



DETAIL
PLACE MAKERS

22099-104
 **identity**
ARCHITECTURE

THE AVIARY AT SPRING VALLEY VILLAGE

NEW CONSTRUCTION RETAIL DEVELOPMENT FOR LEASE

NWC Interstate 10 & Bingle Rd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWC Interstate 10 & Bingle Rd
Houston, TX 77055

Bldg A Availability: 1st Floor: ±6,540 SF
2nd Floor: ±6,540 SF

Bldg B Availability: 1st Floor: ±6,000 SF
2nd Floor: ±6,000 SF

Price: 1st Floor: \$55.00 PSF + \$17.00 NNN
2nd Floor: \$38.00 PSF + \$17.00 NNN

HIGHLIGHTS:

- Brand new two-story retail development
- Estimated delivery: Q1 2027
- ±7,200 SF of green space
- Two dedicated patio spaces:
 - Building A: ±2,000 SF | Building B: ±800 SF
- Ample parking available: ±114 parking spaces
- Ideally positioned within the highly desirable Spring Branch trade area
- Strategically located at the entrance to the Spring Valley Village neighborhood
- Easy access to Interstate 10, Loop 610 & Beltway 8

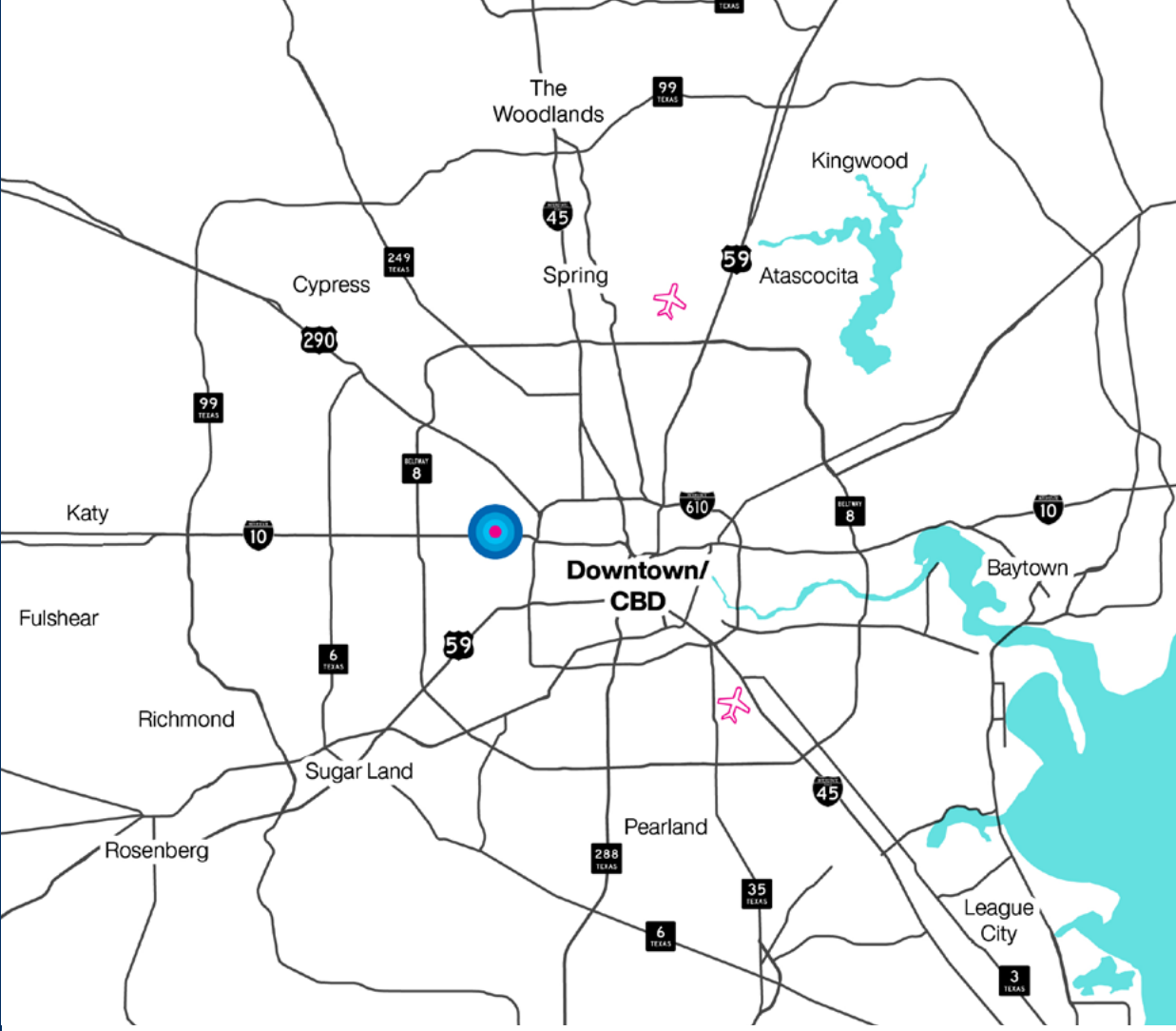
TRAFFIC COUNTS:

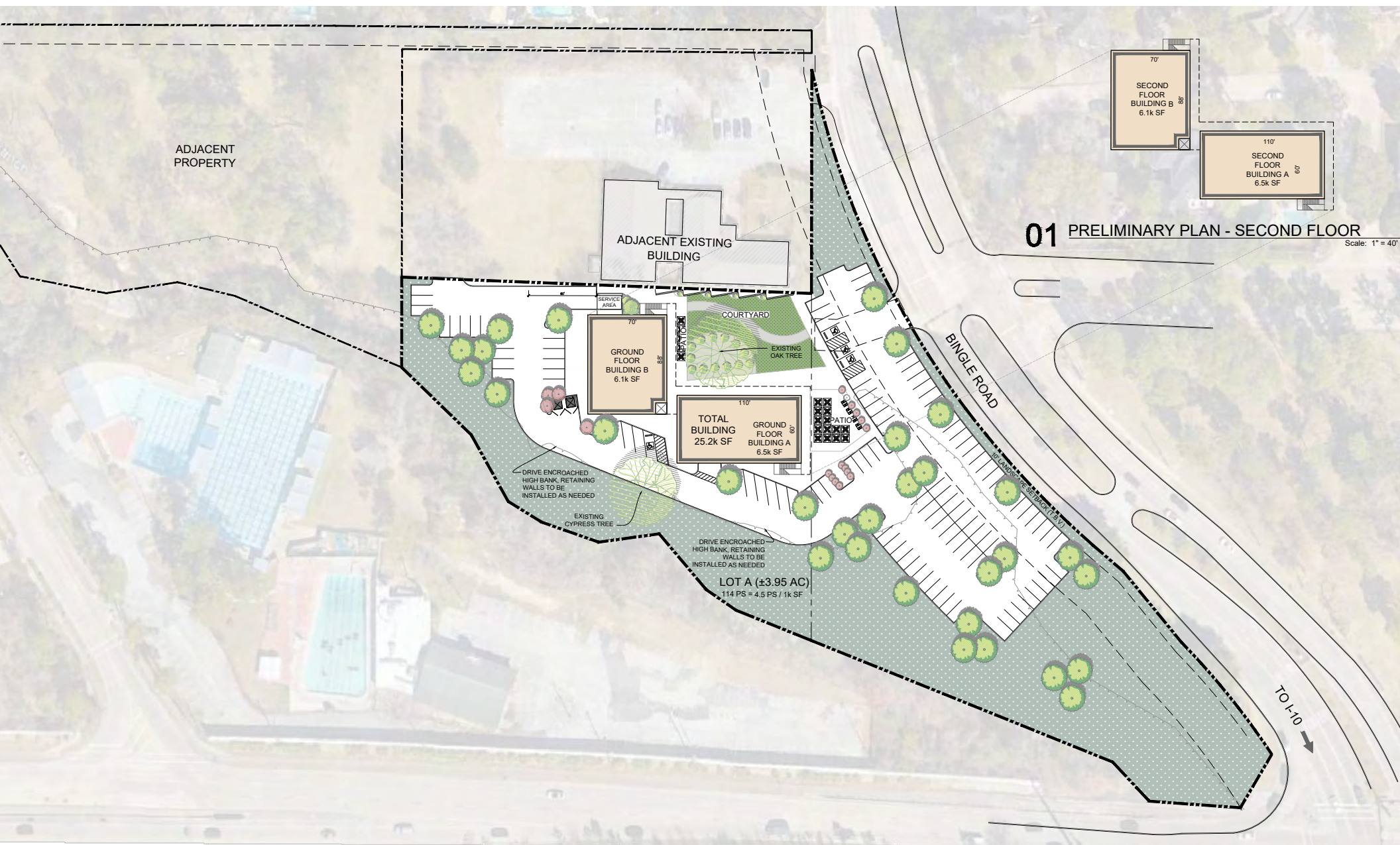
Interstate 10: 377,142 CPD '24

Bingle Rd: 25,232 CPD '24

2025 DEMOGRAPHICS:

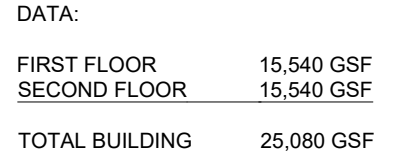
	1 Mile	3 Miles	5 Miles
Population	11,499	139,062	460,678
Daytime Pop.	10,918	161,583	584,818
Avg HH Income	\$332,492	\$183,751	\$143,472



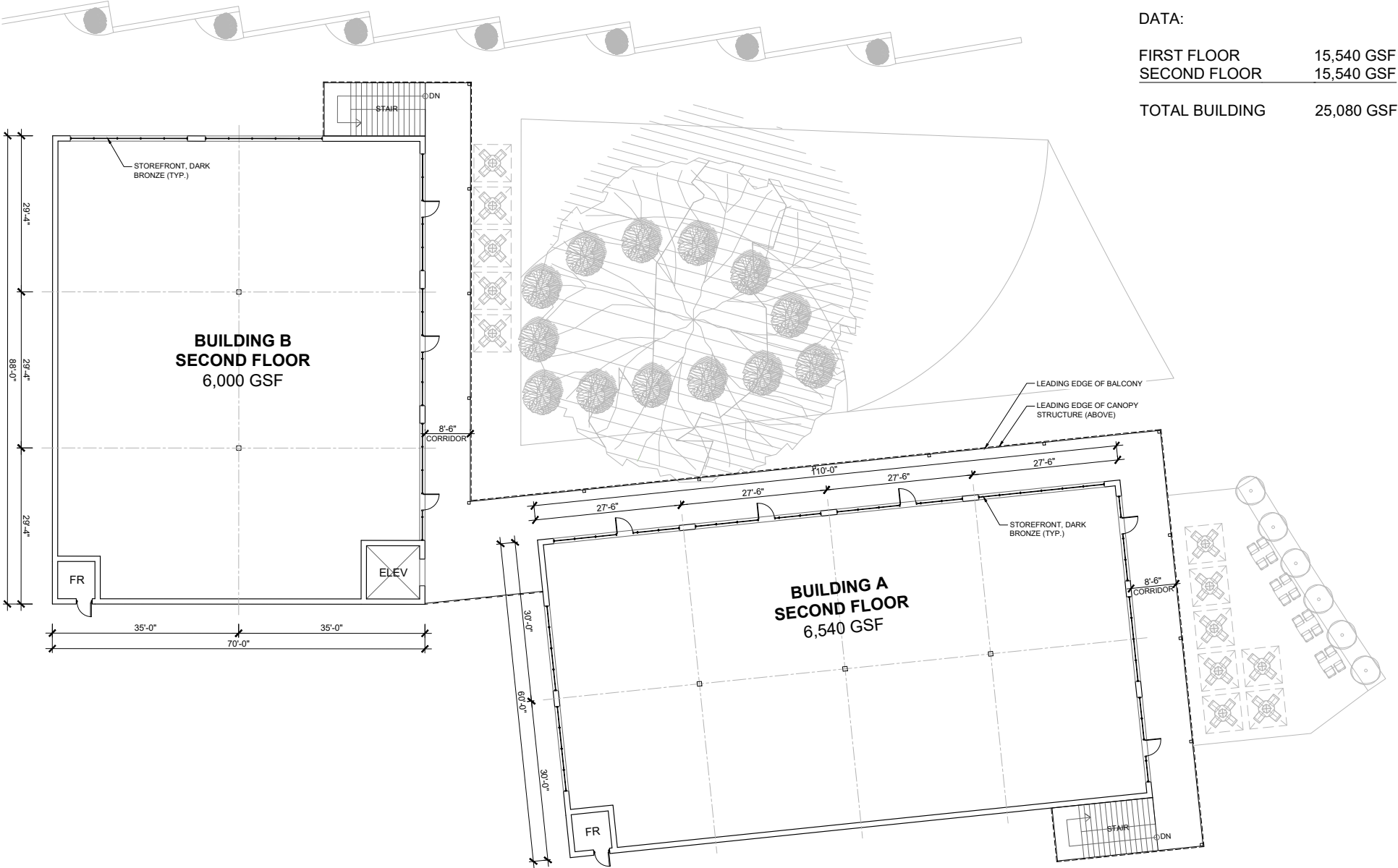


01 PRELIMINARY PLAN - SECOND FLOOR

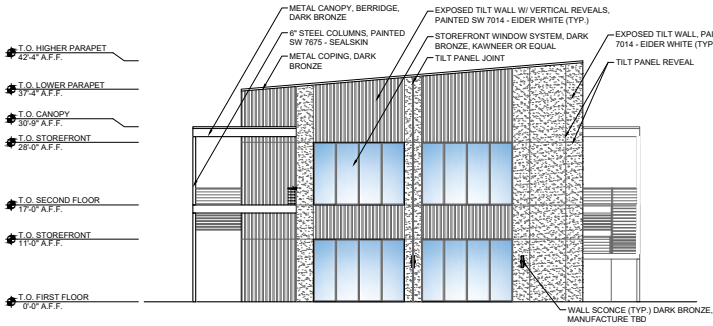
I:\IDA\22099-00_NWQ Bingle I-10 SD\200 SD\230 CORE SHELL PLANS\22099-03_PLAN.dwg plotted by Nelson Dieguez-Suarez on 2025-09-10 at 11:10 AM



SITE PLAN - 2ND FLOOR

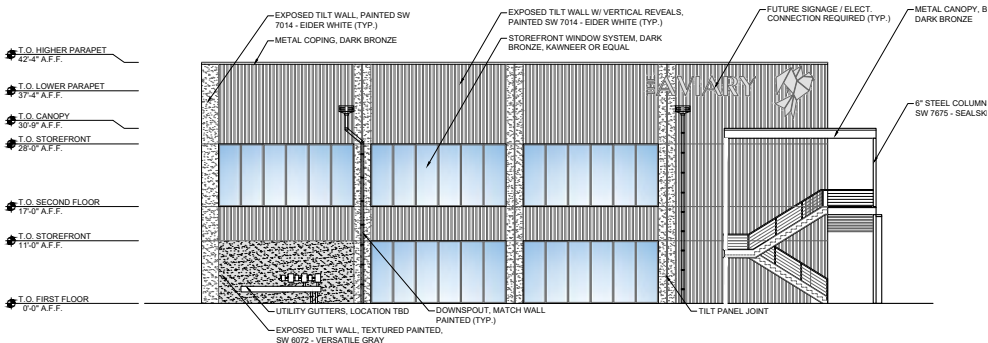


ELEVATIONS - BLDG A



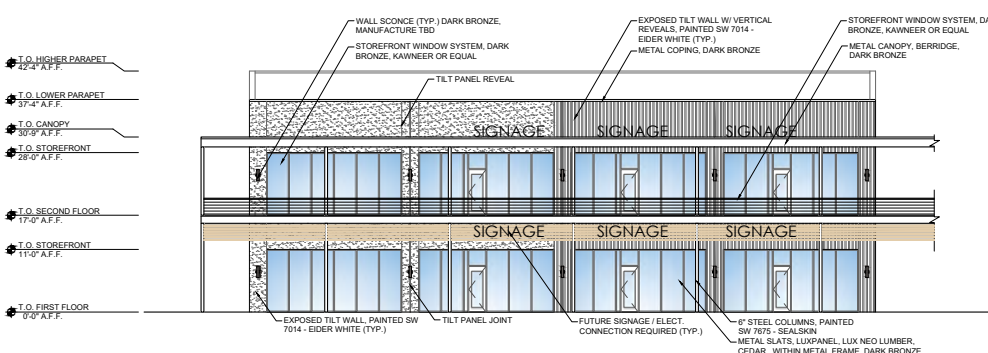
03 WEST ELEVATION (FACING I-10)

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



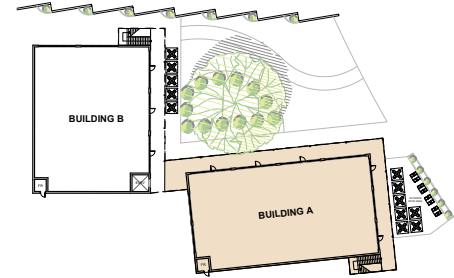
02 SOUTH ELEVATION (FACING I-10)

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



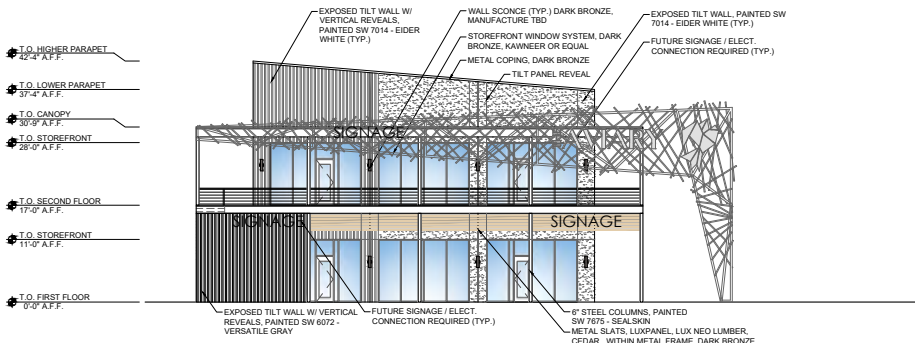
01 NORTH ELEVATION (FACING COURTYARD)

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



05 KEY PLAN

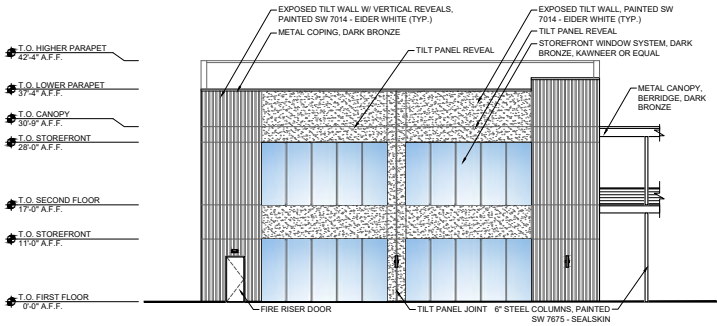
Scale: NTS



04 EAST ELEVATION (FACING BINGLE RD)

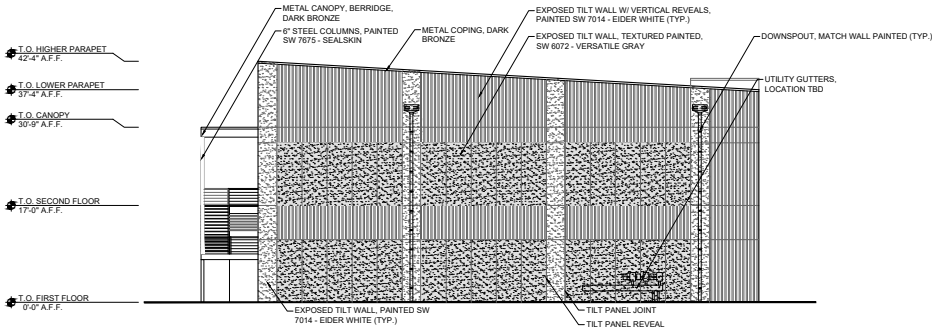
Scale: 3/32" = 1'-0"

ELEVATIONS - BLDG B



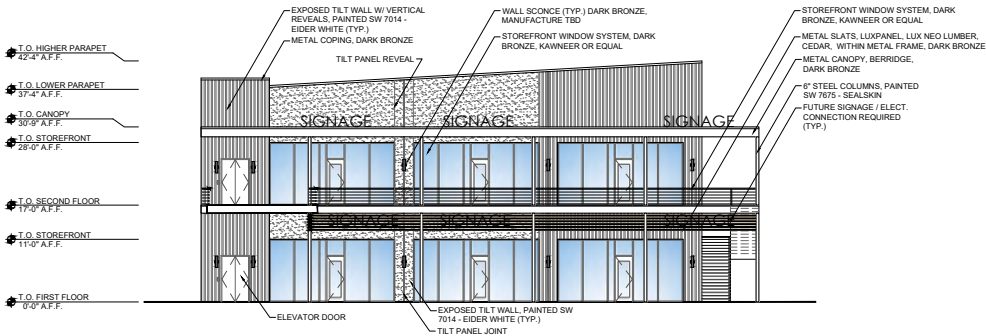
03 SOUTH ELEVATION (FACING I-10)

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



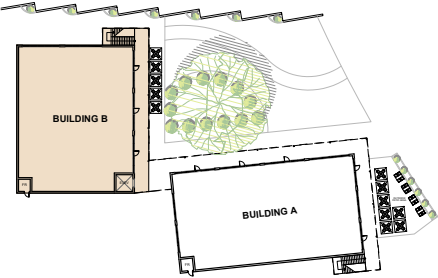
02 WEST ELEVATION

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



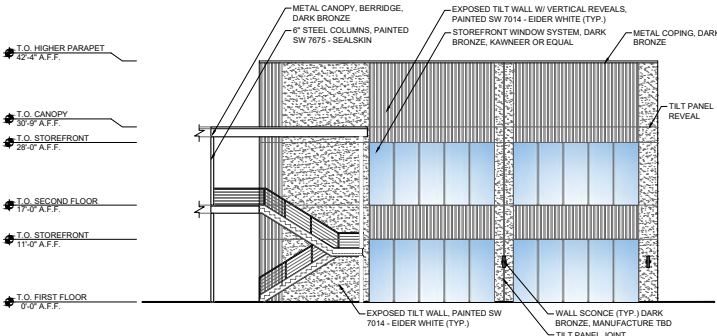
01 EAST ELEVATION (FACING COURTYARD)

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



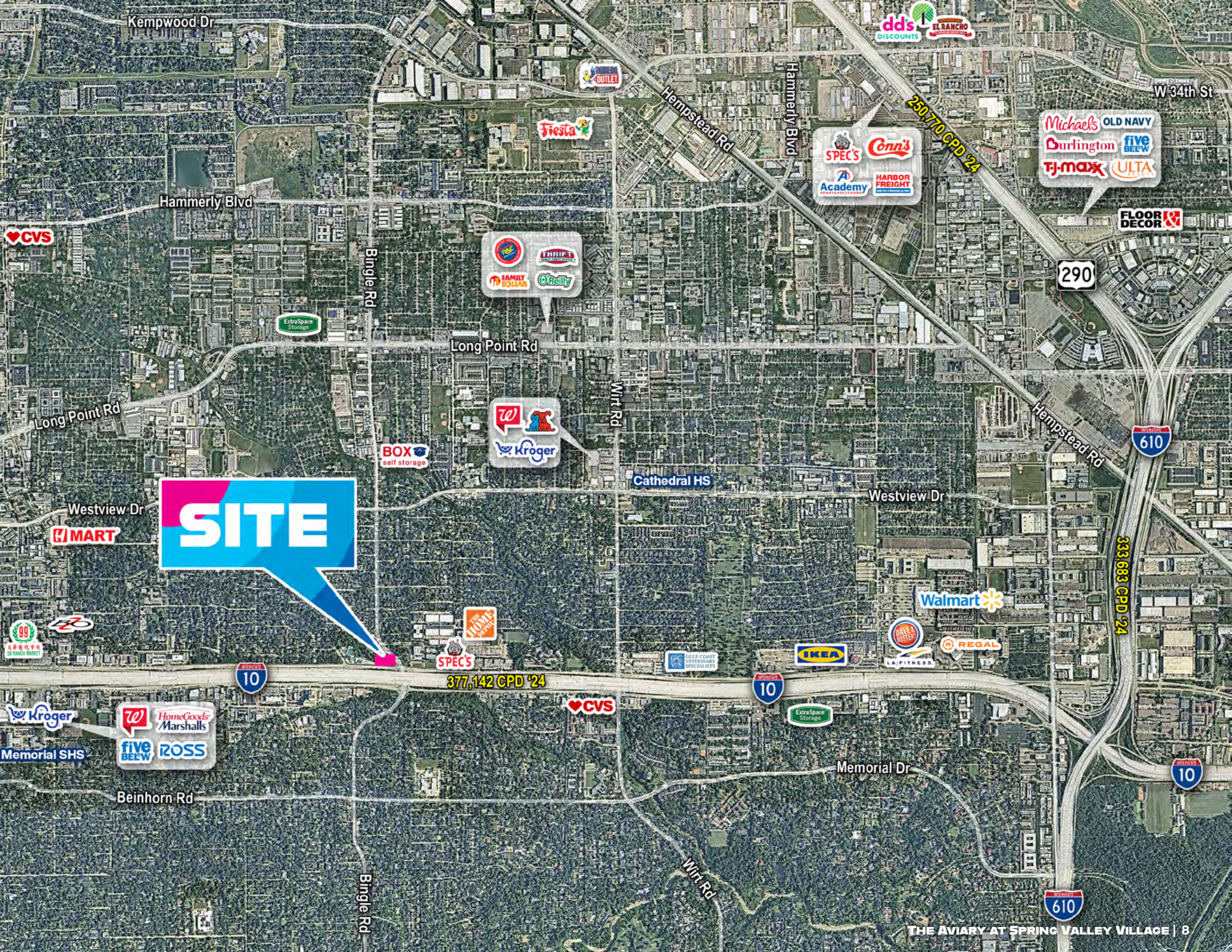
05 KEY PLAN

Scale: NTS



04 NORTH ELEVATION (FACING CHURCH)

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



SITE

Houston
Christian
High School

Northbrook
High School

The Lion
Lane School



SITE

Bingle Rd



Walmart



Stratford
High School



Lakeside
Country
Club

Westside
Tennis Club



Memorial
Senior
High School



THE AVIARY AT SPRING VALLEY VILLAGE





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.

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.

Blue Ox Brokerage, LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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