FOR SALE

±6.08 Acres



0 W. Airport Blvd, Houston, TX 77045

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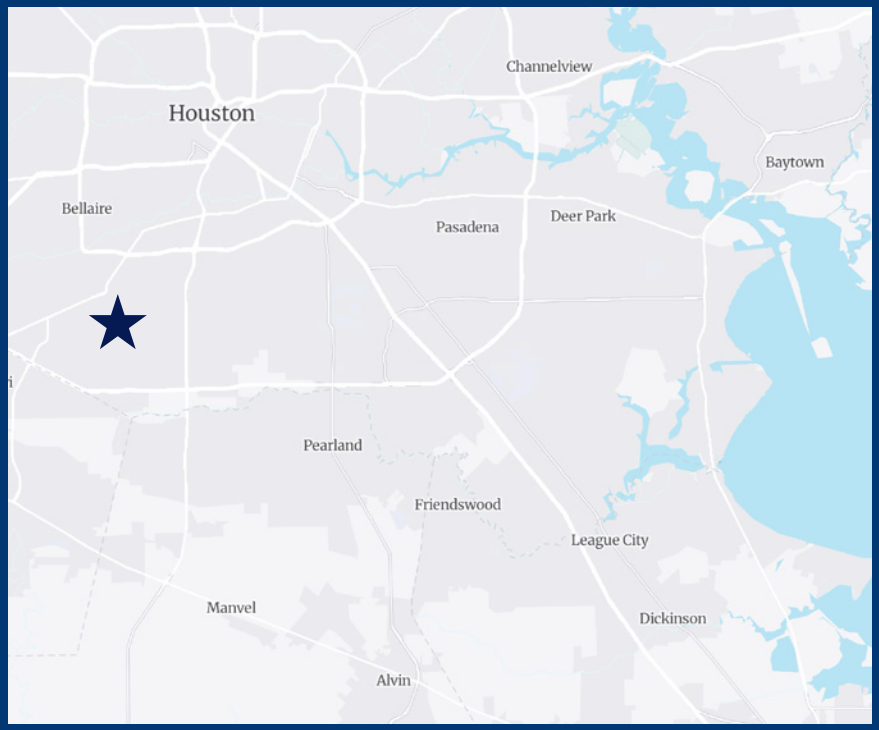
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PROPERTY OVERVIEW

Prime ±6-acre development opportunity at the signalized intersection of Buffalo Speedway and West Airport Boulevard in Houston, offering excellent visibility and convenient access along two major thoroughfares. This well-positioned site is ideally suited for a new multifamily development, benefiting from strong surrounding demographics and proximity to the Galleria, Medical Center, and Meyerland submarkets. With its high-traffic location and flexible zoning potential, this tract presents a compelling opportunity for developers seeking a premier infill multifamily site in one of Houston's most established corridors.



SITE INFORMATION

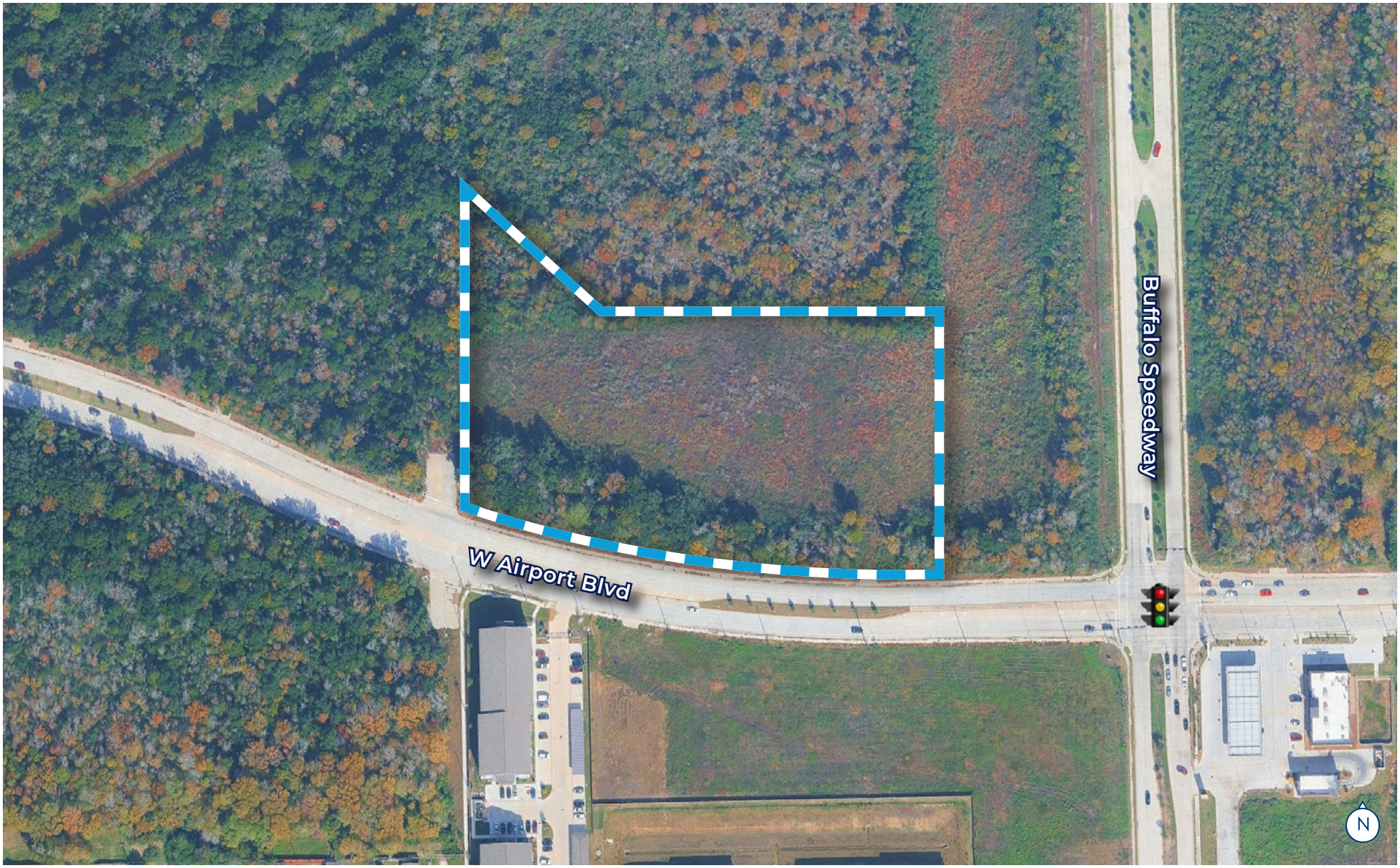
SIZE	±6.08 acres
ADDRESS	W. Airport Blvd
CITY, STATE, ZIP	Houston, TX 77045
COUNTY	Harris
APN	1271390030001 1271390030008
SCHOOL DISTRICT	Houston ISD
ZONING	None
UTILITIES	City of Houston
IDEAL USES	Multifamily
PRICE	Contact Brokers

2025 TAX RATES

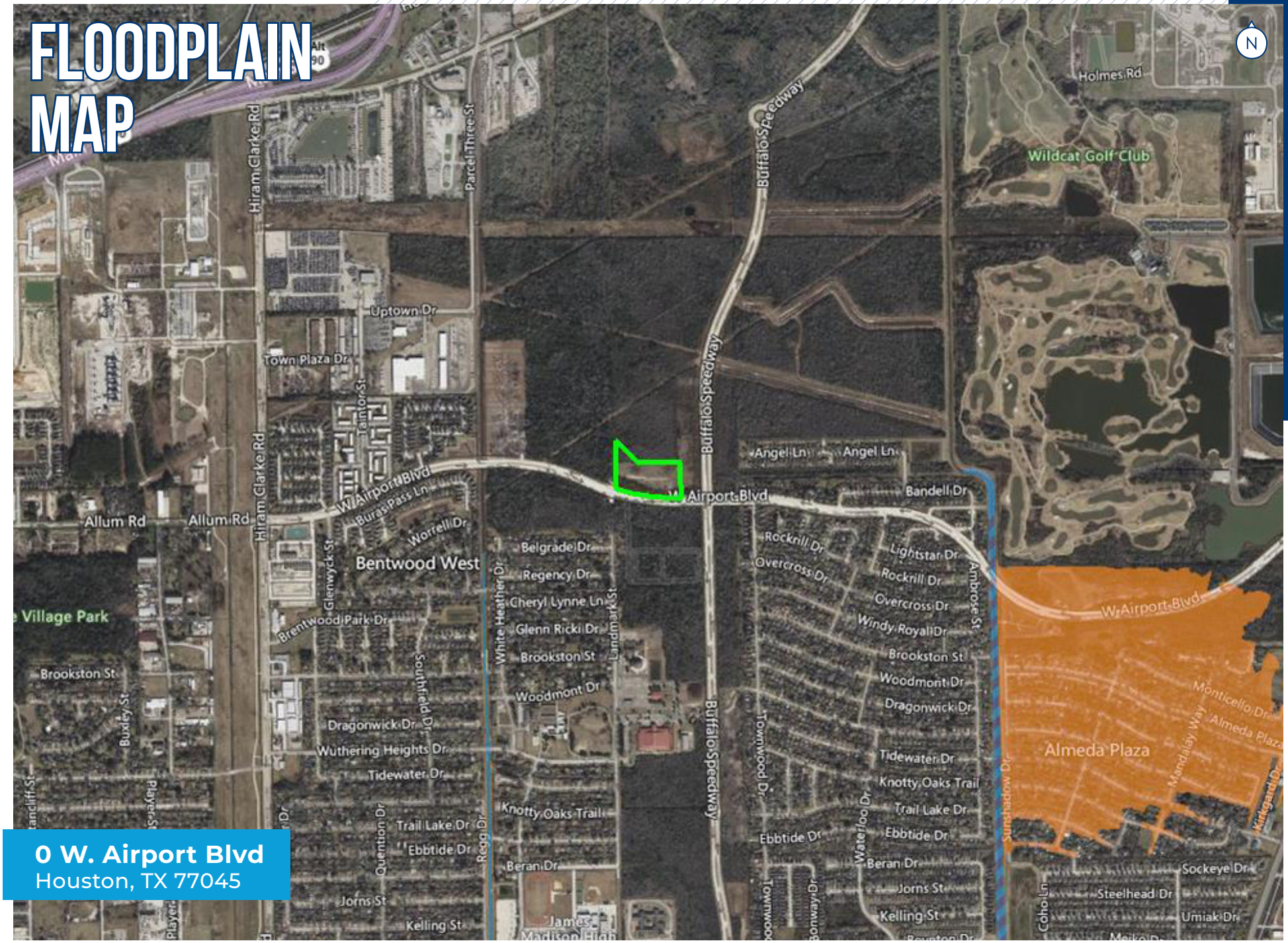
001 - HOUSTON ISD	$0.8783
040 - HARRIS COUNTY	$0.3810
041 - HARRIS CO. FLOOD CTRL	$0.0497
042 - PORT OF HOUSTON AUTHY	$0. 0059
043 - HARRIS CO. HOSP. DIST.	$0. 1876
044 - HARRIS CO. EDUC. DEPT.	$0. 0048
048 - HOUSTON CITY COLLEGE	$0. 0988
061 - CITY OF HOUSTON	$0. 5192
830 - TIRZ 9 - S POST OAK ANNX	$0.0000
934 - FIVE CORNERS IMPR. DIST.	$0.1000
TOTAL	**$2.2252**

PROPERTY AERIAL

0 W. Airport Blvd
Houston, TX 77045

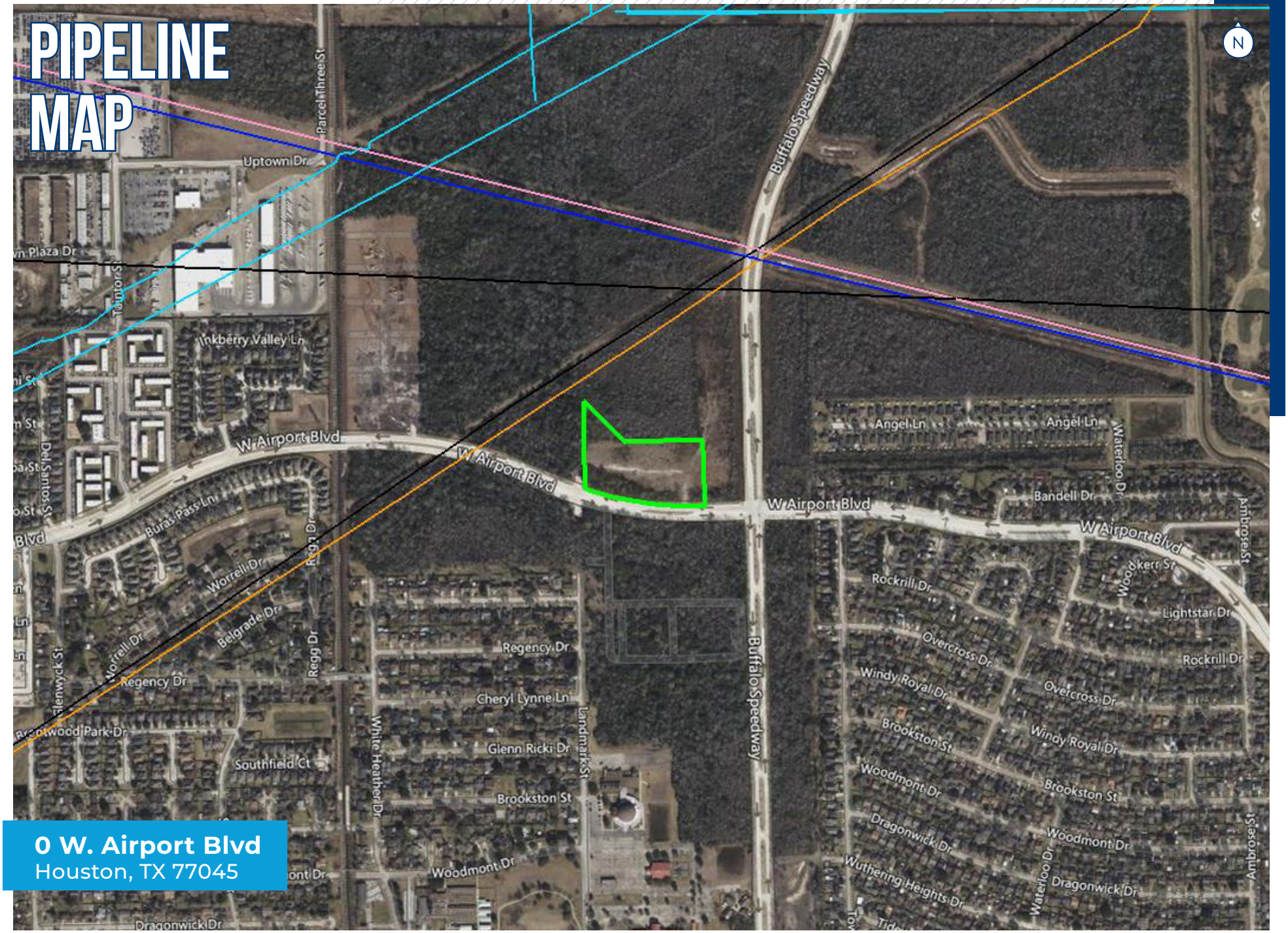


FLOODPLAIN MAP



0 W. Airport Blvd
Houston, TX 77045

PIPELINE MAP



0 W. Airport Blvd
Houston, TX 77045

WETLANDS MAP



0 W. Airport Blvd
Houston, TX 77045

MARKET OVERVIEW

W Airport Blvd & Buffalo Speedway, Houston, Texas, 77045
2 mile radius

Household & population characteristics

$71,325
Median household income

$216,713
Median home value

58.8%
Owner occupied housing units

35.8
Median age

51.1%
Female population

41.3%
% Married (age 15 or older)

Annual lifestyle spending

$2,476
Travel

$30
Tickets to Movies

$94
Theatre/Operas/ Concerts

$82
Admission to Sports Events

$9
Online Gaming Services

Households & population

39,039
Current total population

40,474
5 Year total population

13,706
Current total households

14,541
5 year total households

Education

18%
No high school diploma

27%
High school graduate

24%
Some college

31%
Bachelor's/graduate/prof degree

Annual household spending

$1,929
Apparel & Services

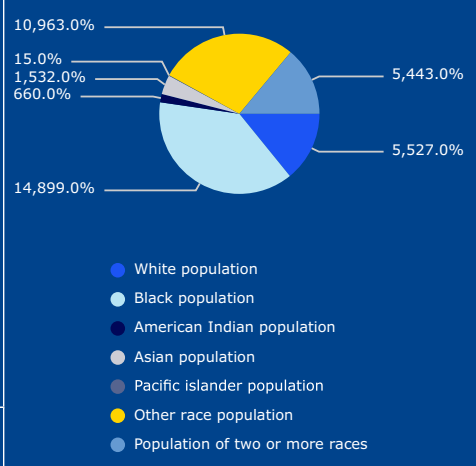
$163
Computers & Hardware

$3,454
Eating Out

$5,824
Groceries

$5,751
Health Care

Race



Business

816
Total Businesses

9,267
Total Employees

Employment

59%
White collar

27%
Blue collar

14%
Services

6.1%
Unemployment rate

Colliers

Accelerating success.

For more information, contact:

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials		Date