

FOR SALE

2.76 Acres



9500 Dalecrest Dr, Houston, TX 77080

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Doug Pack

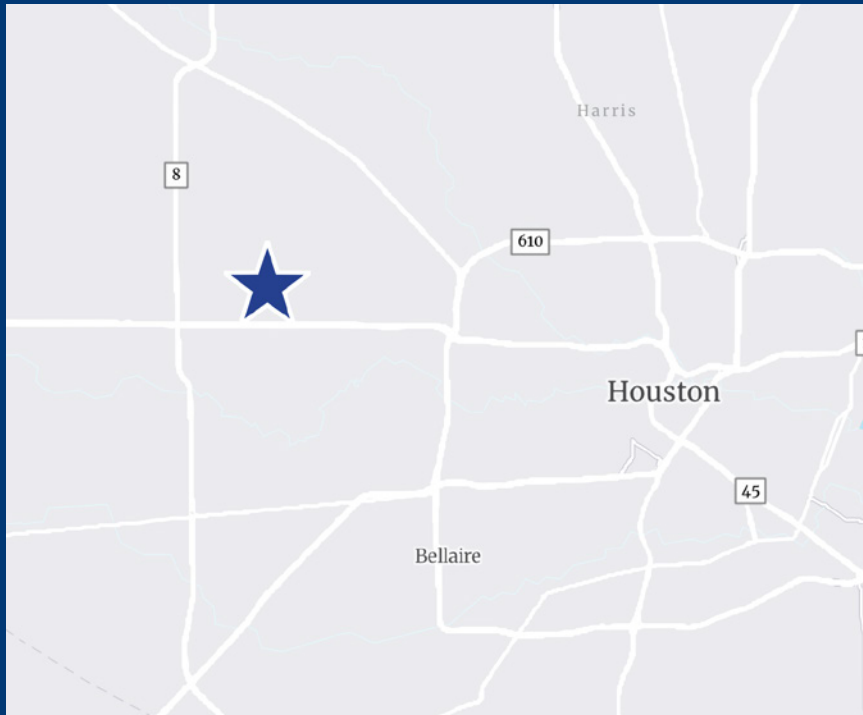
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PROPERTY OVERVIEW

This site in Spring Branch, within the highly regarded Spring Branch Independent School District (SBISD), offers a rare development opportunity suitable for single-family homes, build-to-rent (BTR), or multifamily projects. Its prime location—less than a mile north of Interstate 10 and Memorial City Mall and just west of Blalock Road—positions it among the last significant undeveloped parcels in this rapidly growing area. The neighborhood is known for its strong schools, diverse housing, new trails, and proximity to key Houston destinations.



SITE INFORMATION

SIZE	±2.76 acres
ADDRESS	9500 Dalecrest Dr
CITY, STATE, ZIP	Houston, TX 77080
COUNTY	Harris
APN	0670450020010
SCHOOL DISTRICT	Spring Branch
ZONING	None
UTILITIES	City of Houston
IDEAL USES	Townhouses, BTR, Multifamily
IMPROVEMENTS	Half is a soccer field & half is paved

2024 TAX RATES

025 - SPRING BRANCH ISD	\$1.0764
040 - HARRIS COUNTY	\$0.3853
041 - HARRIS CO. FLOOD CONTROL	\$0.0490
042 - PORT OF HOUSTON AUTHY	\$0.0062
043 - HARRIS CO. HOSPITAL DIST.	\$0.1635
044 - HARRIS CO. EDUC. DEPT	\$0.0048
061 - CITY OF HOUSTON	\$0.5192
793 - SPRING BRANCH MGT DIST	\$0.1000
TOTAL	\$2.3043

PROPERTY AERIAL

9500 Dalecrest Dr
Houston, TX 77080



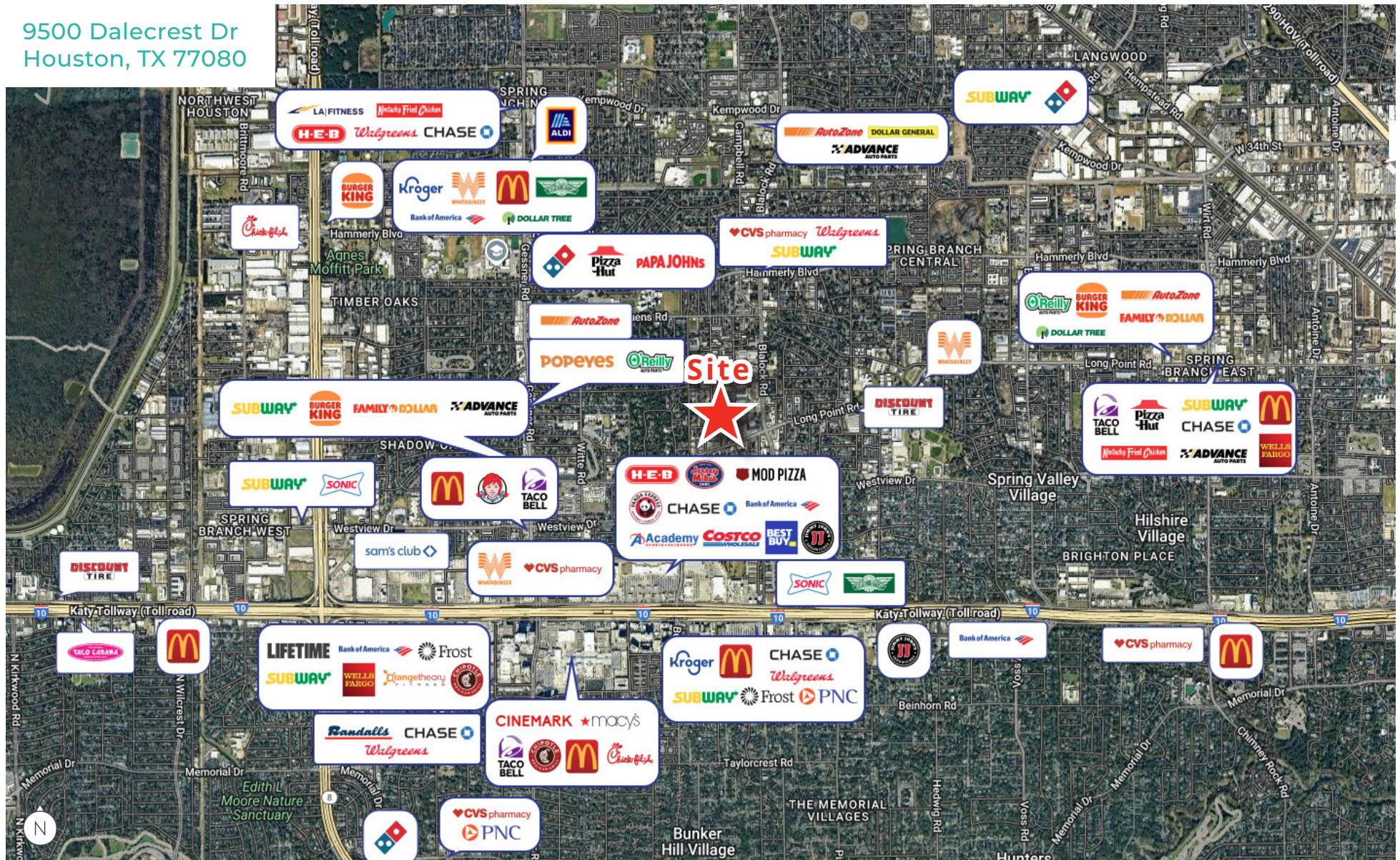
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AREA RETAIL MAP

9500 Dalecrest Dr
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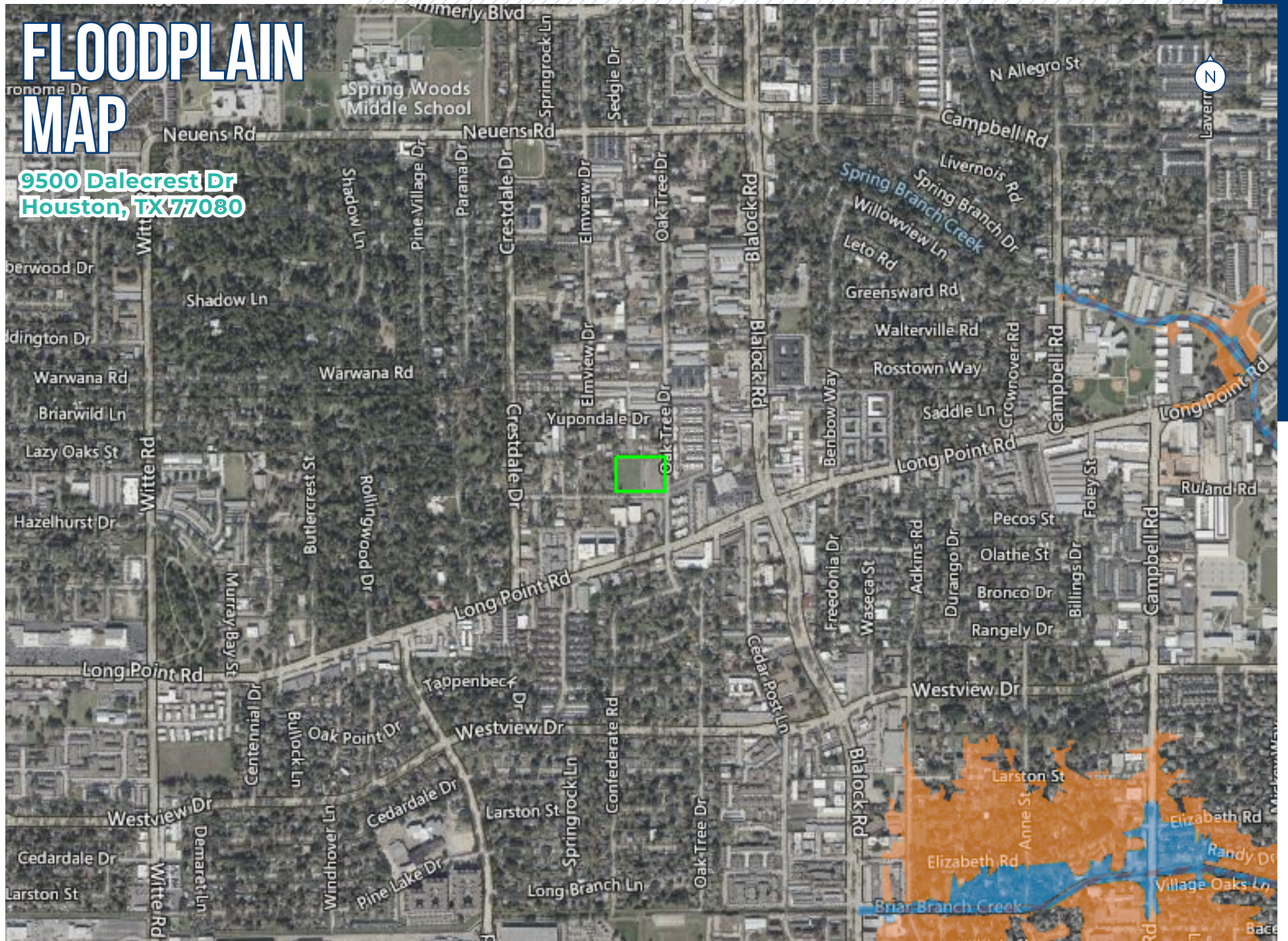


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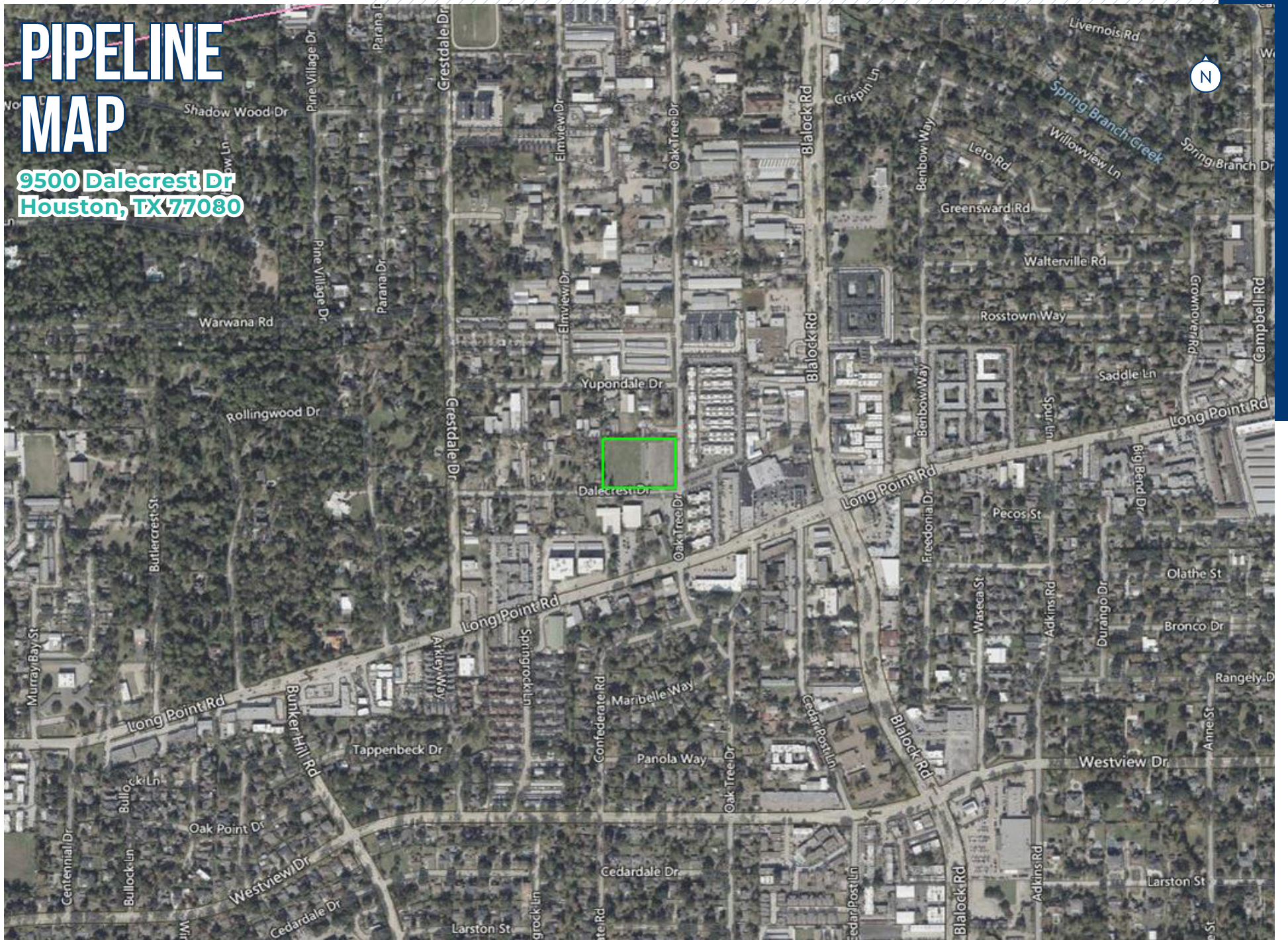
FLOODPLAIN MAP

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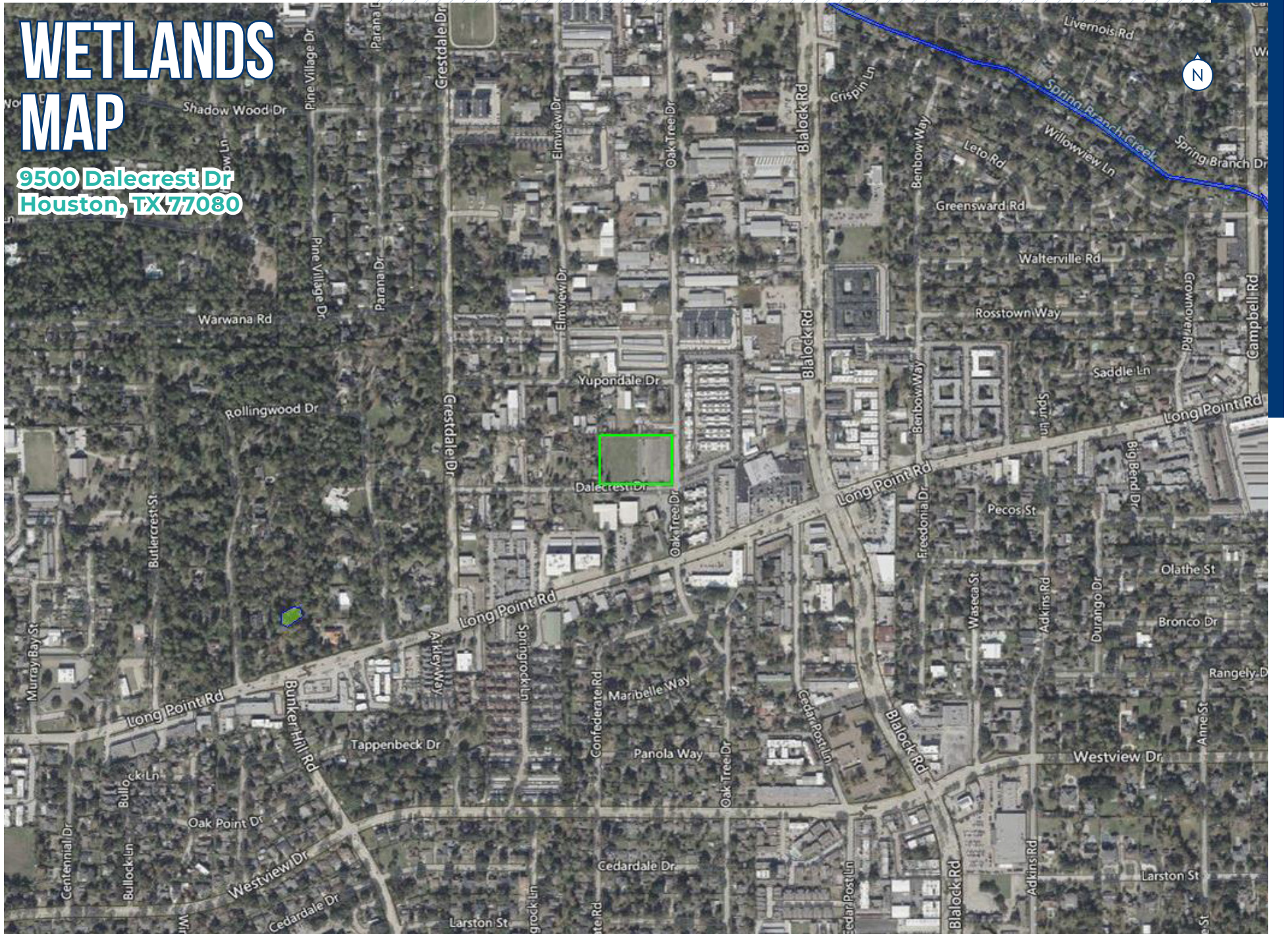
PIPELINE MAP

9500 Dalecrest Dr
Houston, TX 77080



WETLANDS MAP

9500 Dalecrest Dr
Houston, TX 77080



MARKET OVERVIEW

9500 Dalecrest Dr, Houston, Texas, 77080
3 mile radius

Household & population characteristics



\$82,380

Median household income



\$467,484

Median home value



51.6%

Owner occupied housing units



36.7

Median age



49.6%

Female population



51.9%

% Married (age 15 or older)

Annual lifestyle spending



\$4,597

Travel



\$52

Tickets to Movies



\$151

Theatre/Operas/Concerts



\$111

Admission to Sports Events



\$13

Online Gaming Services

Households & population



137,956

Current total population



142,267

5 Year total population



52,605

Current total households



55,555

5 year total households

Education

17%

No high school diploma



18%

High school graduate



17%

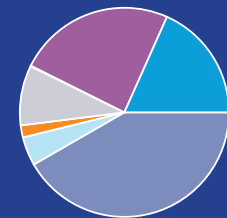
Some college



48%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



8,622

Total businesses



94,826

Total employees

Employment



62%

White collar



24%

Blue collar



14%

Services

3.4%

Unemployment rate

Annual household spending



\$3,281

Apparel & Services



\$304

Computers & Hardware



\$5,563

Eating Out



\$9,696

Groceries



\$9,285

Health Care



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

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Harrison Kane	644073
Sales Agent/Associate's Name	License No.

harrison.kane@colliers.com	+1 713 835 0074
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date