

# For Sale ±7.84 Acres

109 Holmes Rd, Houston, TX 77045



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## Harrison Kane

Senior Vice President

+1 713 835 0074

[harrison.kane@colliers.com](mailto:harrison.kane@colliers.com)

## James Kadlick

Senior Vice President

+1 713 835 0072

[james.kadlick@colliers.com](mailto:james.kadlick@colliers.com)

## Chris Hutcheson

Senior Vice President

+1 713 835 0073

[chris.hutcheson@colliers.com](mailto:chris.hutcheson@colliers.com)

## Site Information

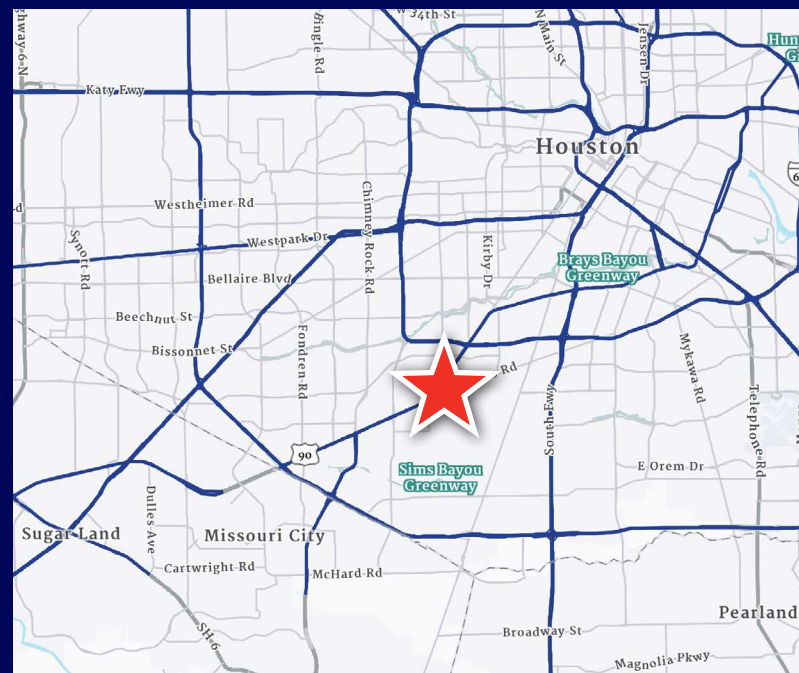
|                     |                                                |
|---------------------|------------------------------------------------|
| Size                | ±7.84 Acres                                    |
| Street Address      | 109 Holmes Rd                                  |
| City, State, Zip    | Houston, TX 77045                              |
| County              | Harris                                         |
| APN                 | 0420140030010, 0420140030015,<br>0420140000052 |
| Zoning              | None                                           |
| Utilities           | City of Houston                                |
| Improvements        | Industrial Buildings                           |
| Longitude, Latitude | 29.655405, -95.440088                          |
| Schools             | Houston Independent School District            |
| Potential Uses      | Industrial, concrete, small business, storage  |
| Subdivision         | Owner will not subdivide                       |

Colliers is pleased to offer to qualified developers and end users the rare opportunity to acquire ±7.84 acres of land near the intersection of Holmes Rd. & Highway 90 in Houston, TX. This is a great infill tract with close access to Highway 90, the 610 Loop, 288 and Beltway 8. The site is in close proximity to the Medical Center, NRG Stadium, as well as many other institutional owners like the University of Texas. The site is ideal for Industrial, Medical, Concrete Businesses, Other Small Businesses, storage, IOS, and many other uses.

## Price: Contact Brokers

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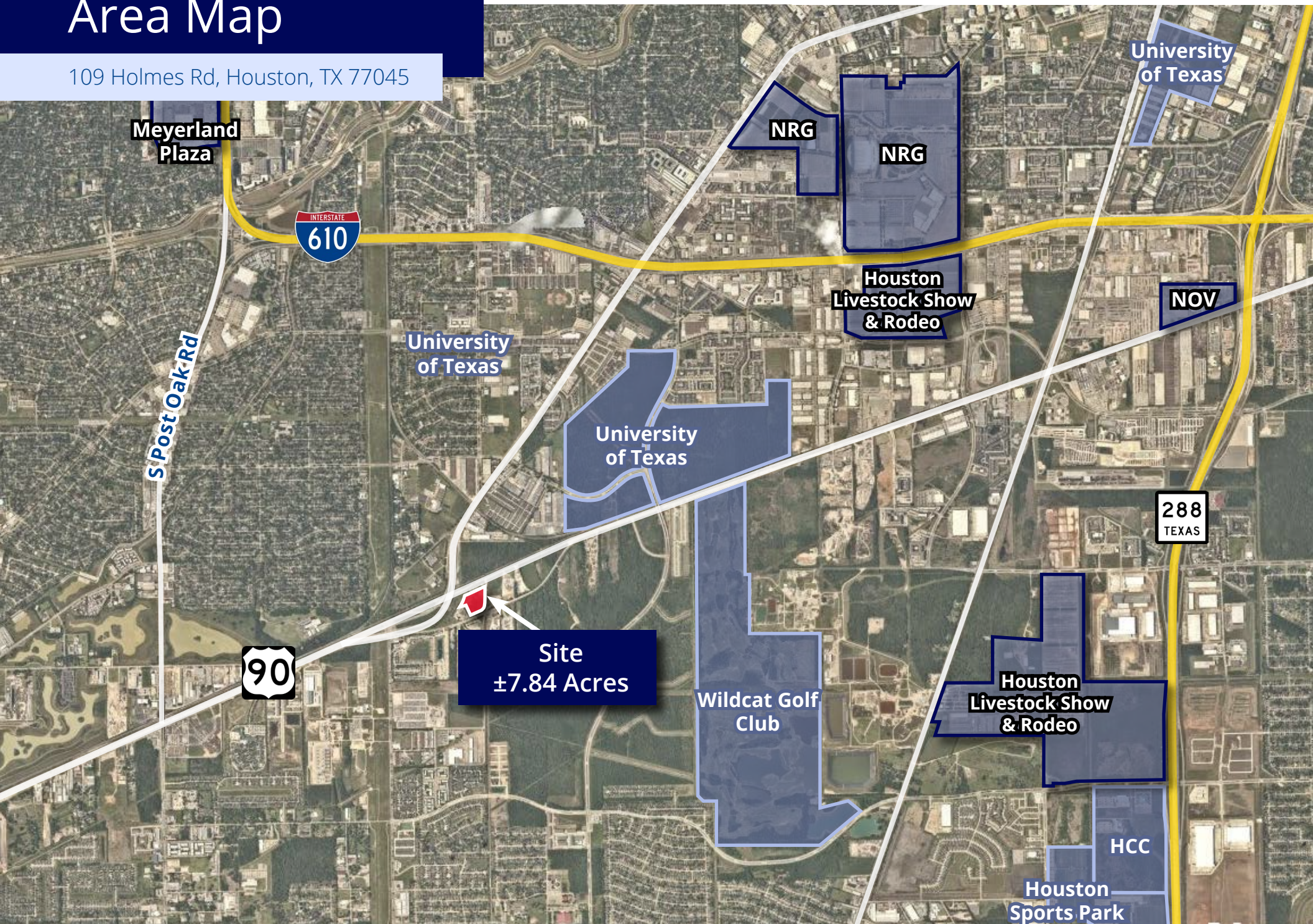


## 2023 Tax Rates

|                                         |                   |
|-----------------------------------------|-------------------|
| 001 - Houston ISD                       | \$0.868300        |
| 040 - Harris County                     | \$0.350070        |
| 041 - Harris County Flood               | \$0.031050        |
| 042 - Port of Houston                   | \$0.005740        |
| 043 - Harris County Hospital            | \$0.143430        |
| 044 - Harris County Education           | \$0.004800        |
| 048 - Houston Community College         | \$0.092231        |
| 061 - City of Houston                   | \$0.519190        |
| 934 - Five Corners Improvement District | \$0.100000        |
| <b>Total (\$ per \$100 Value)</b>       | <b>\$2.114811</b> |

# Area Map

109 Holmes Rd, Houston, TX 77045



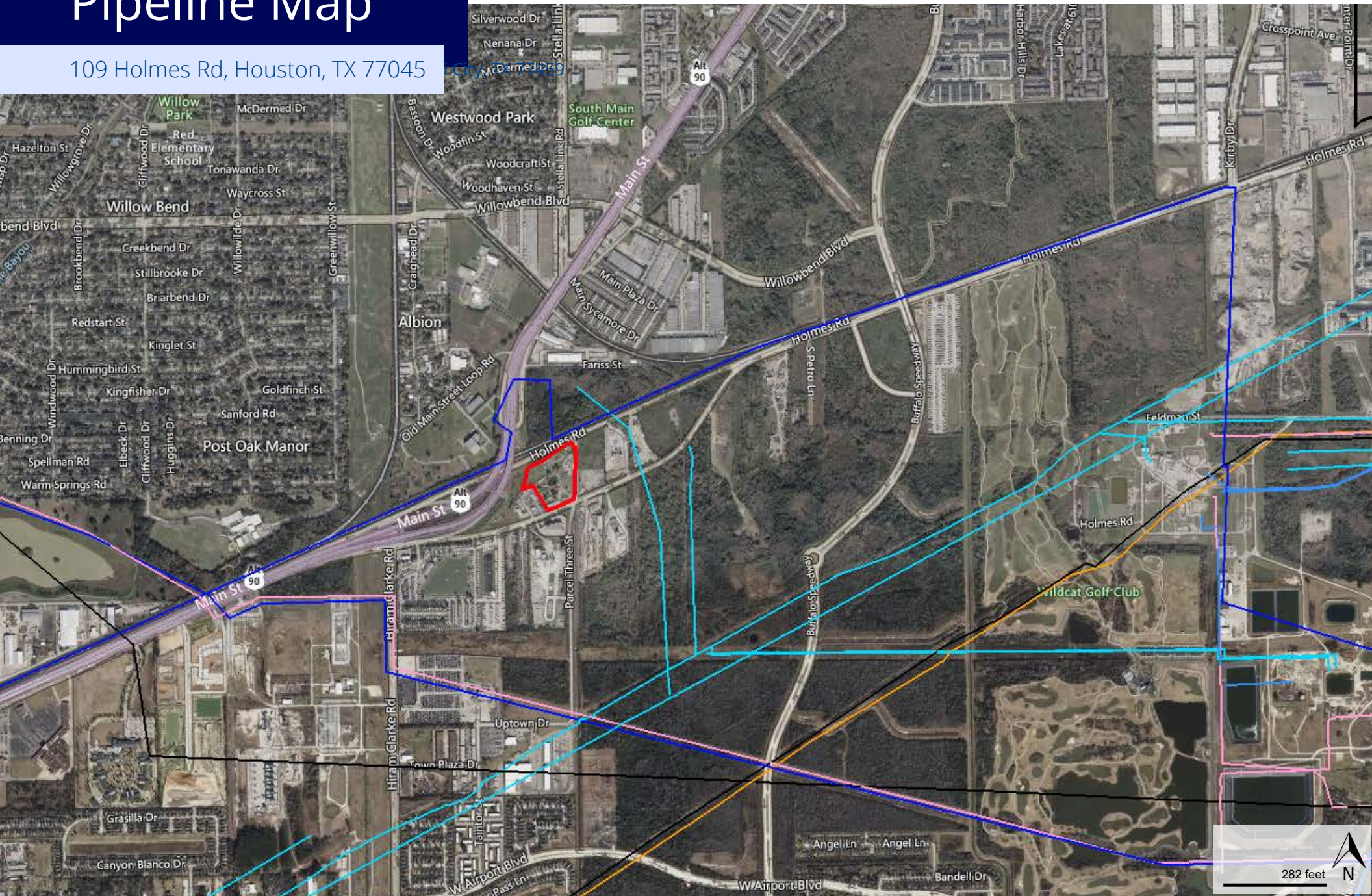
# Location Map

109 Holmes Rd, Houston, TX 77045



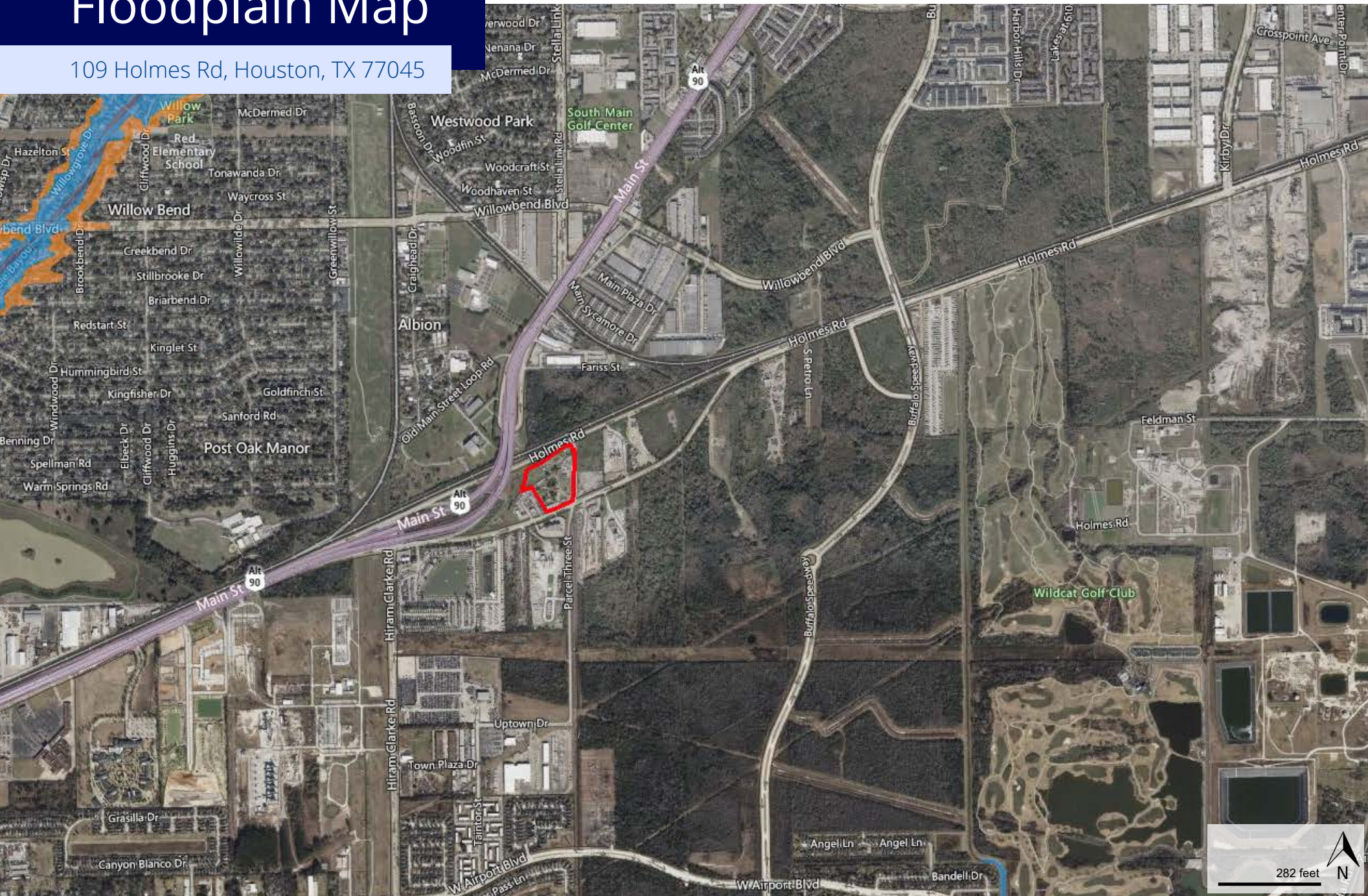
# Pipeline Map

109 Holmes Rd, Houston, TX 77045



# Floodplain Map

109 Holmes Rd, Houston, TX 77045

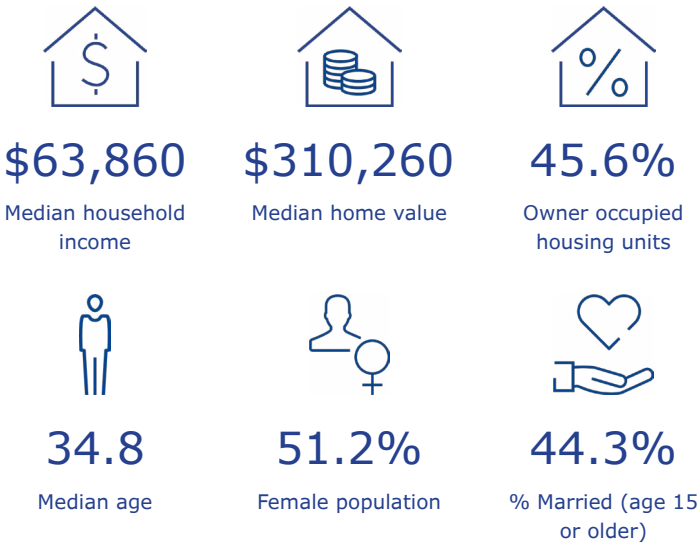




# Market Overview

109 Holmes Rd, Houston, Texas, 77045  
5 mile radius

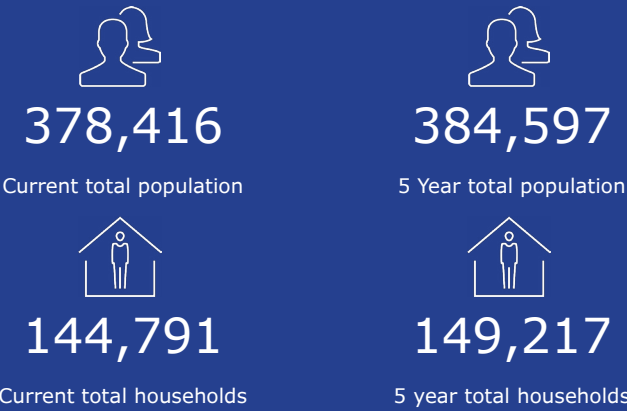
## Household & population characteristics



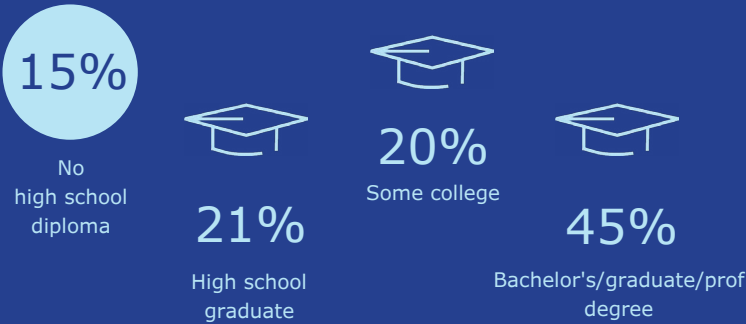
## Annual lifestyle spending



## Households & population



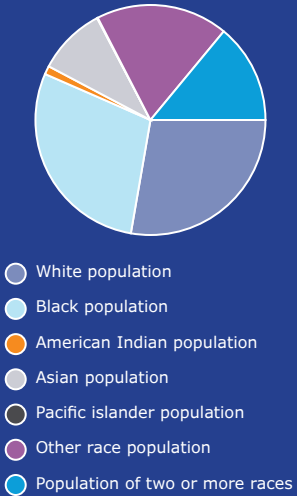
## Education



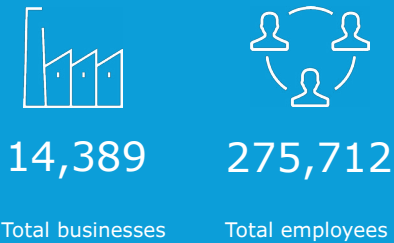
## Annual household spending



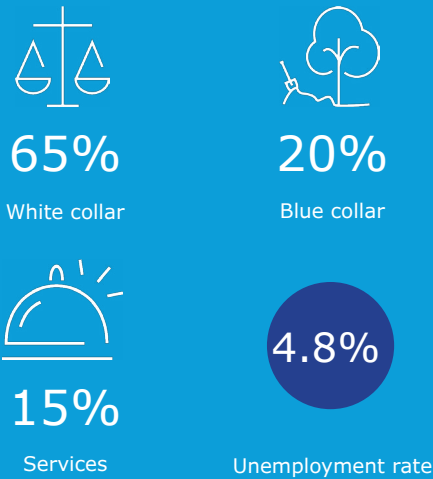
## Race



## Business



## Employment





# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

|                                                                       |             |                           |                 |
|-----------------------------------------------------------------------|-------------|---------------------------|-----------------|
| Colliers International Houston, Inc.                                  | 29114       | houston.info@colliers.com | +1 713 222 2111 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                     | Phone           |

|                           |             |                           |                 |
|---------------------------|-------------|---------------------------|-----------------|
| David Lee Carter          | 364568      | david.carter@colliers.com | +1 713 830 2135 |
| Designated Broker of Firm | License No. | Email                     | Phone           |

|                                                  |             |                         |                 |
|--------------------------------------------------|-------------|-------------------------|-----------------|
| Daniel Patrick Rice                              | 811065      | danny.rice@colliers.com | +1 713 830 2134 |
| Licensed Supervisor of Sales Agent/<br>Associate | License No. | Email                   | Phone           |

|                              |             |                            |                 |
|------------------------------|-------------|----------------------------|-----------------|
| Harrison Kane                | 644073      | harrison.kane@colliers.com | +1 713 835 0074 |
| Sales Agent/Associate's Name | License No. | Email                      | Phone           |

|                                                |               |
|------------------------------------------------|---------------|
| _____<br>Buyer/Tenant/Seller/Landlord Initials | _____<br>Date |
|------------------------------------------------|---------------|