

FOR SALE

+/- 1.2 Acres



1247 W 34th Street, Houston, TX 77018

Austin Bartula

Vice President

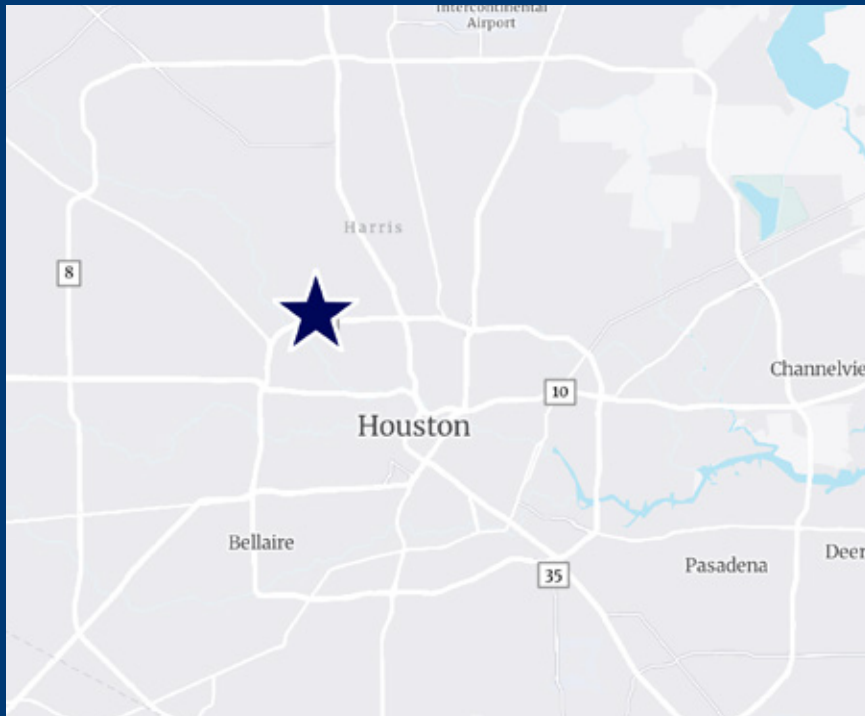
+1 713 818 6173

austin.bartula@colliers.com

Colliers

PROPERTY OVERVIEW

This site, located in Garden Oaks, offers a rare development opportunity suitable for retail, daycare or restaurant projects. It's prime location on 34th Street, between Ella Boulevard and Shepherd Drive and less than 1/2 mile from Interstate 610, positions it as one of the last developed tracts in a rapidly growing area.



SITE INFORMATION

SIZE	±1.20 acres
ADDRESS	1247 W 34th Street
CITY, STATE, ZIP	Houston, TX 77018
COUNTY	Harris
APN	05809300000014
ZONING	None
UTILITIES	City of Houston
IDEAL USES	Retail, daycare, restaurant
IMPROVEMENTS	Fully stabilized, fenced and secured

2024 TAX RATES

001 - HOUSTON ISD	\$0.868300
040 - HARRIS COUNTY	\$0.385290
041 - HARRIS CO. FLOOD CONTROL	\$0.048970
042 - PORT OF HOUSTON AUTHY	\$0.006150
043 - HARRIS CO. HOSPITAL DIST.	\$0.163480
044 - HARRIS CO. EDUC. DEPT	\$0.004799
048 - HOUSTON CITY COLLEGE	\$0.096183
061 - CITY OF HOUSTON	\$0.519190
TOTAL	\$2.092362

PROPERTY AERIAL

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Houston, TX 77018



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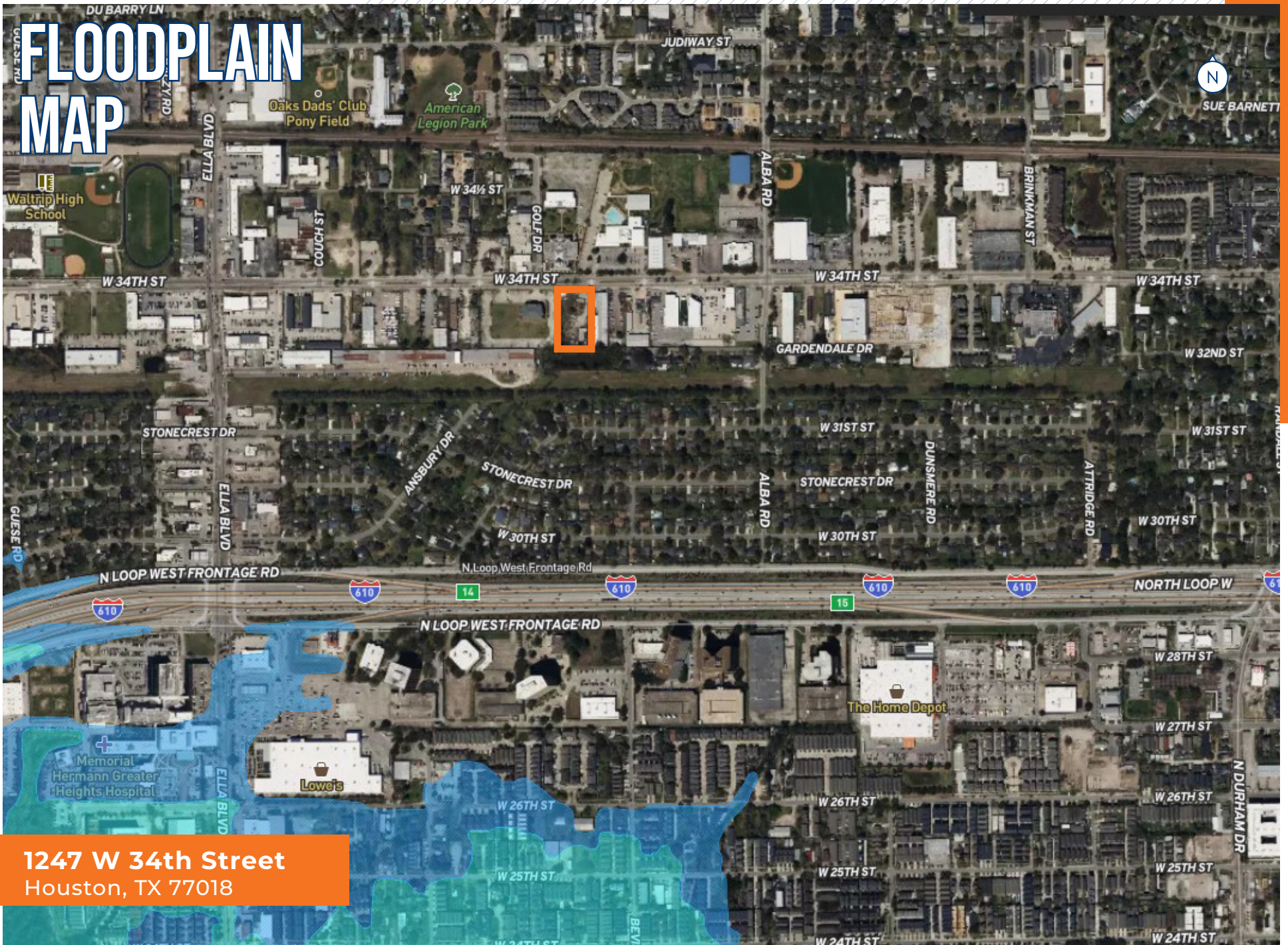


AREA RETAIL MAP

1247 W 34th Street
Houston, TX 77018



FLOODPLAIN MAP



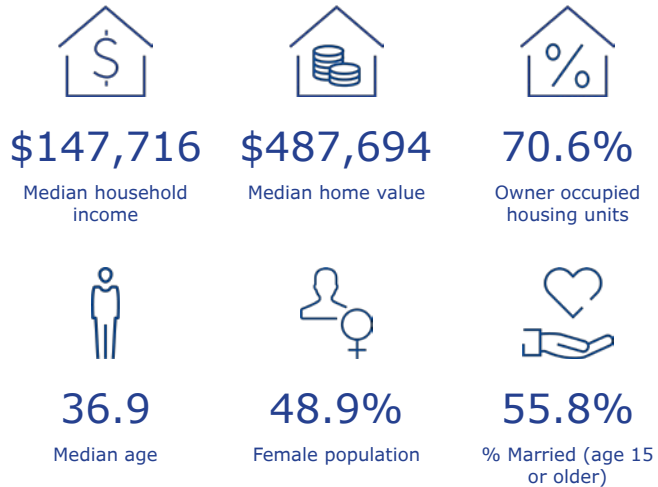
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Houston, TX 77018



Market Overview

1247 W 34Th St, Houston, Texas, 77018
1 mile radius

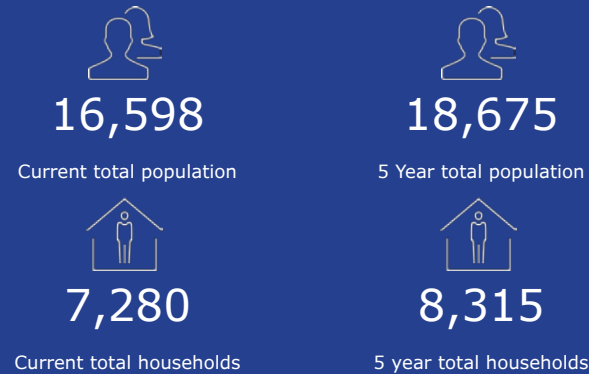
Household & population characteristics



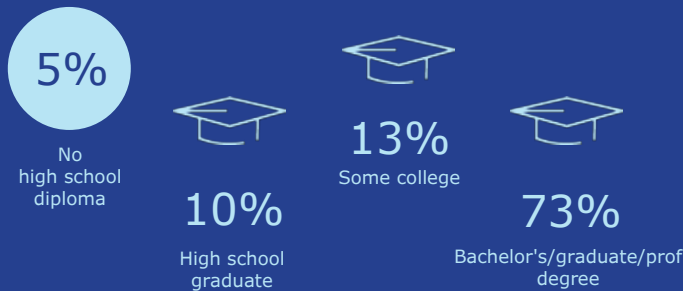
Annual lifestyle spending



Households & population



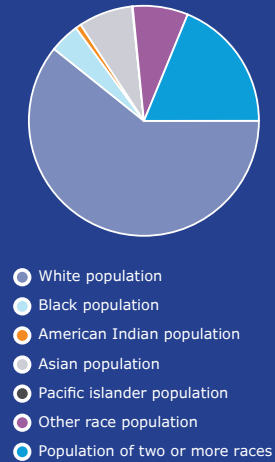
Education



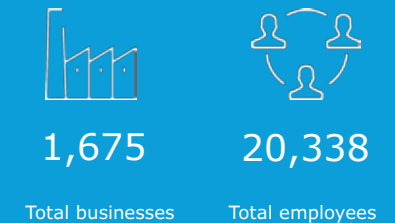
Annual household spending



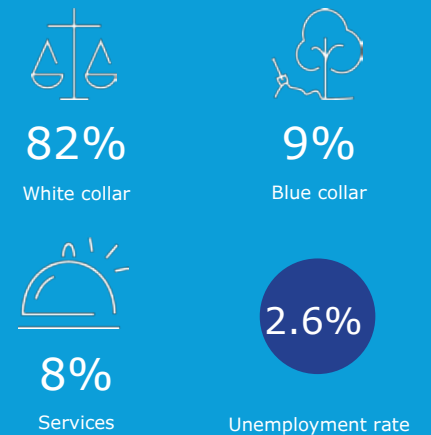
Race



Business



Employment



The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

Accelerating success.

For more information, contact:

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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.

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Date