

# THE HUB AT HAMMERLY

*Pre-Leasing, Delivering Jan 2026*

*Newly Constructed Spring Branch Neighborhood Center*

9437 Hammerly Blvd  
Houston, TX 77080



*±1,000–9,000 SF Retail Restaurant Medtail  
Space Available*



For Information:  
346-418-6451  
[info@jhunterproperties.com](mailto:info@jhunterproperties.com)



# PROPERTY OVERVIEW

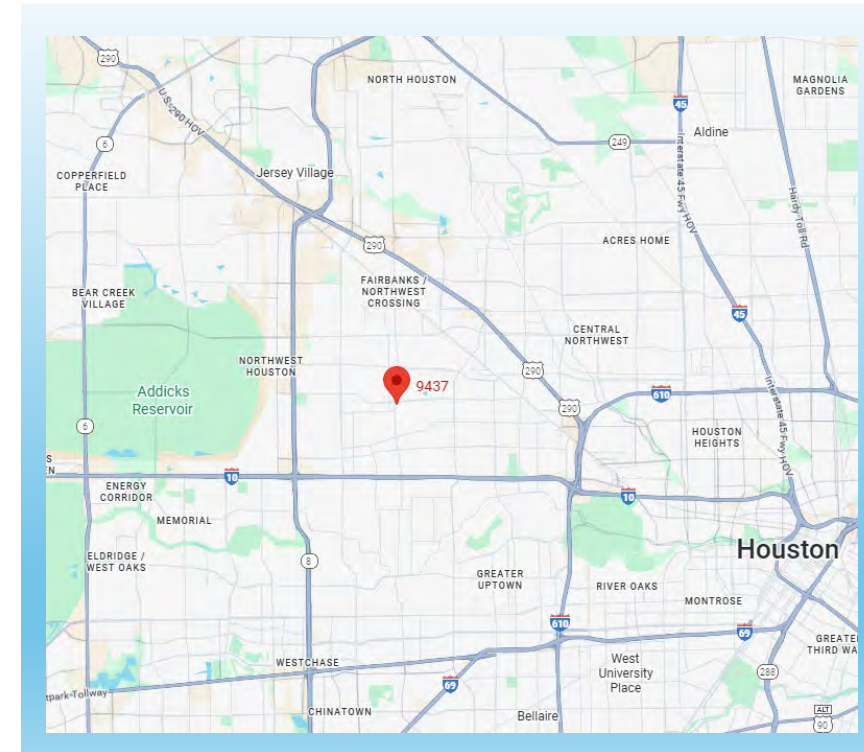
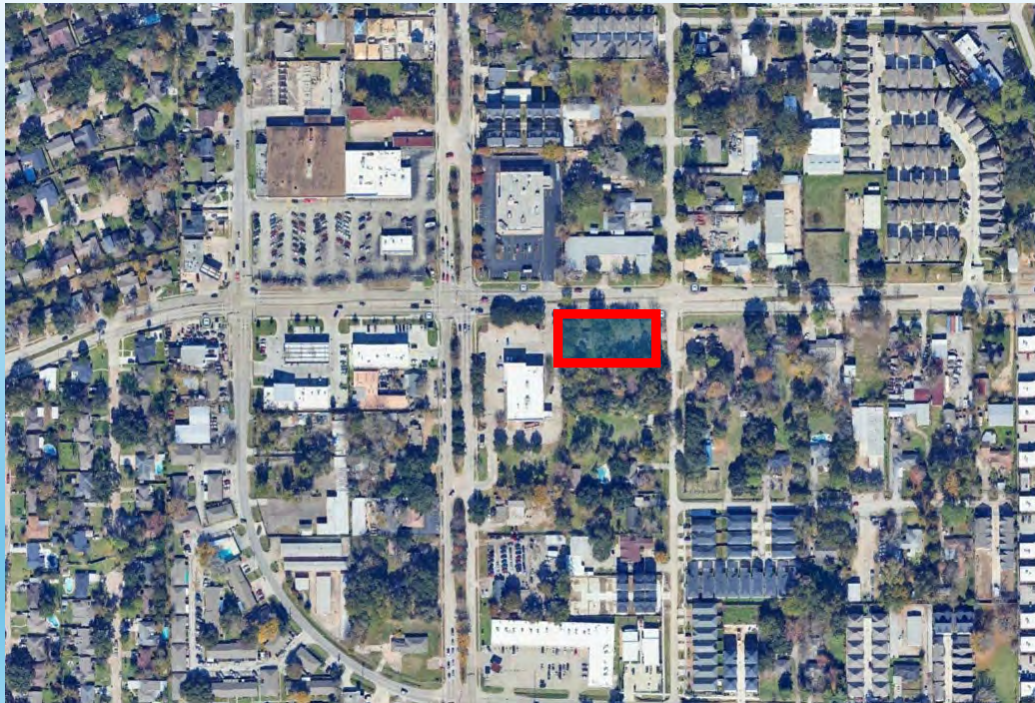
**The Hub at Hammerly** is a newly constructed, ground-up neighborhood retail development located in the heart of Houston's thriving Spring Branch submarket. Situated on the highly visible southwest hard corner of Hammerly Blvd and Hoskins Dr, just a few hundred feet from Blalock Rd, the project offers exceptional access and exposure.

Delivering **January 2026**, the center features approximately **9,000 SF of total space in shell condition**. Space is divisible to accommodate a variety of uses and can be built out by the landlord or by tenant directly for perfect customization.

Surrounded by **52,000 households within a three-mile radius** and boasting an **average household income of \$125,000**, The Hub at Hammerly is ideally positioned to capture strong daily traffic. Within one-mile, average home values exceed **\$404,000**, and the property sits in close proximity to the active north-south Blalock corridor, home to a dense concentration of established businesses and surrounding neighborhoods.

This is a prime opportunity to secure space in one of Spring Branch's most active and desirable retail corridors.

<b>Available Spaces:</b>	<b>+/- 9,000 SF</b> Can be subdivided
<b>Parking:</b>	<b>43 Parking Spaces</b>
<b>Traffic Count:</b>	<b>Hammerly Blvd: 21,165 VPD</b> <b>Blalock Dr: 15,369 VPD</b>





# PROPERTY AND AREA HIGHLIGHTS



9437 Hammerly Blvd



With 21,165 VPDs, Hammerly Blvd is one of the most traveled east west Spring Branch thoroughfares



237' of frontage along Hammerly Blvd with prime visibility



Surrounded by rooftops. Within 1-mile 8,533 households with an average age of 33.9



Brand new construction allowing for headache free maintenance and bespoke buildouts.



Consumers in Spring Branch spend \$2 Billion in retail goods & services every year and growing.

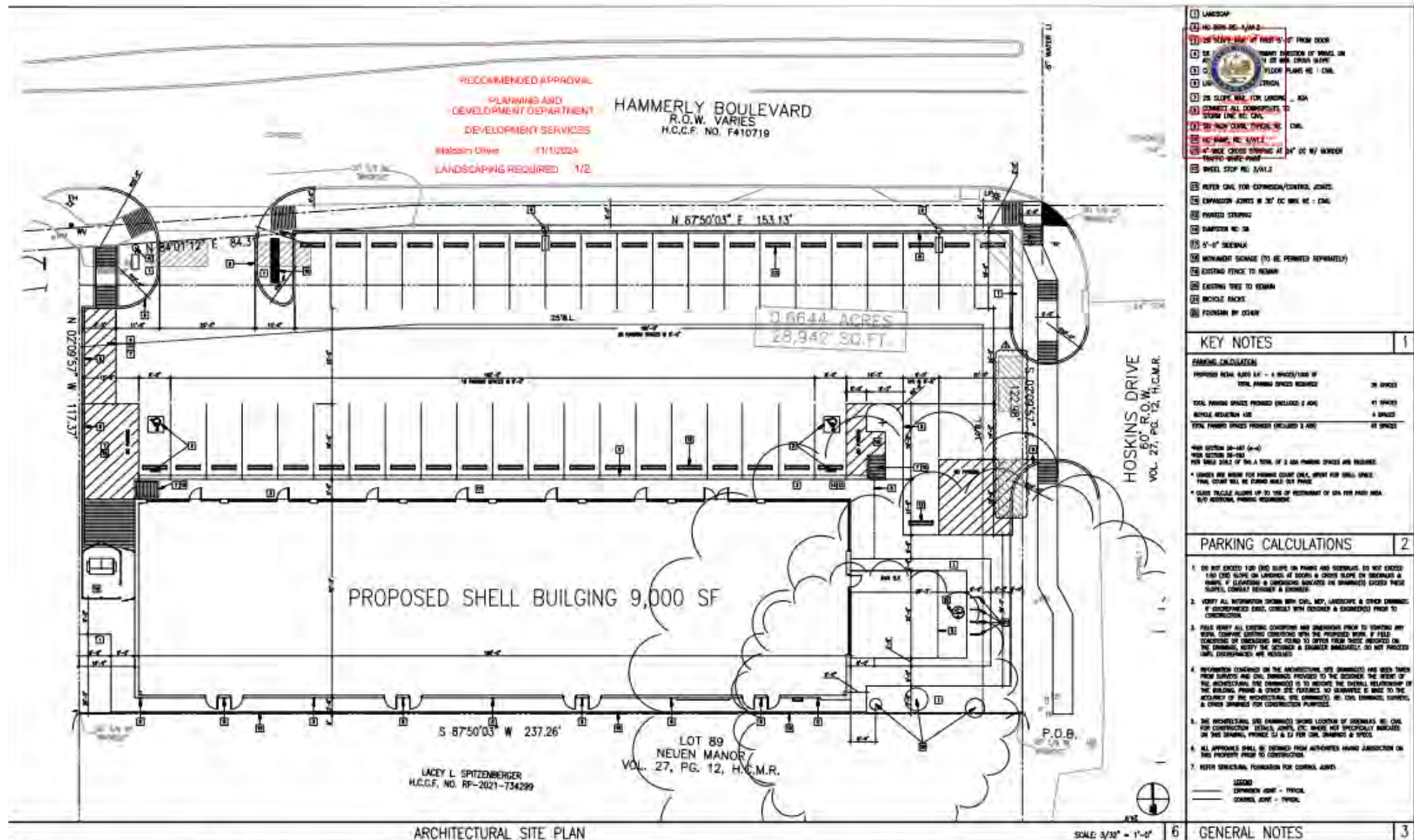


Since 2021 median housing prices have gone from \$370k to \$470k current day.





# SITE PLAN



ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"

6

GENERAL NOTES
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1	2
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**CONCEPTS**  
DESIGN CONCEPTS LLC  
interior design & construction

[illegible]

## Spotlight

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ISSUE	DATE	NO.
PERMIT ISSUE	34-15-2024	*
CDH COMMENTS	35-29-2024	⚠
CDH COMMENTS	10-08-2024	⚠

9437 HAMMERLY

9437 HAMMERLY  
HOUSTON, TX 77080

PROPOSAL NUMBER	PROJAC NUMBER
DC	
APPROVED BY	COMMITTEE APPROVAL
YALC BOARD	

**SITE PLAN**

**A1.1**

**01-1224**

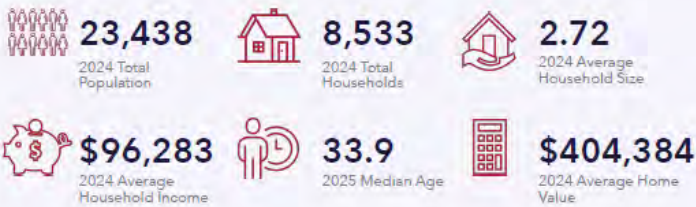
DEMOS - 1 MILE

DEMOGRAPHICS

9437 Hammerly Blvd, Houston, Texas, 77080

1 mile  
/ / / / / / / /

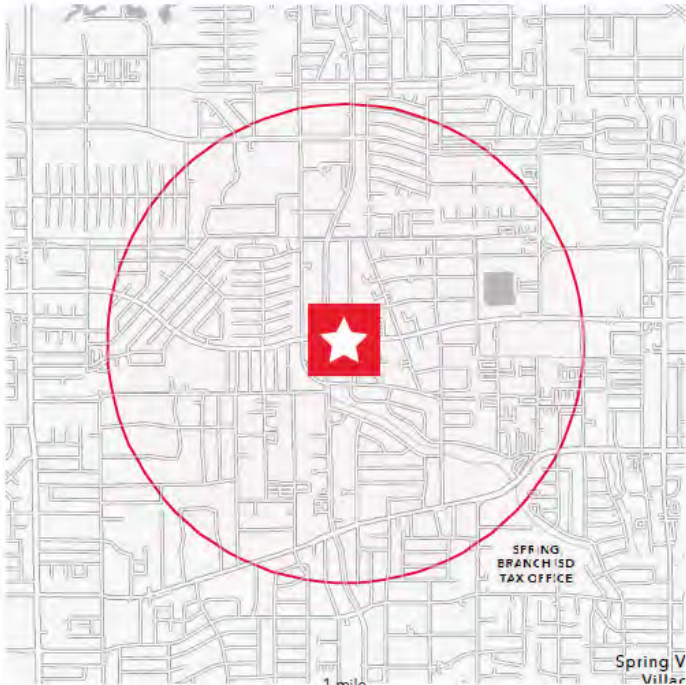
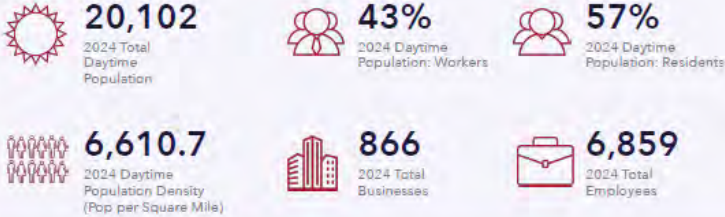
HOUSEHOLDS



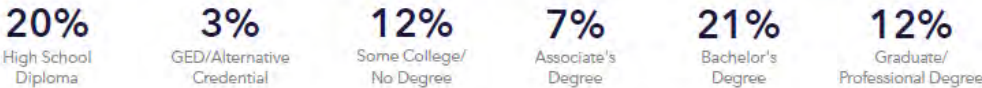
POPULATION



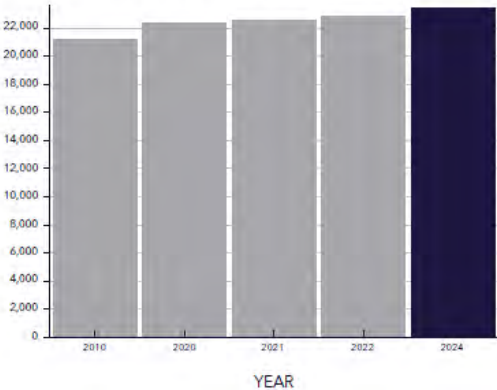
EMPLOYMENT



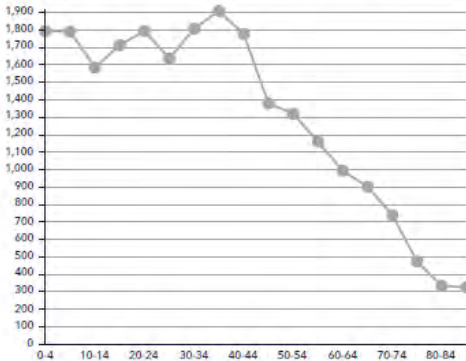
EDUCATIONAL ATTAINMENT



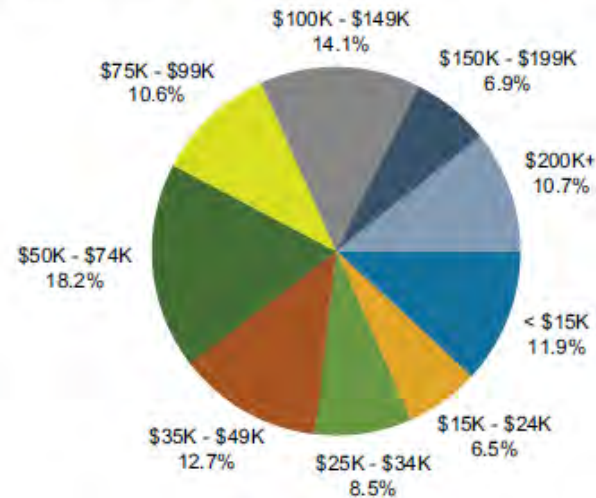
POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



2023 Household Income





DEMOS - 3 MILE

DEMOGRAPHICS

9437 Hammerly Blvd, Houston, Texas, 77080

3 miles  
////////

HOUSEHOLDS



137,585

2024 Total Population



52,063

2024 Total Households



2.63

2024 Average Household Size



\$125,819

2024 Average Household Income



35.6

2025 Median Age



\$609,472

2024 Average Home Value

POPULATION



0.53%

2024-2029 Population: Compound Annual Growth Rate



49%

Male Population



51%

Female Population

EMPLOYMENT



199,414

2024 Total Daytime Population



66%

2024 Daytime Population: Workers



34%

2024 Daytime Population: Residents



7,078.1

2024 Daytime Population Density (Pop per Square Mile)



9,202

2024 Total Businesses



105,881

2024 Total Employees

EDUCATIONAL ATTAINMENT

19%

High School Diploma

3%

GED/Alternative Credential

12%

Some College/ No Degree

6%

Associate's Degree

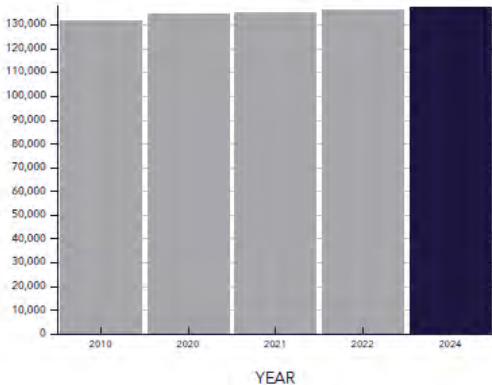
24%

Bachelor's Degree

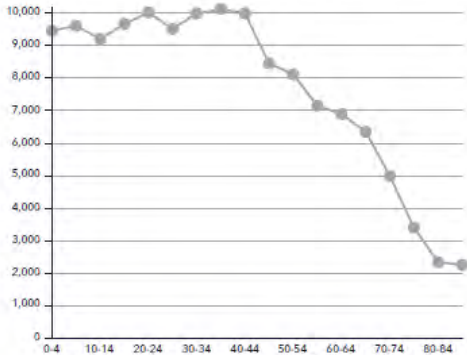
15%

Graduate/ Professional Degree

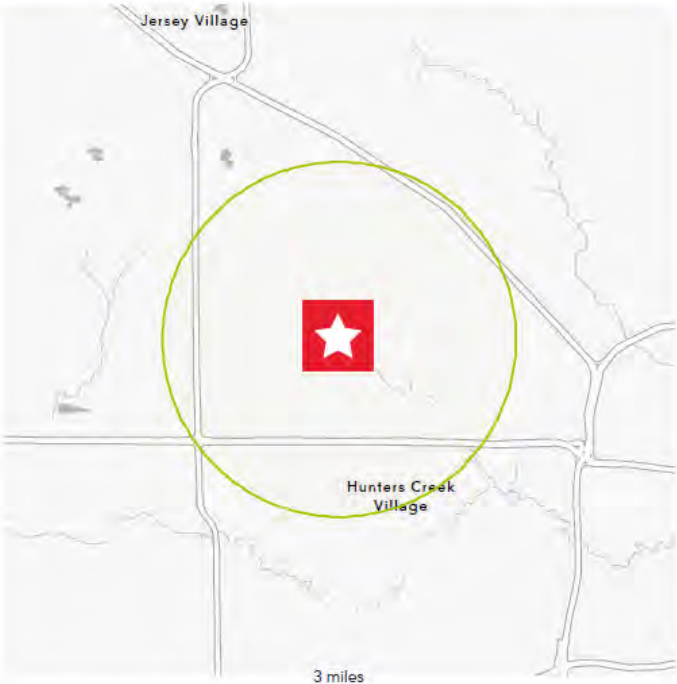
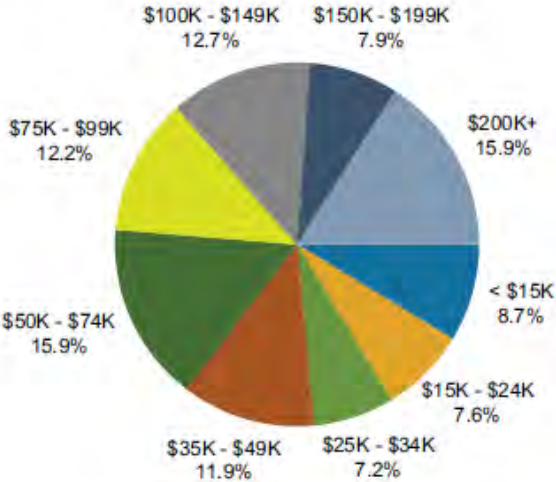
POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



2023 Household Income



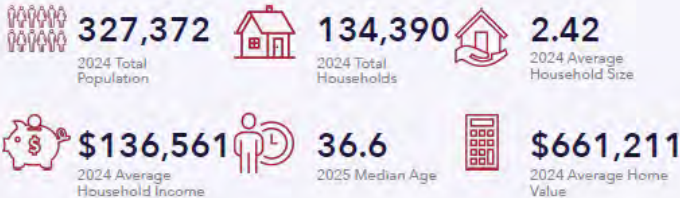
DEMOS - 5 MILE

DEMOGRAPHICS

9437 Hammerly Blvd, Houston, Texas, 77080

5 miles  
/ / / / / / / /

HOUSEHOLDS



POPULATION



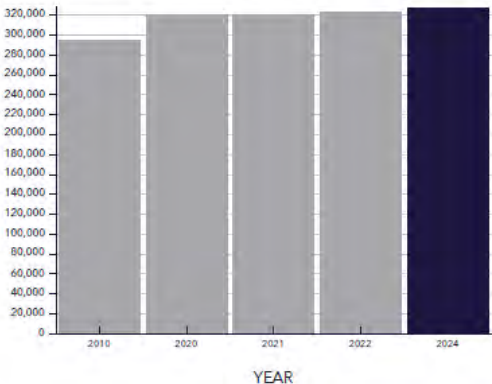
EMPLOYMENT



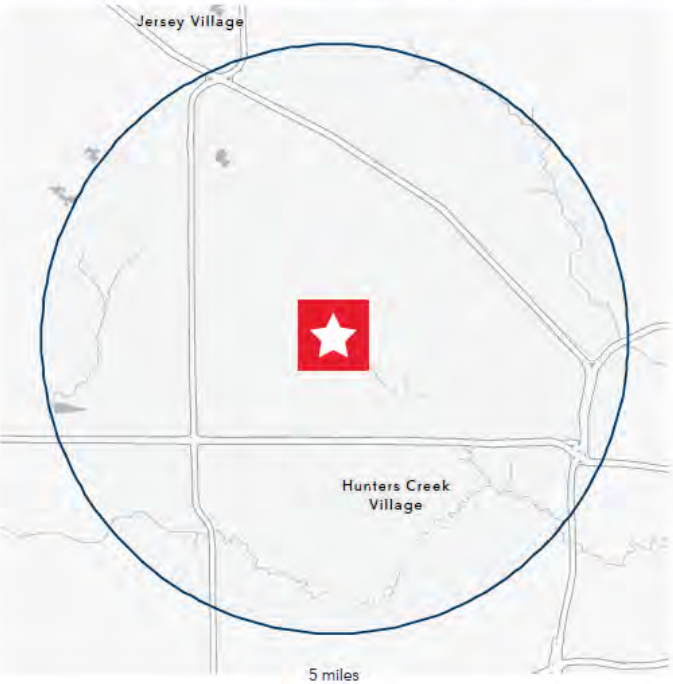
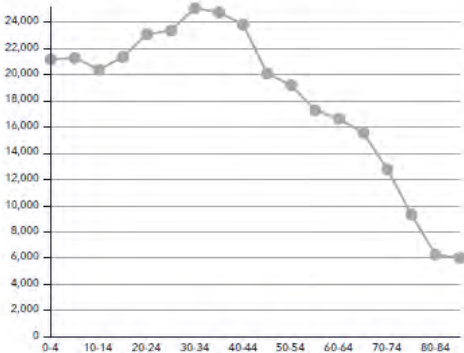
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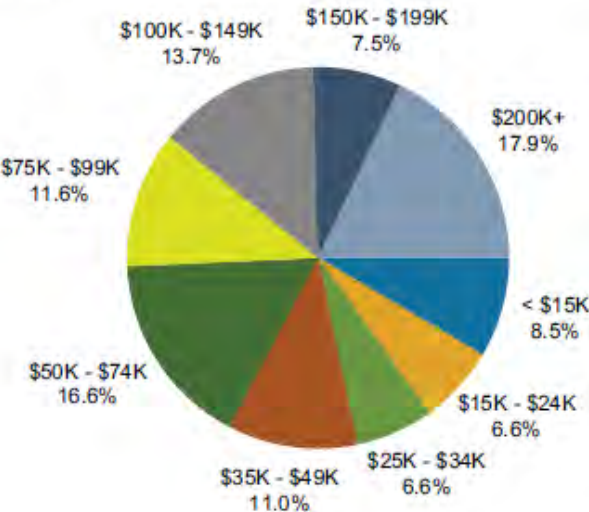
POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



2023 Household Income





# THANK YOU



**For Information:**  
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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John B. Nguyen</b>	<b>0511634</b>	<b>john@jhunterproperties.com</b>	<b>281-923-0099</b>
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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