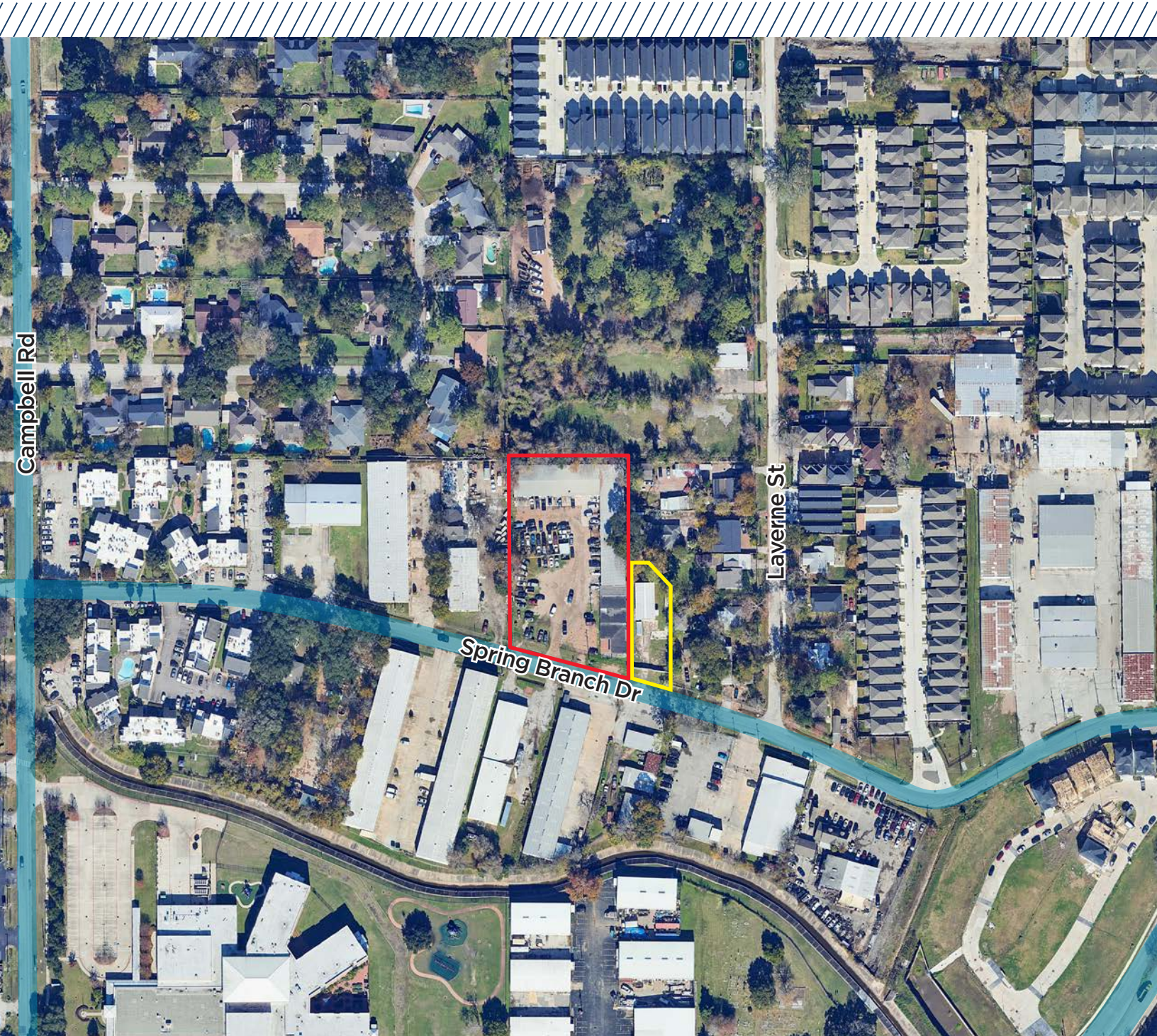


±1.5 Acres

9112 Spring Branch Dr
Houston, TX



KRISTEN MCDADE

Managing Director

T: +1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

T: +1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

T: +1 346 396 4008

melissa.elizondo@cushwake.com



±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

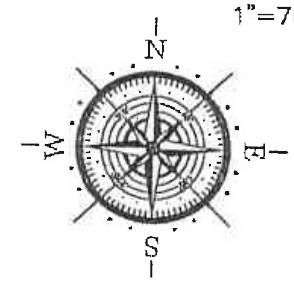
Long Point Rd

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.

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

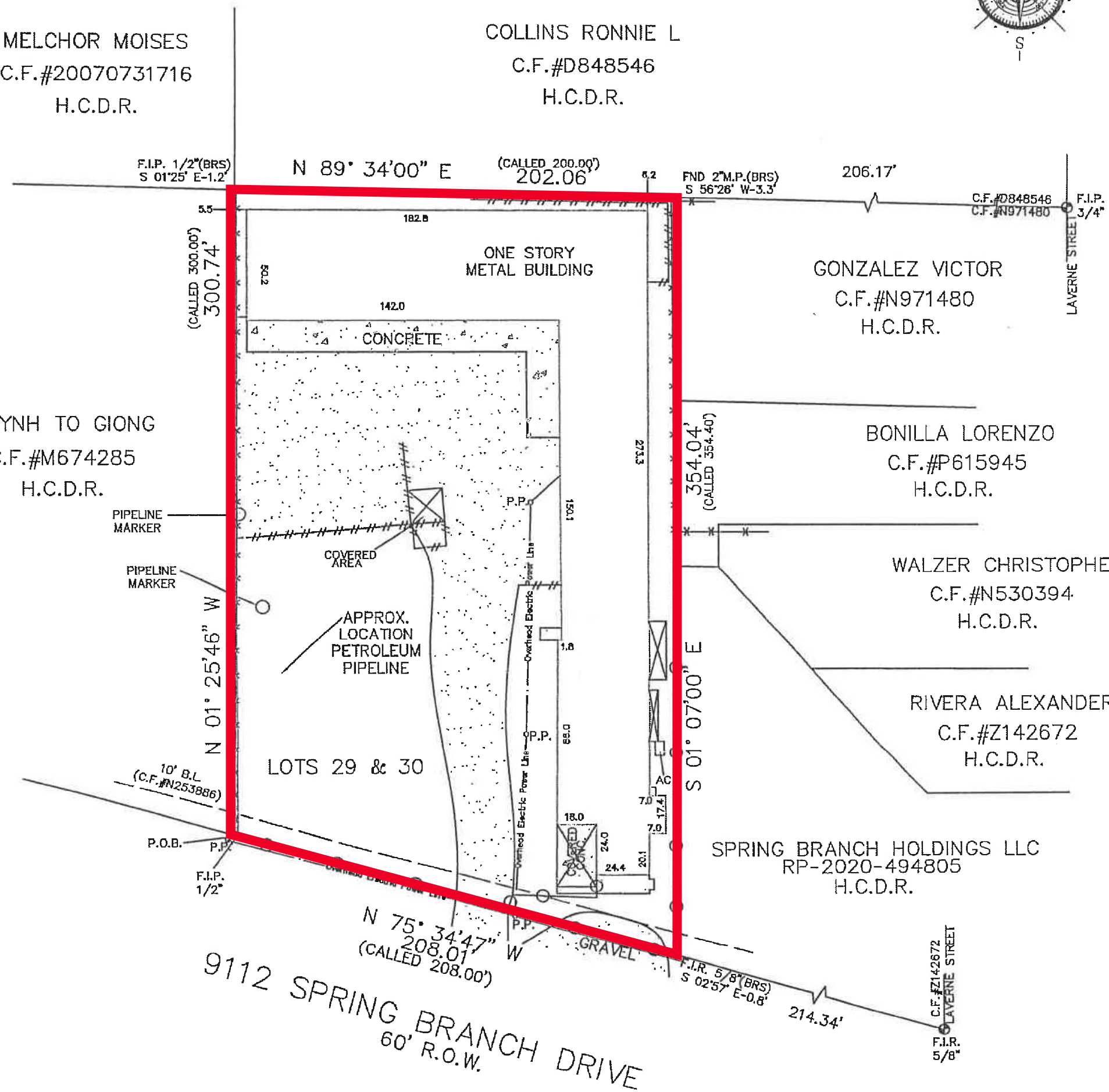
GONZALEZ VICTOR
C.F.#N971480
H.C.D.R.

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.



2025 GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

55M sq ft

of Class A space

160k

Business establishments

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 3 miles of 9112 Spring Branch Dr.)



138,524

2025 Total Population



\$138,392

2025 Average Household Income



\$695,269

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY

±1.5 Acres

9112 Spring Branch Dr Houston, TX



- ±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

KRISTEN MCDADE

Managing Director

T: +1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

T: +1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

T: +1 346 396 4008

melissa.elizondo@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.