

13,860 VPD ('21)

ALTERNATE  
90

Spanish Trail



Citi Trends

Gordon  
FOOD SERVICE



AVAILABLE  
63,460 SF  
OF LAND

Weingarten St

Calhoun Rd

Griggs Rd



Cash America



TITLEMAX



16,097 VPD ('21)



7,630 VPD ('21)

Griggs Rd

**±63,460 SF LAND**  
**FOR SALE OR GROUND LEASE**  
NEQ Griggs Rd & Cullen Blvd | Houston, TX



WWW.BLUEOXGROUP.COM



# PROPERTY INFORMATION:

**Address:** NEQ Griggs Rd & Cullen Blvd  
Houston, TX 77021

**Size:** ±63,460 SF

**Price:** Call For Pricing

## HIGHLIGHTS:

- Land available for sale or ground lease
- Adjacent to 80,891 SF neighborhood shopping center anchored by Gordon Food Service, Family Dollar, Rent-A-Center and Clti-Trends (the #4 Citi-Trends location in the Houston MSA by daily site visits)
- Located in the extremely dense urban neighborhood of OST/ South Main with more than 147,000 residents within 3 miles
- Close proximity to University of Houston and Texas Medical Center, the world's largest medical complex
- Located minutes from the Hwy 288 & Old Spanish Trail intersection

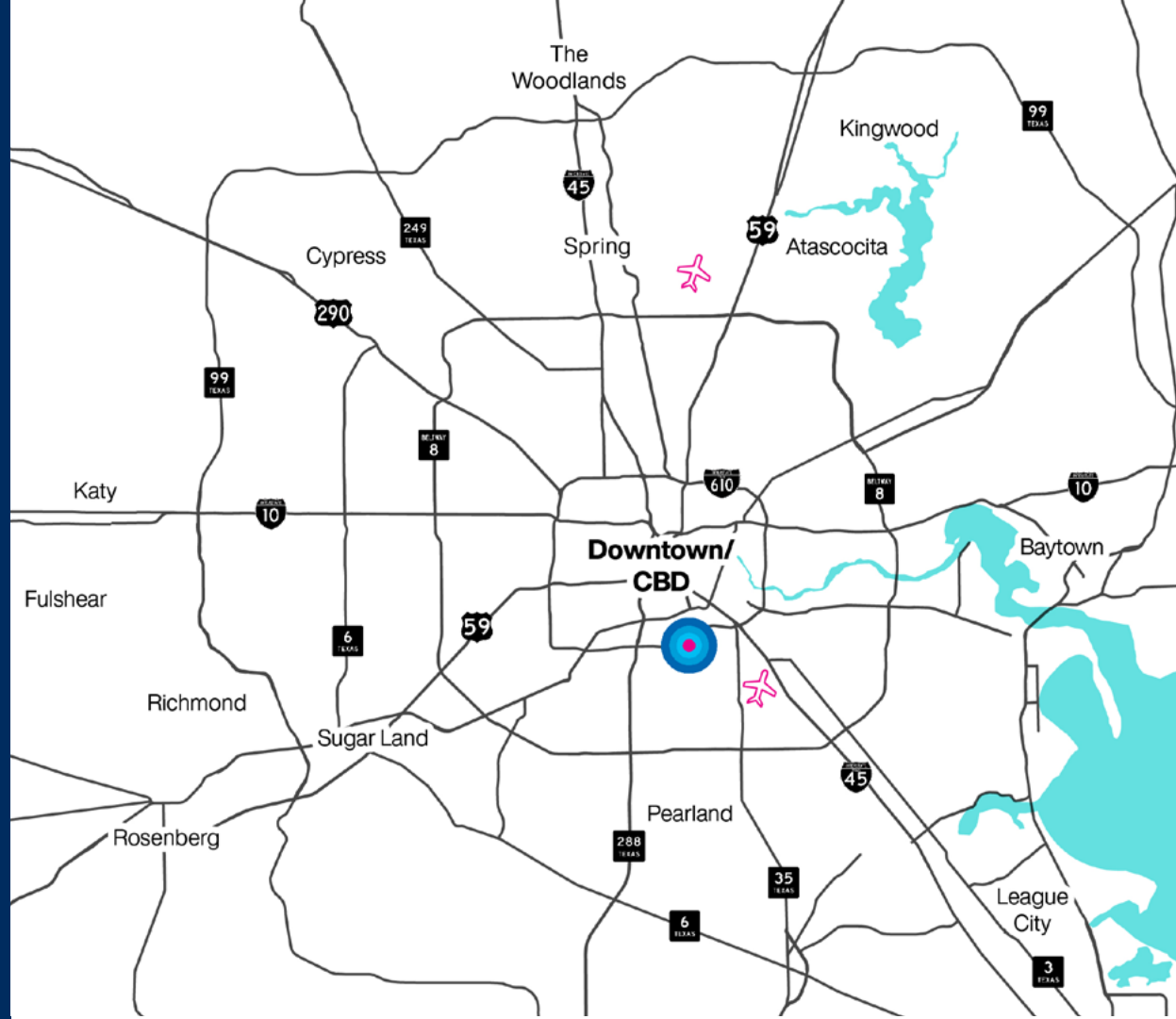
## TRAFFIC COUNTS:

**Griggs Rd:** 16,097 cpd

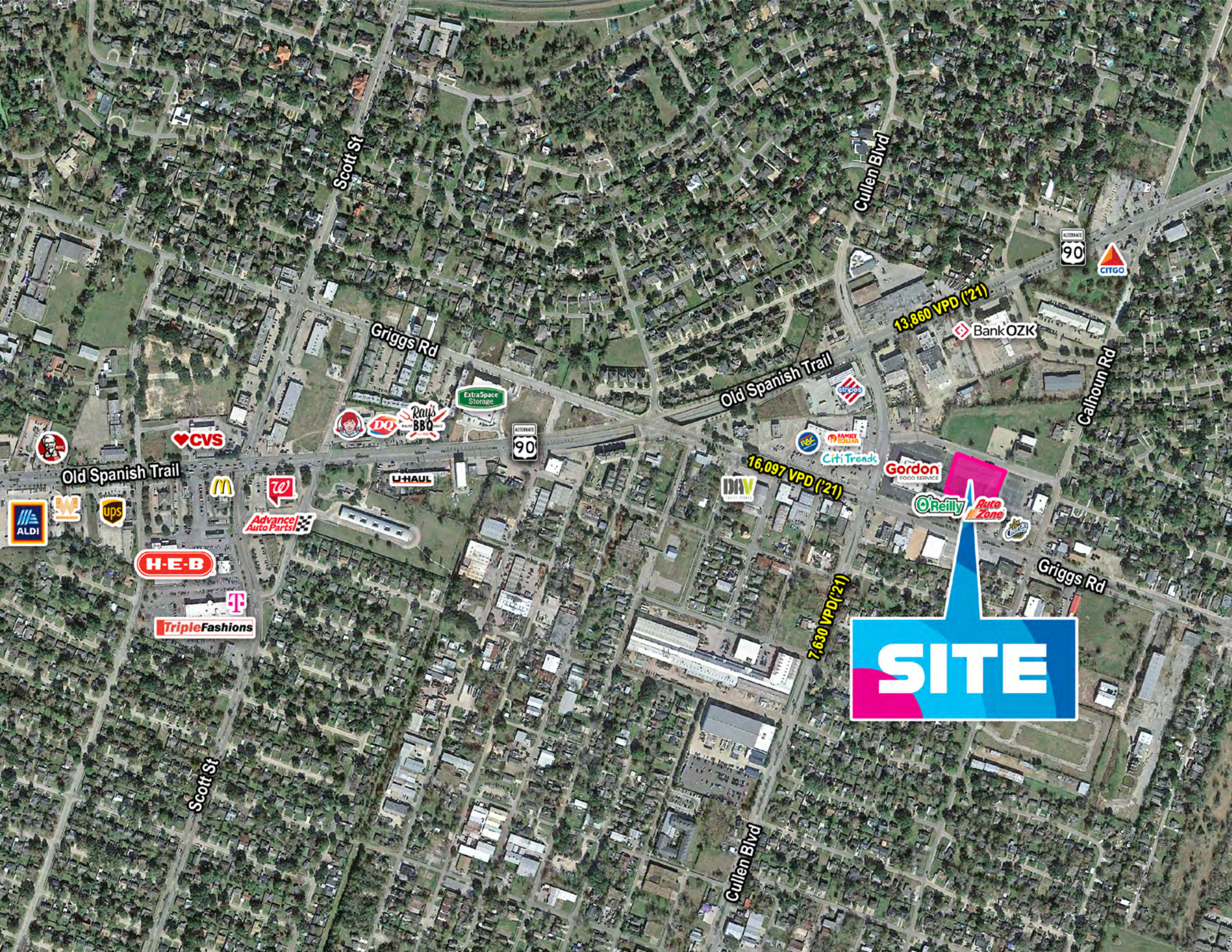
**Cullen Blvd:** 7,630 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	16,256	149,332	417,129
<b>Daytime Pop.</b>	11,648	116,786	472,913
<b>Avg HH Income</b>	\$64,380	\$82,392	\$107,192







Scott St

Cullen Blvd

Griggs Rd

Old Spanish Trail

13,860 VPD ('21)

Bank OZK

90



Calhoun Rd

Extra Space Storage



90

U-HAUL

16,097 VPD ('21)



Gordon Food Service



Griggs Rd

7,630 VPD ('21)



Old Spanish Trail

CVS



Advance Auto Parts

H-E-B



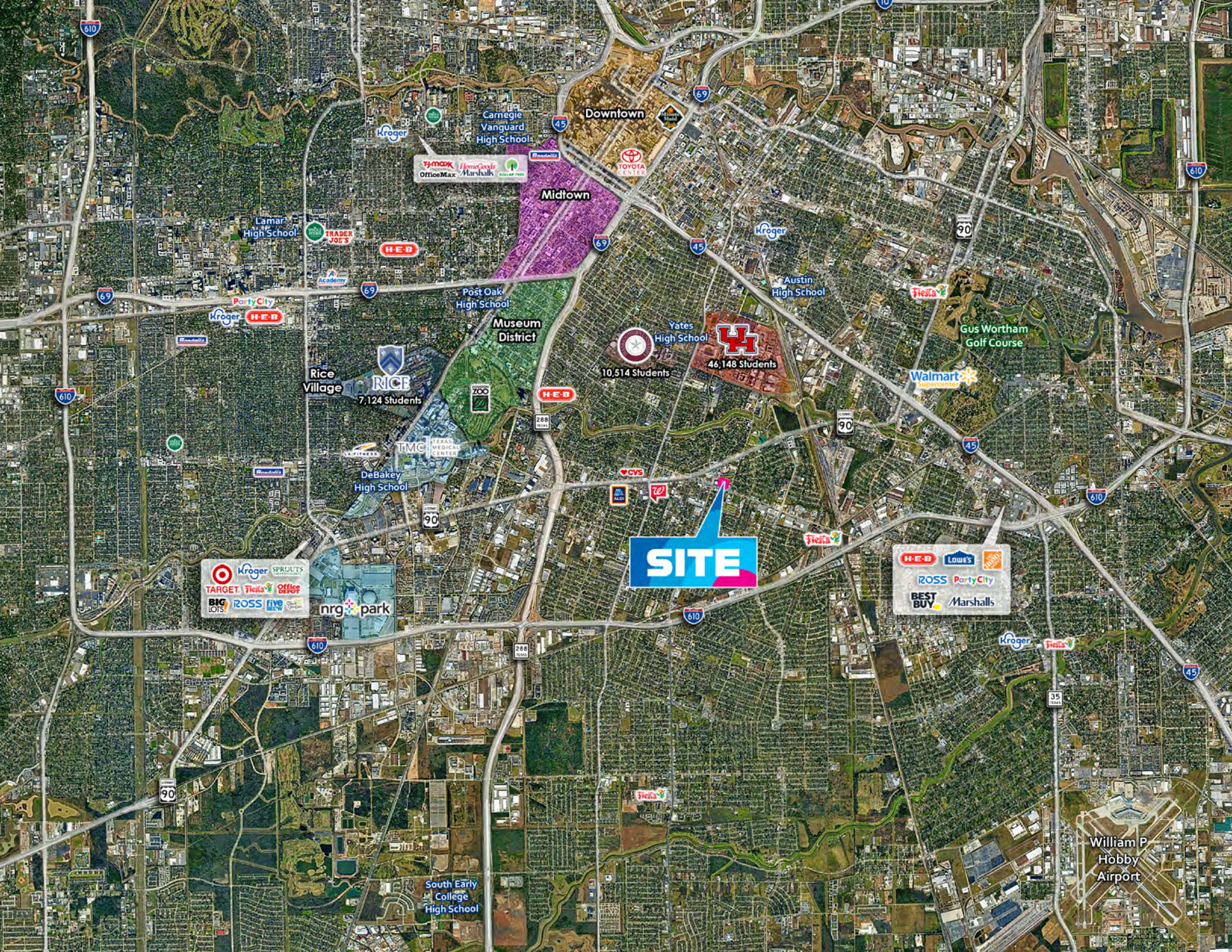
TripleFashions

Scott St

Cullen Blvd







Downtown

Midtown

Carnegie Vanguard High School

Lamar High School

Post Oak High School

Austin High School

Gus Wortham Golf Course

Museum District

Yates High School

Rice Village

RICE  
7,124 Students

10,514 Students

46,148 Students

DeBakey High School

**SITE**

Kroger  
SPROUTS  
TARGET  
Fiesta  
Office  
BIG LOTS  
ROSS  
Five  
Five

nrg park

HEB  
Lowes  
Party City  
BEST BUY  
Marshalls

South Early College High School

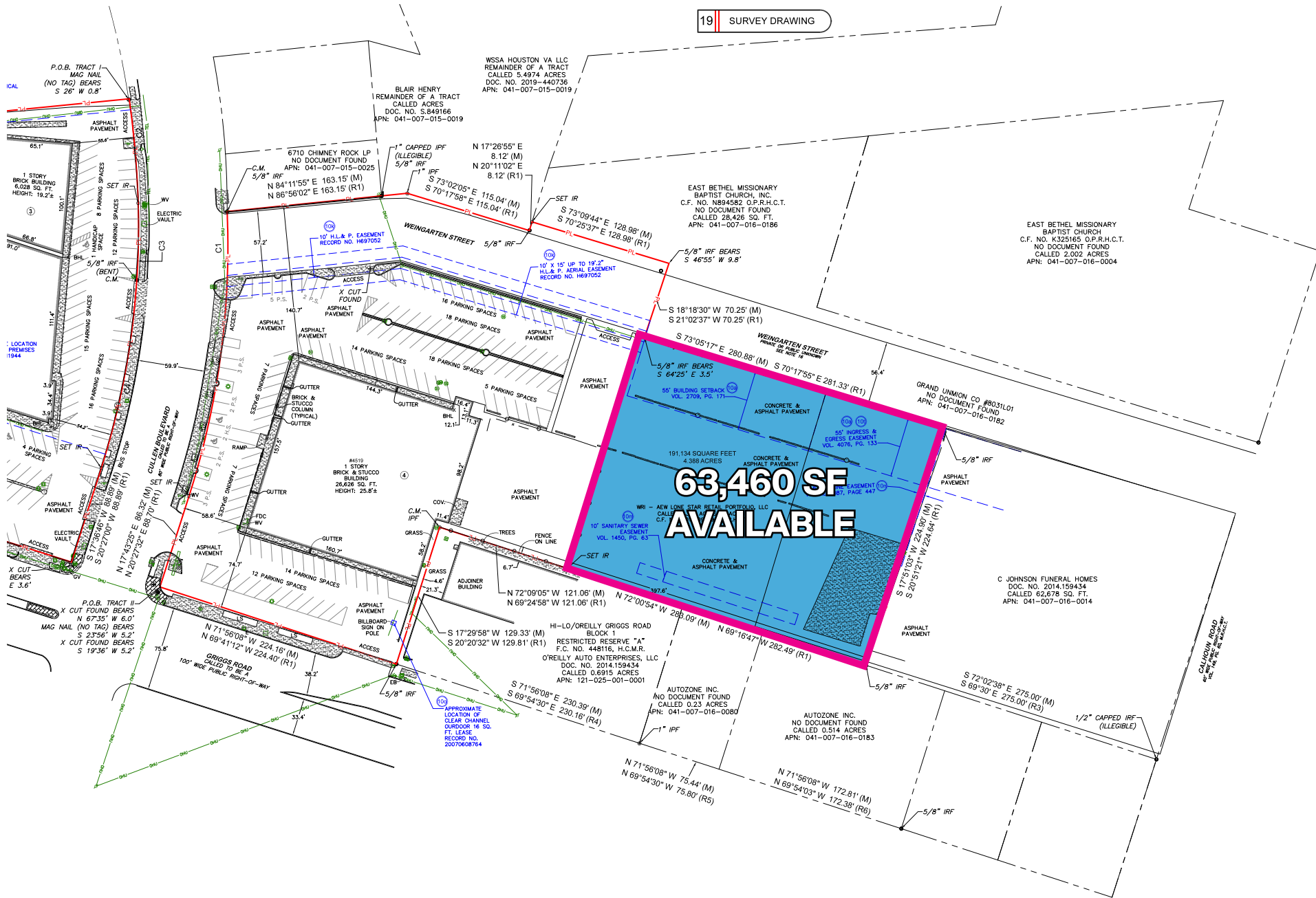
William P Hobby Airport



# SITE PLAN











# 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.

## 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 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.

**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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_





**±63,460 SF LAND  
FOR SALE OR GROUND LEASE**

NEQ Griggs Rd & Cullen Blvd | Houston, TX

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