

LAND FOR SALE

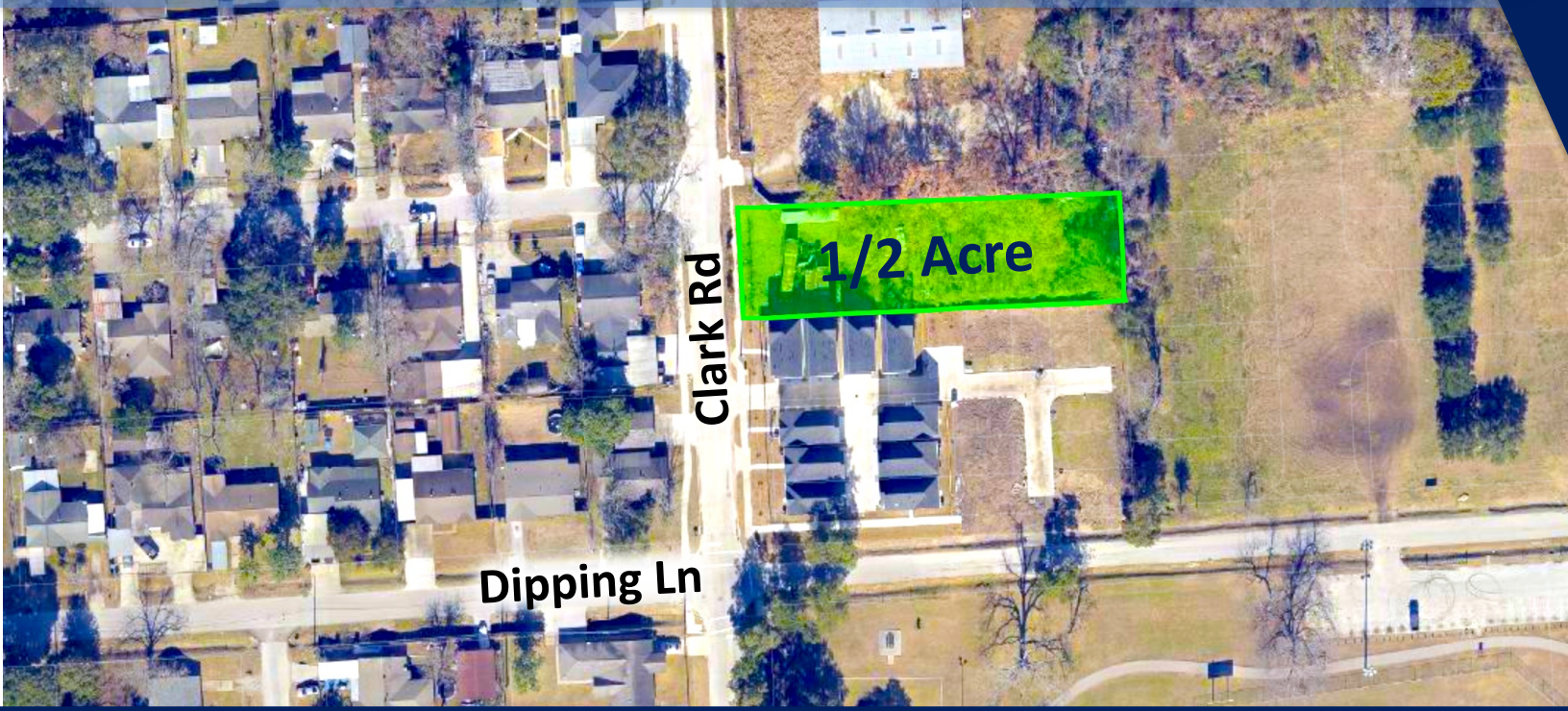


**COLDWELL
BANKER
COMMERCIAL**

REALTY

1/2 ACRE – NORTH HOUSTON, TX

9904 Clark Road, Houston, TX 77076



SALE PRICE: \$450,000

LOT SIZE: 0.5 Acres

PRICE/ACRE: \$900,000

CROSS STREETS: Clark Rd & Dipping Ln

PROPERTY FEATURES

- 1/2 Acre Just North of Downtown Houston
- Close to Residential Population Center
- Easy Access to Highways
- 1 Mile West of I-45 & East of Hardy Toll Road
- City Water & Sewer
- Hold for Investment or Possible Warehouse/ Small Retail Location
- Perfect for Service Providers Who Need a Nearby Customer Base

PROPERTY OVERVIEW

1/2 Acre for sale in the North Houston Metro Area, situated just north of 610 Loop between Interstate 45 and Hardy Toll Road. Perfect for any buyer who wants to be near to Downtown Houston. Easy access to all nearby highways. New apartments built in 2021 to the South. A warehouse is located to the north of the property. The property is surrounded by residential which offers a potential customer base. City Water & Sewer. No Electricity currently but is available nearby. Industrial containers will be removed from the property upon sale. Land has multiple uses. It could be held for investment as property values increase in Houston, or it may be used for self-storage or a warehouse. It may be suitable for small retail, a mom & pop c-store, or care services to the local population.

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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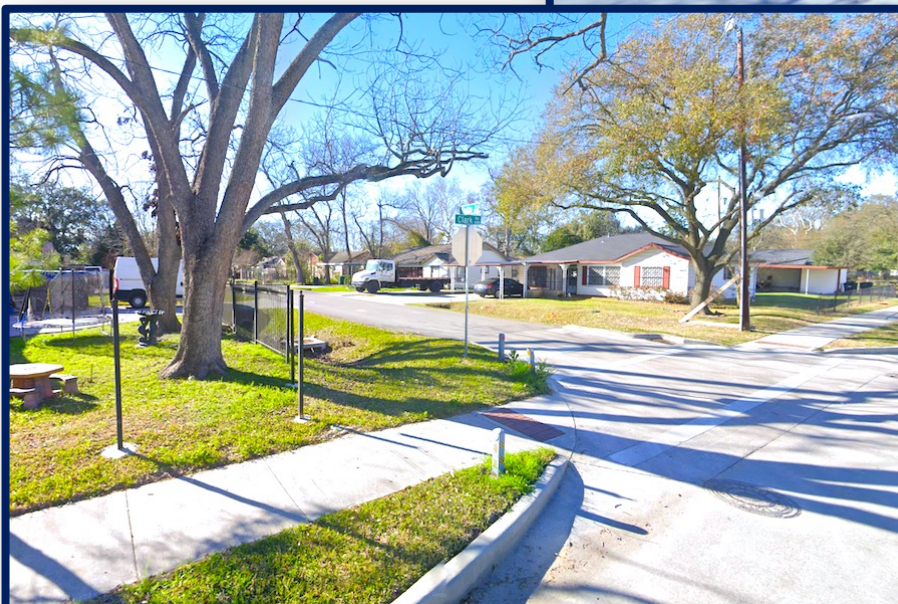
REALTY

SURROUNDING PROPERTIES



**APARTMENTS TO
THE SOUTH**

**WAREHOUSE TO
THE NORTH**



**RESIDENTIAL
ACROSS THE
STREET**

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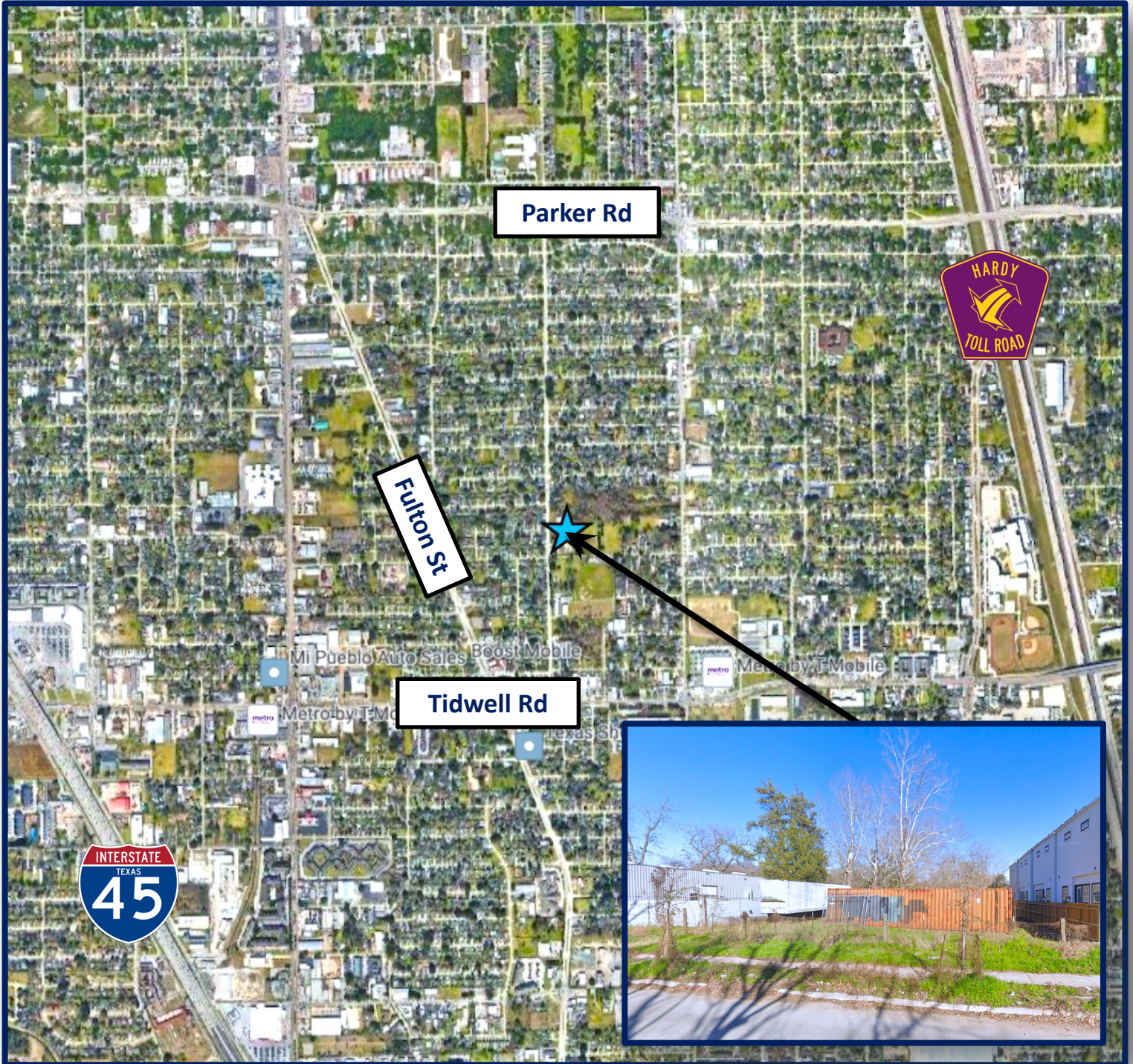
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PROXIMITY TO INTERSTATE 45 & HARDY TOLL ROAD



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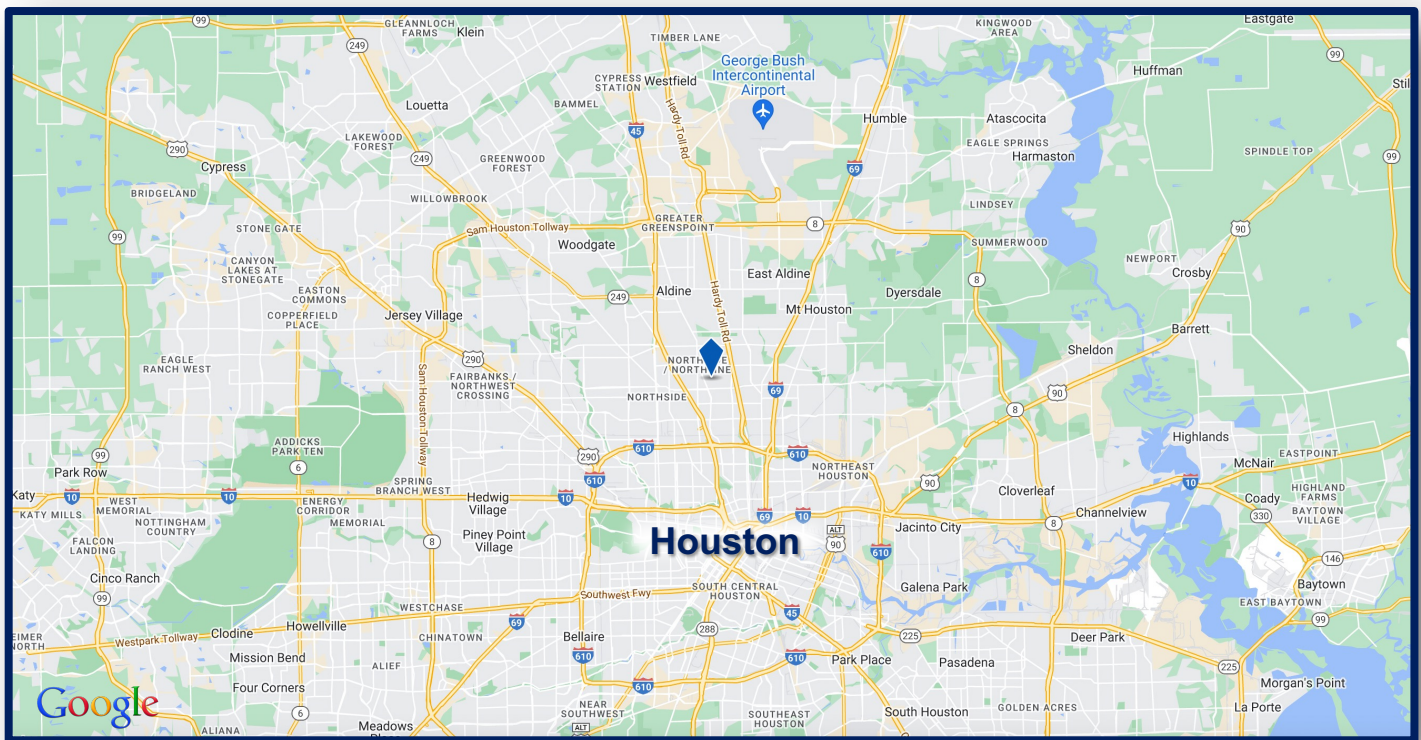
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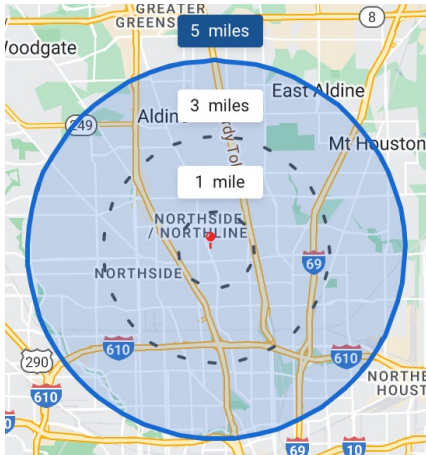
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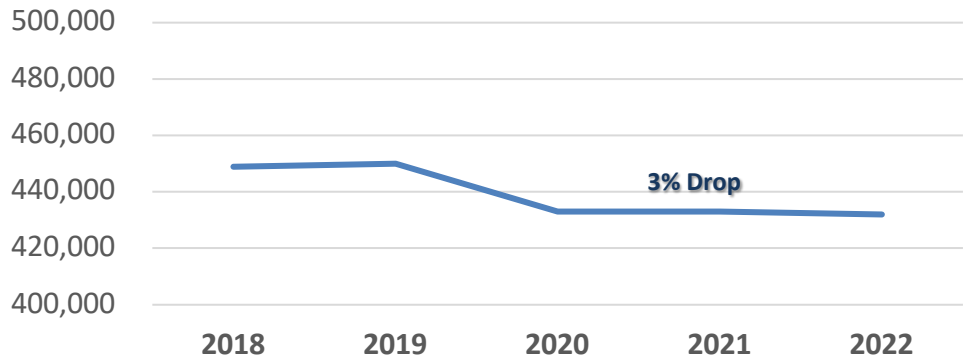
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REALTY

Demographics – 5 Mile Radius



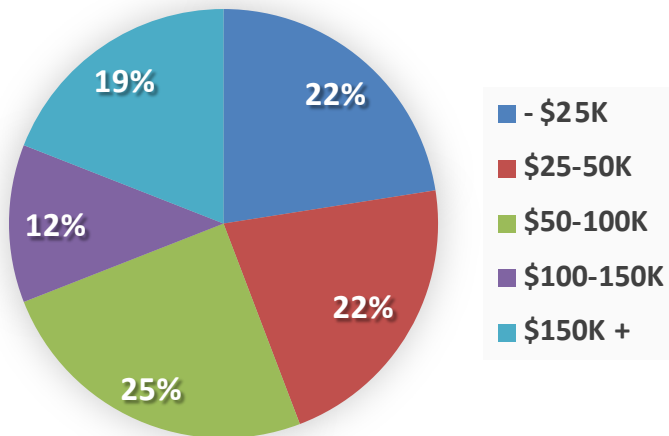
Population: 432,000



Household Income

Median: \$59K

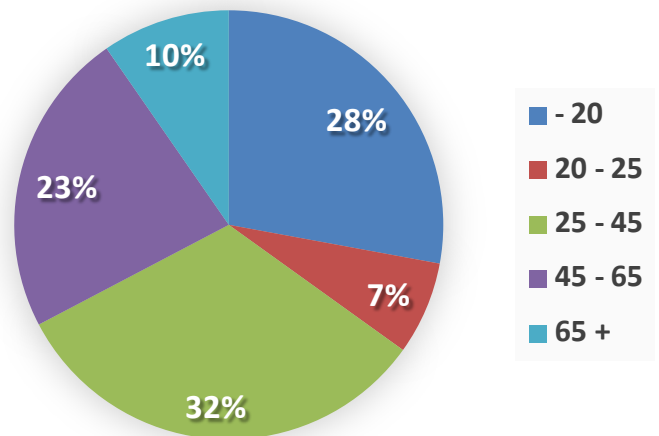
2028 Est: \$61.7K



Age Demographics

Median Age: 33

2028 Est: 35



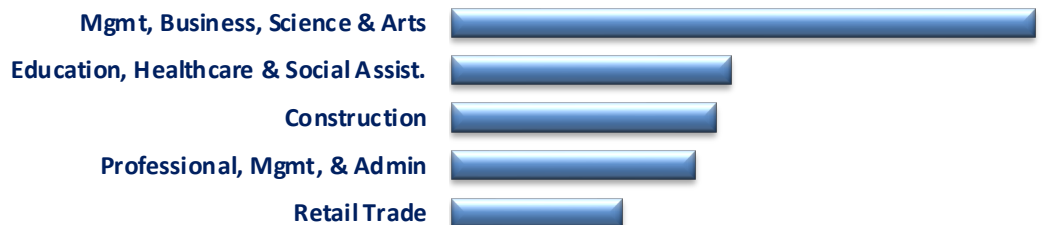
Housing Occupancy Ratio 8:1



Owner to Renter Ratio 1:1



Top 5 Employment Categories (336,000 Employees)



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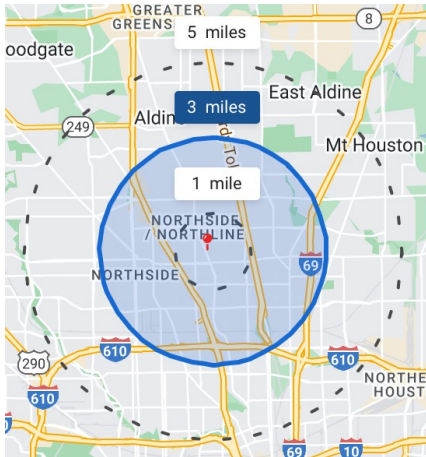
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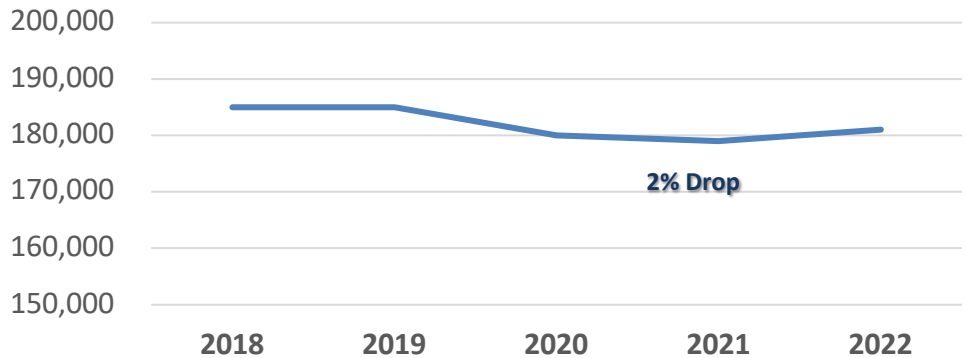
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Demographics – 3 Mile Radius



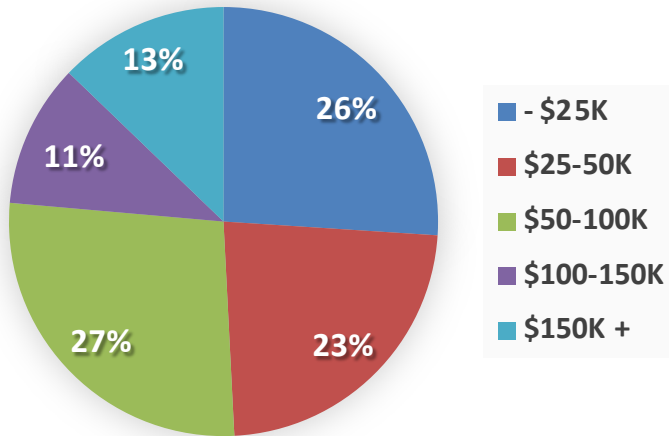
Population: 181,000



Household Income

Median: \$51K

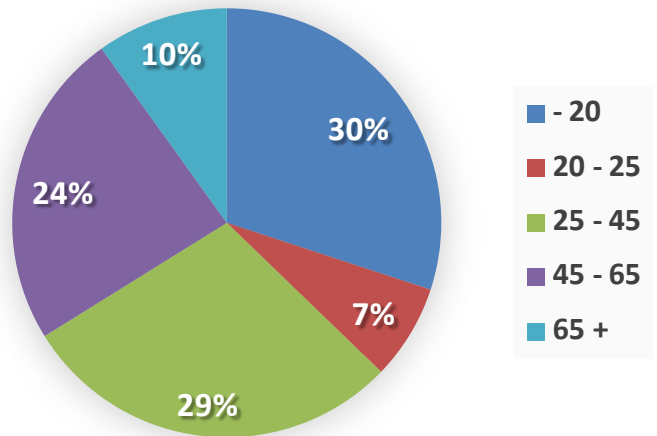
2028 Est: \$50.3K



Age Demographics

Median Age: 33

2028 Est: 32



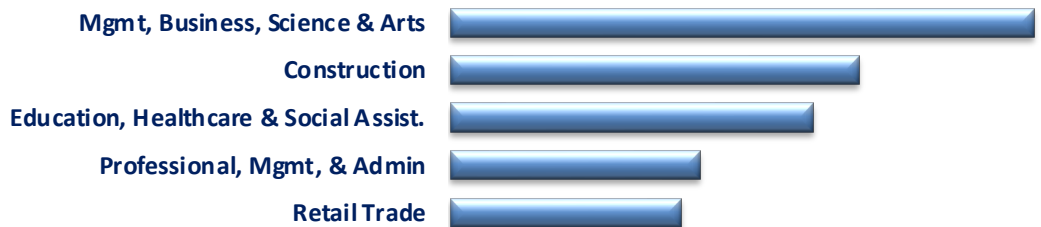
Housing Occupancy Ratio 9:1



Owner to Renter Ratio 1:1



Top 5 Employment Categories (139,000 Employees)



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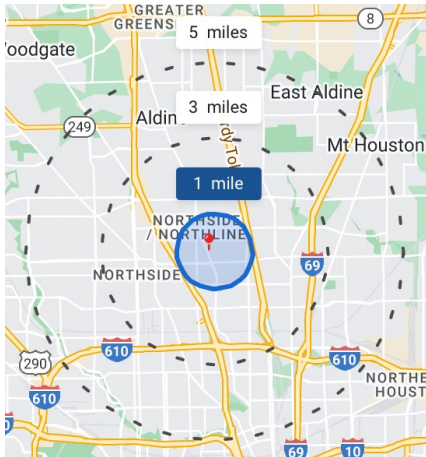
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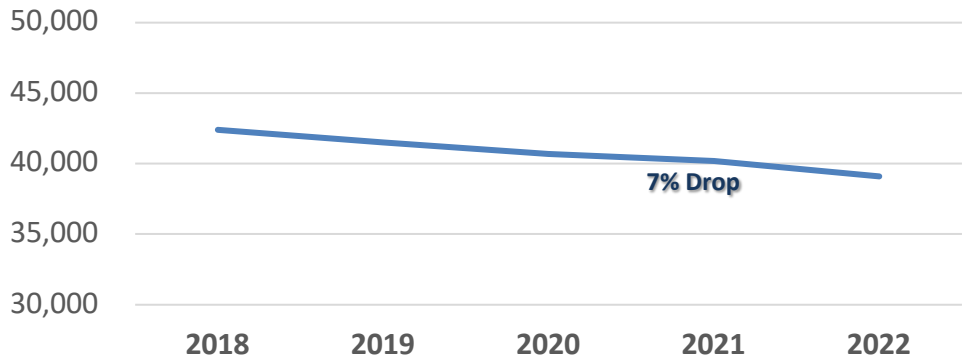
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Demographics – 1 Mile Radius



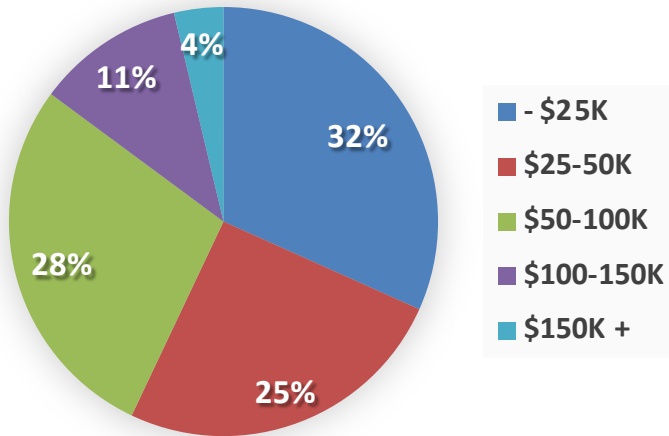
Population: 39,100



Household Income

Median: \$43.7K

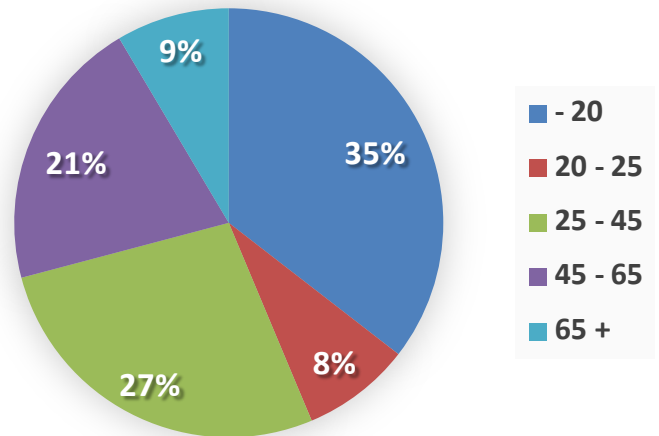
2028 Est: \$51.7K



Age Demographics

Median Age: 29

2028 Est: 31



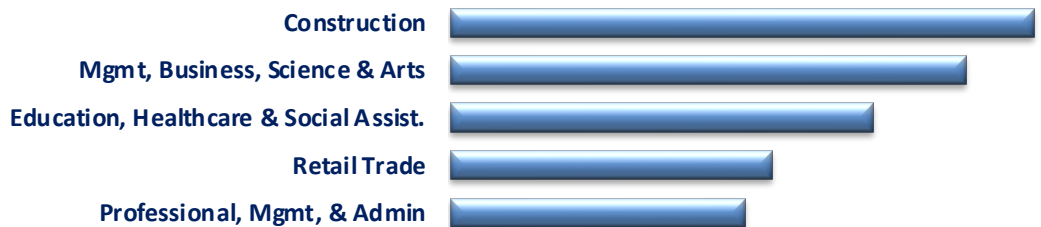
Housing Occupancy Ratio 7:1



Owner to Renter Ratio 1:1

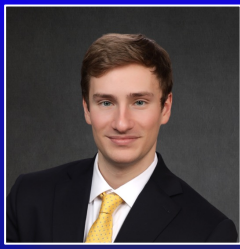


Top 5 Employment Categories (29,300 Employees)



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2023 Coldwell Banker
 Top Commercial Producer ~ Houston Region
 2nd Top Commercial Producer ~ Texas

RICK STALLINGS TEAM

RICK STALLINGS, MBA

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JAMES WARNER,

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James.Warner@CBRealty.com



OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS



WHAT WE DO BEST

Discover the difference.



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REALTY

Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.





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.

11-2-2015



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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	972-906-7700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	159793	joanne.justice@cbdfw.com	972-906-7786
Designated Broker of Firm	License No.	Email	Phone
Jill Jarvis	573646	jill.jarvis@cbunited.com	281-363-2500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Warner	0812477	james.warner@cbrealty.com	(832) 248-9128
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date