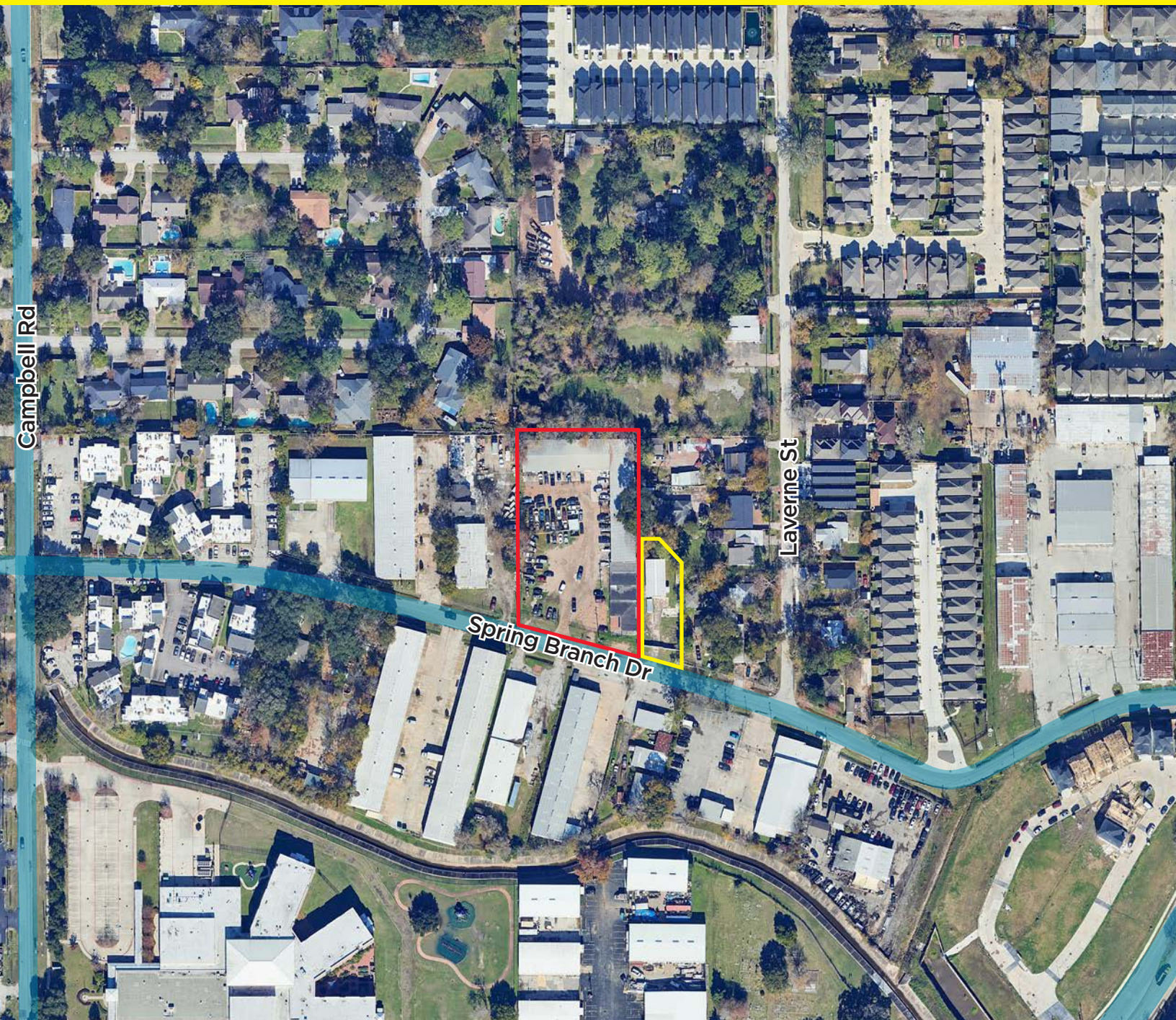


**±1.5 Acres**  
9112 Spring Branch Dr  
Houston, TX

**PRICE REDUCED**



**KRISTEN MCDADE**

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**MATTHEW DAVIS**

Senior Director

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**CUSHMAN &  
WAKEFIELD**



**±1.5 Acres**  
9112 Spring Branch Dr  
Houston, TX

Spring Branch  
Elementary School

Alliance Residential  
Prose Campbell: 365 Units

District Alternative  
Education Program

SBEC Athletic Fields

Blalock Rd

Campbell Rd

Long Point Rd

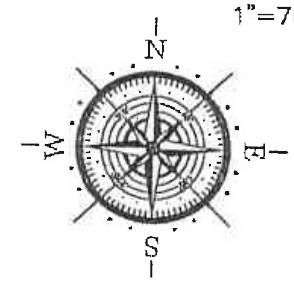
Bingle Rd

 **RANCH MARKET**

 **Kelsey-Seybold Clinic**







MELCHOR MOISES  
C.F.#20070731716  
H.C.D.R.

COLLINS RONNIE L  
C.F.#D848546  
H.C.D.R.

F.I.P. 1/2" (BRS) S 01°25' E-1.2' N 89° 34'00" E (CALLED 200.00') 202.06' FND 2" M.P. (BRS) S 56°28' W-3.3' 206.17' C.F.#D848546 C.F.#N971480 F.I.P. 3/4" LAVERNE STREET

GONZALEZ VICTOR  
C.F.#N971480  
H.C.D.R.

HUYNH TO GIONG  
C.F.#M674285  
H.C.D.R.

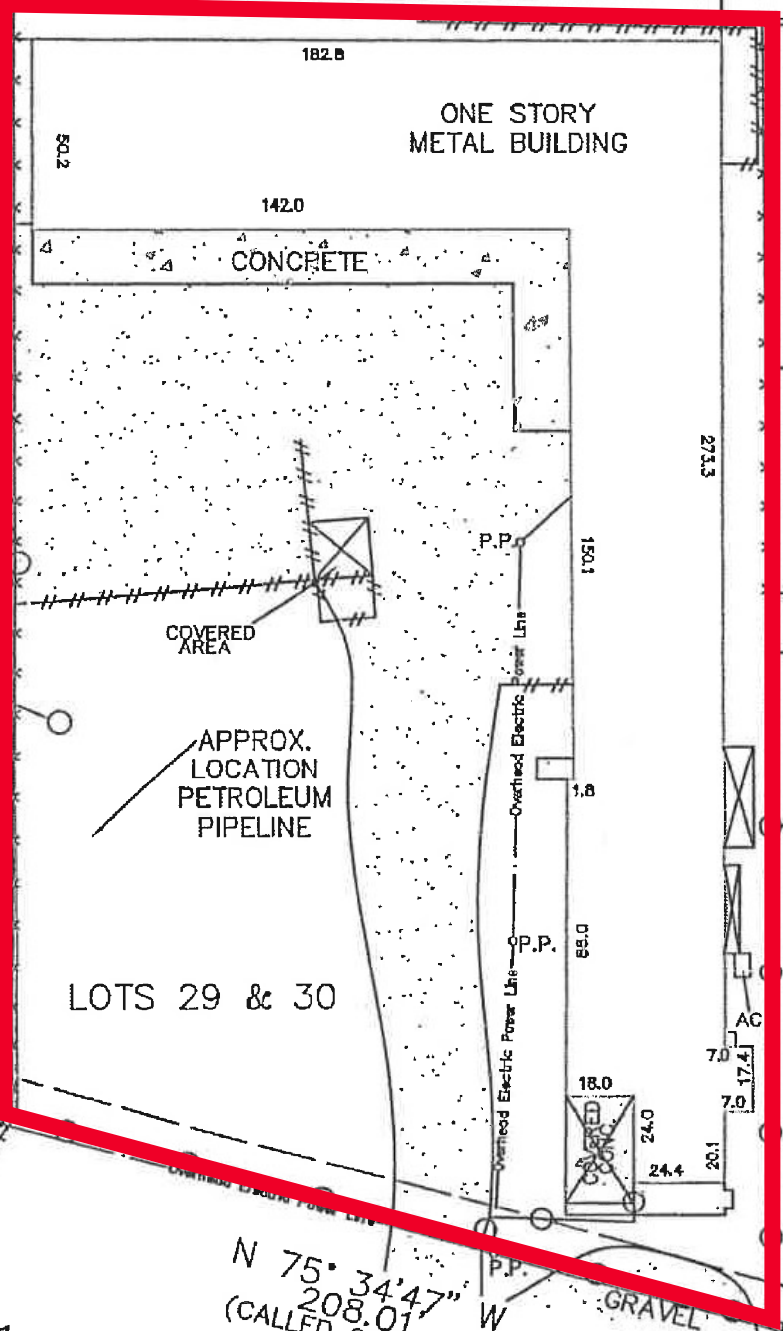
BONILLA LORENZO  
C.F.#P615945  
H.C.D.R.

WALZER CHRISTOPHER  
C.F.#N530394  
H.C.D.R.

RIVERA ALEXANDER  
C.F.#Z142672  
H.C.D.R.

SPRING BRANCH HOLDINGS LLC  
RP-2020-494805  
H.C.D.R.

9112 SPRING BRANCH DRIVE  
60' R.O.W.  
N 75° 34'47" W (CALLED 208.00') 208.01'



PIPELINE MARKER  
PIPELINE MARKER

APPROX. LOCATION PETROLEUM PIPELINE

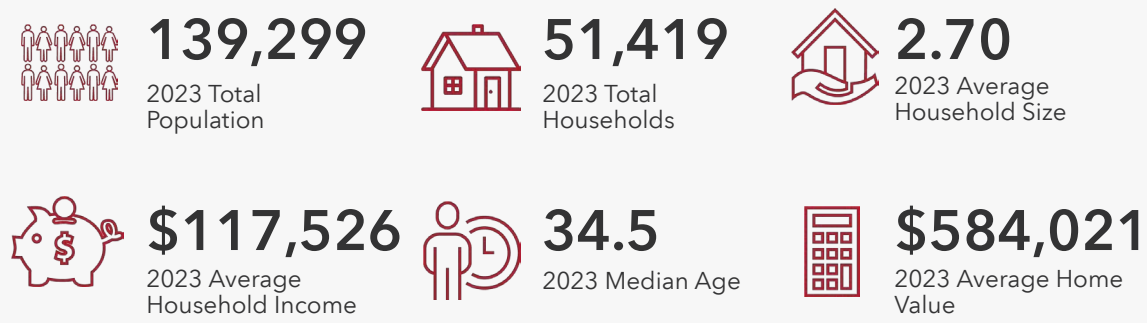
LOTS 29 & 30

GRAVEL

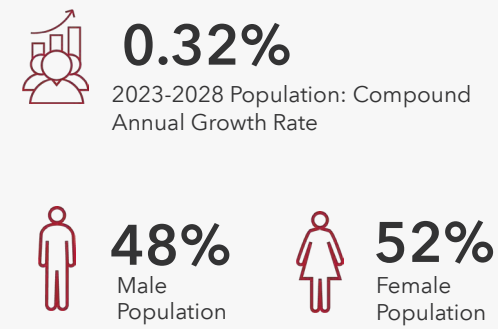
# DEMOGRAPHICS

3 MILES  
////////

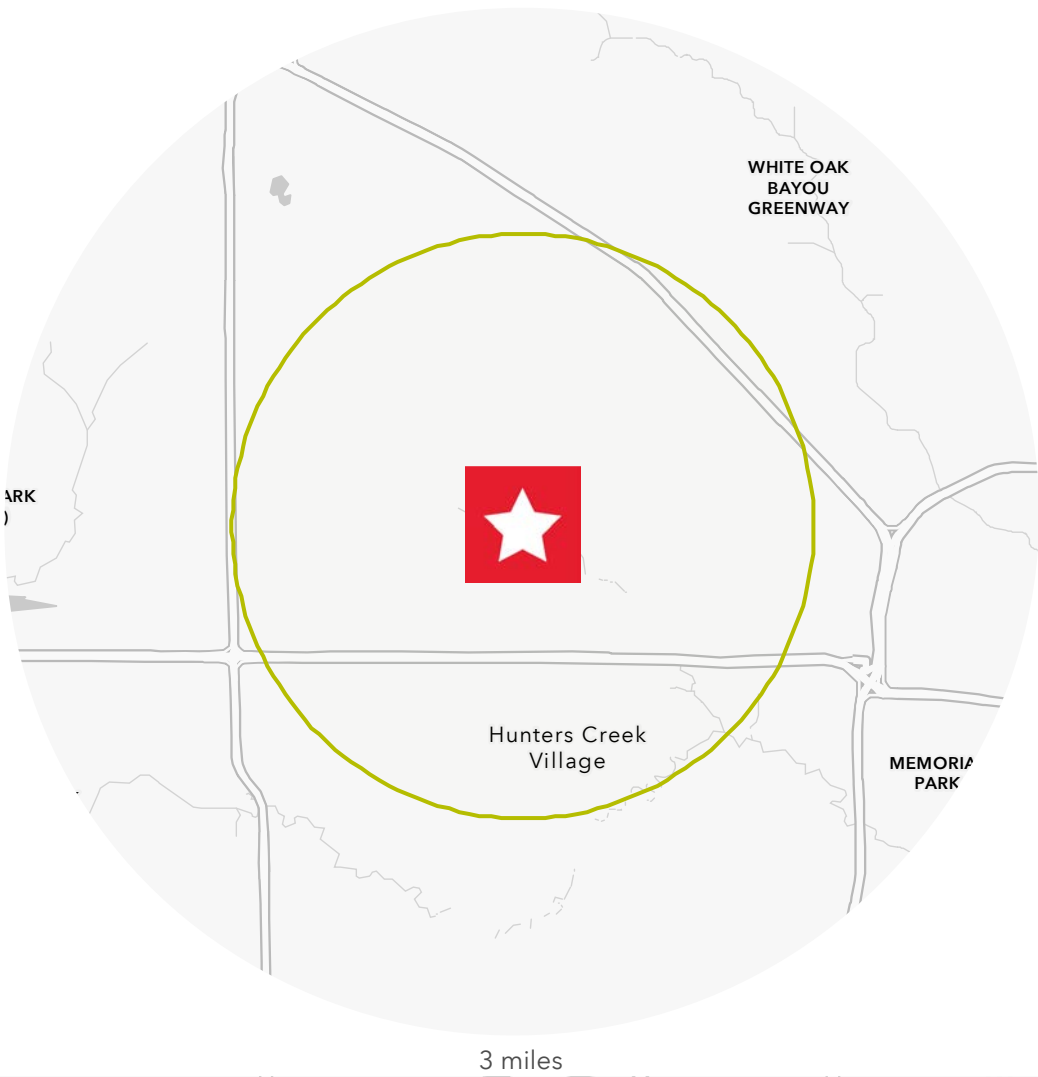
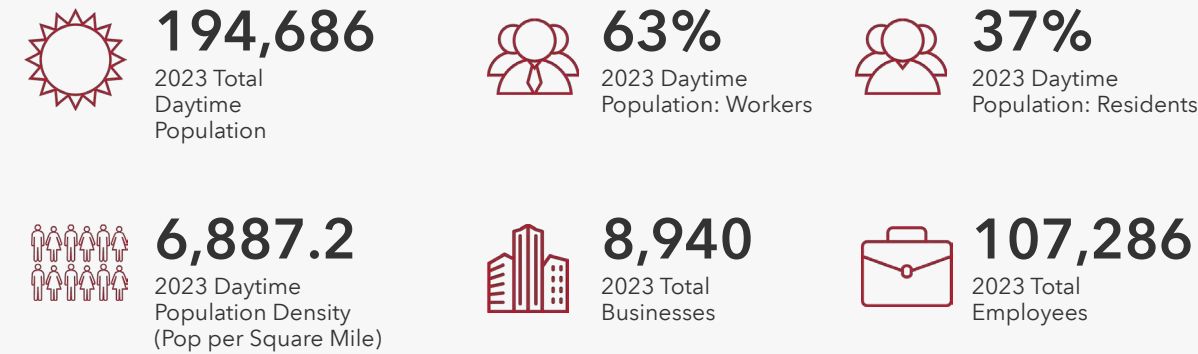
## HOUSEHOLDS



## POPULATION



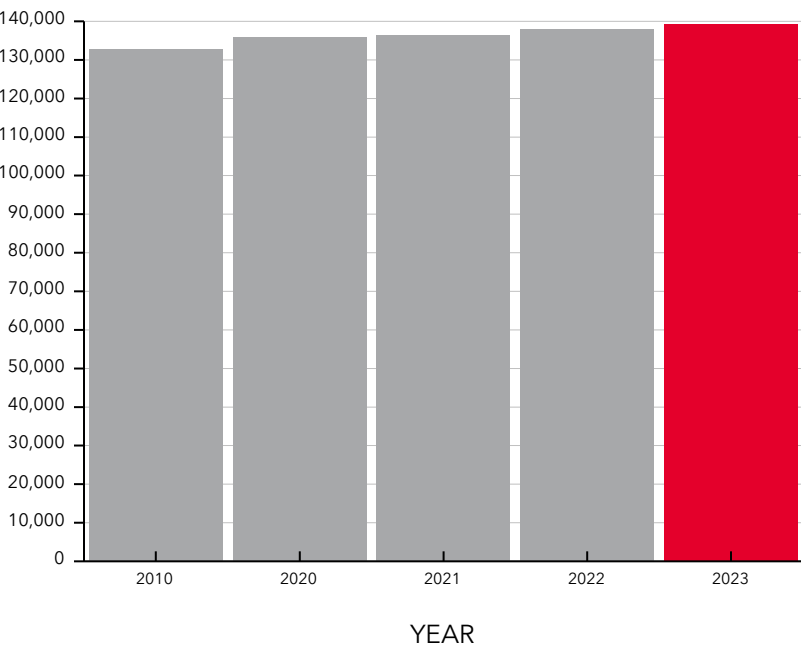
## EMPLOYMENT



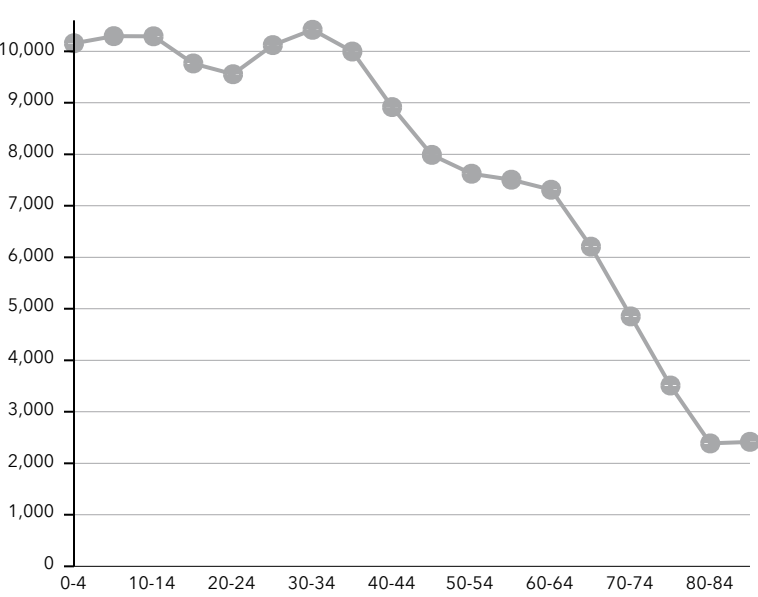
## EDUCATIONAL ATTAINMENT



## POPULATION TIME SERIES 2010-2023



## POPULATION BY AGE GROUP



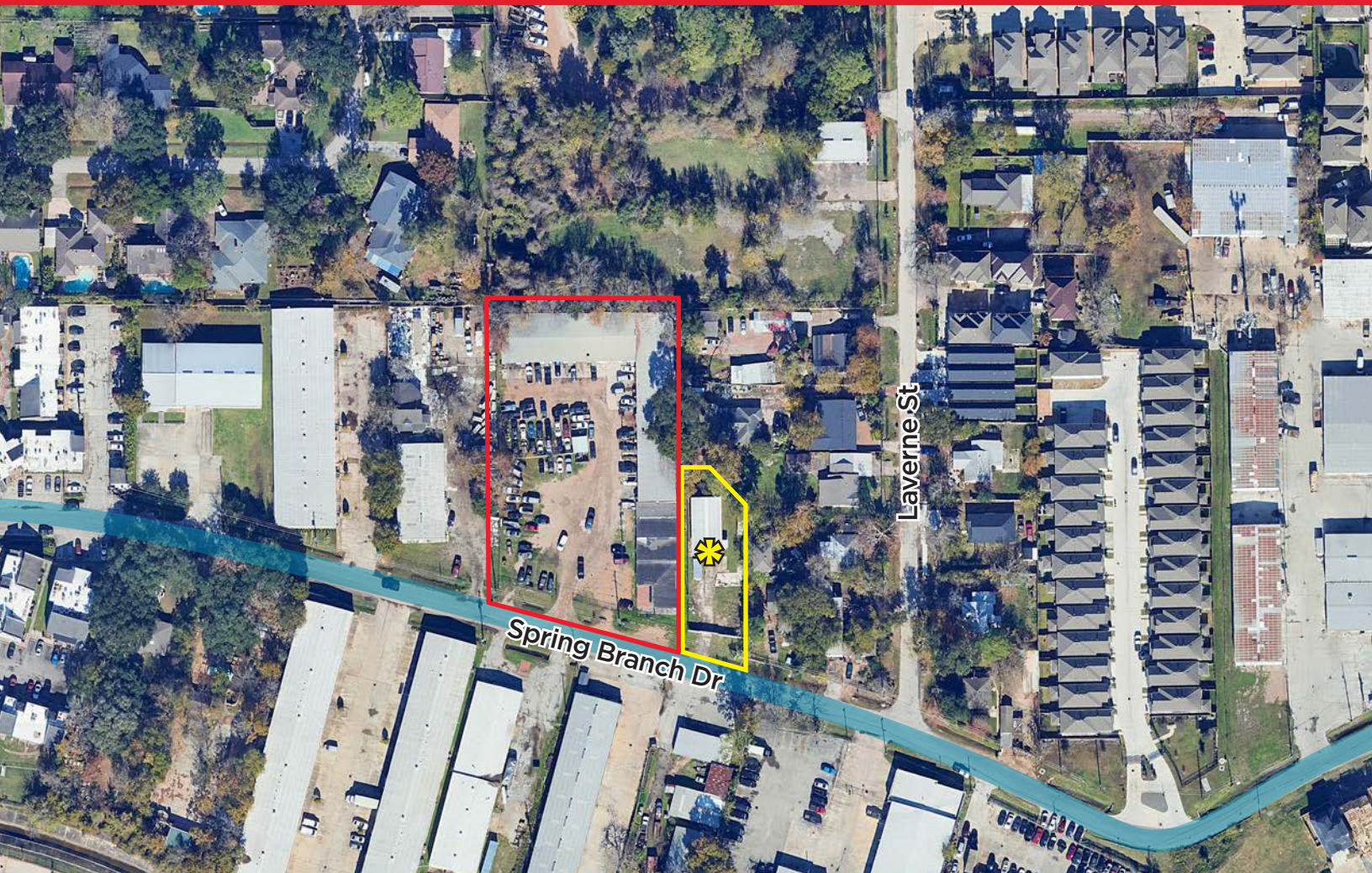


# ±1.5 Acres

## 9112 Spring Branch Dr

### Houston, TX

## PRICE REDUCED



- ±1.50 Acres of land, including an existing ±11,758 sf of warehouse and office space located at 9112 Spring Branch Dr 77080. The site is located in the Spring Branch Independent School District, which is renowned for its commitment to academic excellence and fostering a supportive learning environment. With a diverse student body and innovative programs, the district ensures each student is equipped with the skills and knowledge needed for future success. The dedicated educators and community partnerships create a nurturing atmosphere that encourages both personal and academic growth.
- Unrestricted and ready for redevelopment
- No flood plain
- Current owner has received approval to plat the site for 32 units (townhouses)
- Utilities available
- ±208' of frontage along Spring Branch Drive
- \* Tract in yellow may potentially be purchased. 9110 Spring Branch Dr. Site is an additional 11,038 sf of land and includes ±1,800 sf industrial warehouse
- Contact Brokers for Pricing
- **REDUCED PRICE: \$2,750,000**

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