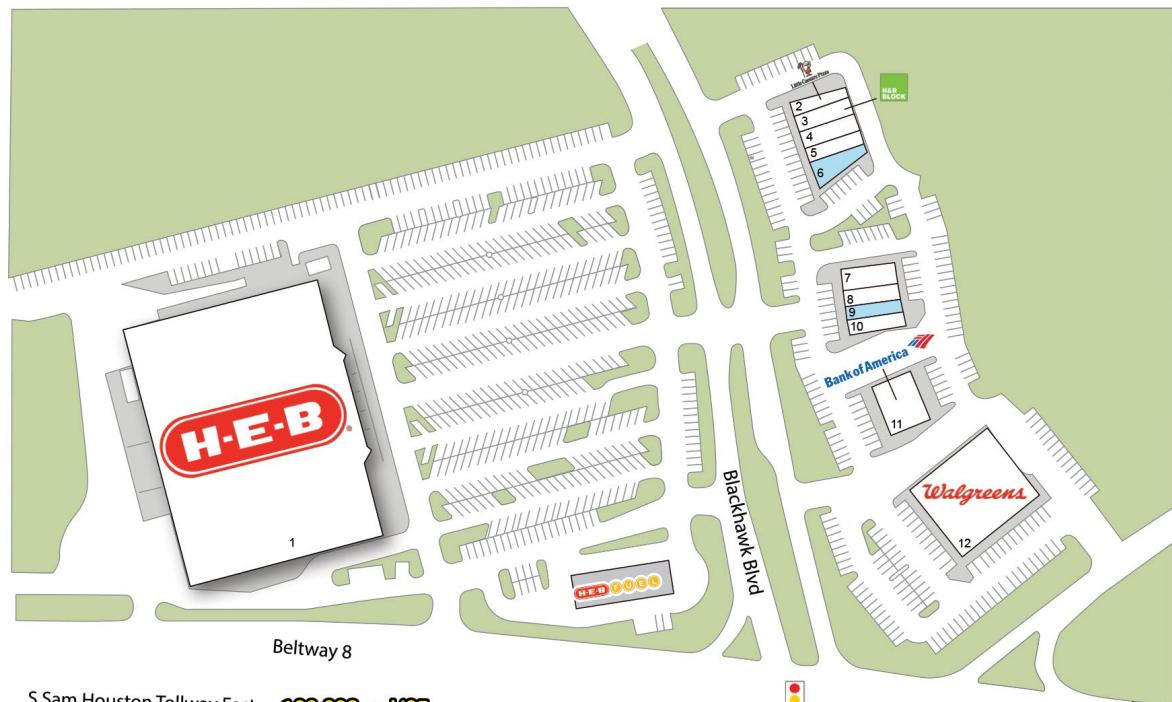


PROPERTY INFORMATION

- Blackhawk Town Center Receives 3.9M Visits Annually *Placer.ai
- Surrounded by Residential Neighborhoods with over 117,000 Total Population Count within a 3-Mile Radius
- 1-Mile From Future Domain Boulder Creek, an Upscale Multifamily Community
- 6-Miles South of William P. Hobby Airport
- Pylon Signage Available







S Sam Houston Tollway East **120,608 cpd '25**

Unit	Tenant	Square Footage
1	HEB	93,000
2	Little Caesars	1,520
3	H&R Block	1,520
4	Koicha-Tapioca Drinks and Snacks	1,520
5	Subway	1,520
6	Available (2nd Gen Restaurant)	1,995
7	9er's Grill	2,653
8	Tutti Frutti	1,520
9	Available	1,140
10	First Texas Dental	1,520
11	Bank of America	4,400
12	Walgreens	14,820
19	9855 Blackhawk Blvd LLC	0





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.

INFORMATION ABOUT BROKERAGE SERVICES

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.

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809