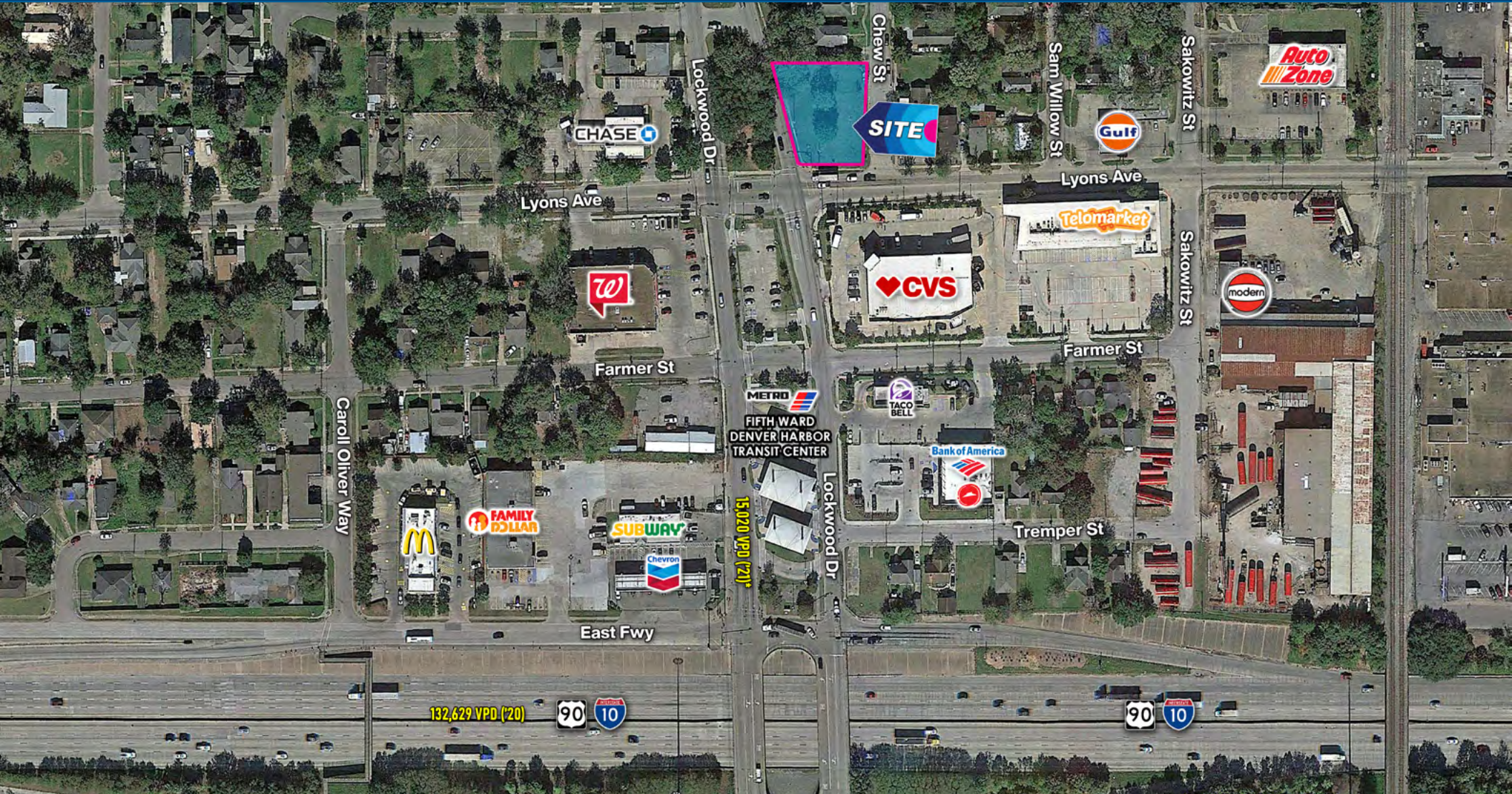




# LAND FOR GROUND LEASE OR BUILD-TO-SUIT

**LYONS CROSSING**  
NE HARD CORNER  
LOCKWOOD DR & LYONS AVE  
HOUSTON, TX 77020



**JACK SAVERY**  
713.814.4930 | js@blueoxgroup.com

**BLUEOXGROUP.COM**  
713.804.7777

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

# LYONS CROSSING

## LOCATION

NE Hard Corner Lockwood Dr & Lyons Ave  
Houston, TX 77020

## SIZE

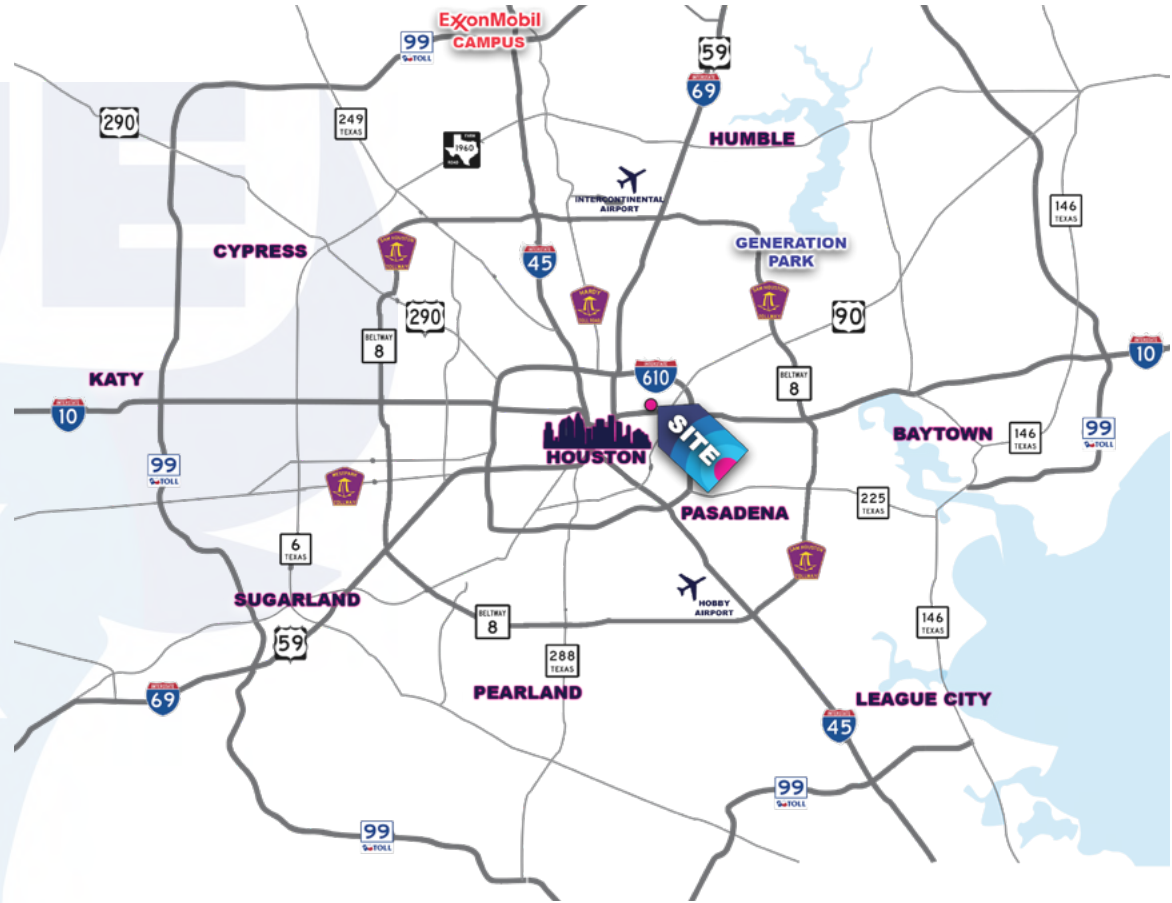
0.3968 Acres / 17,284 SF

## PRICE

Contact For Pricing

## HIGHLIGHTS

- 17,284 SF land available for ground lease or build to suit
- Hard corner lot
- Access from both Chew St and Lockwood Dr
- Easy access to US-90 & I-10
- In close proximity to Downtown, Midtown, and other major inner-loop developments
- High traffic area from adjacent Metro bus terminal



## DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income
1 mi	16,785	15,043	\$41,053
3 mi	112,289	113,937	\$54,164
5 mi	321,198	415,030	\$77,278

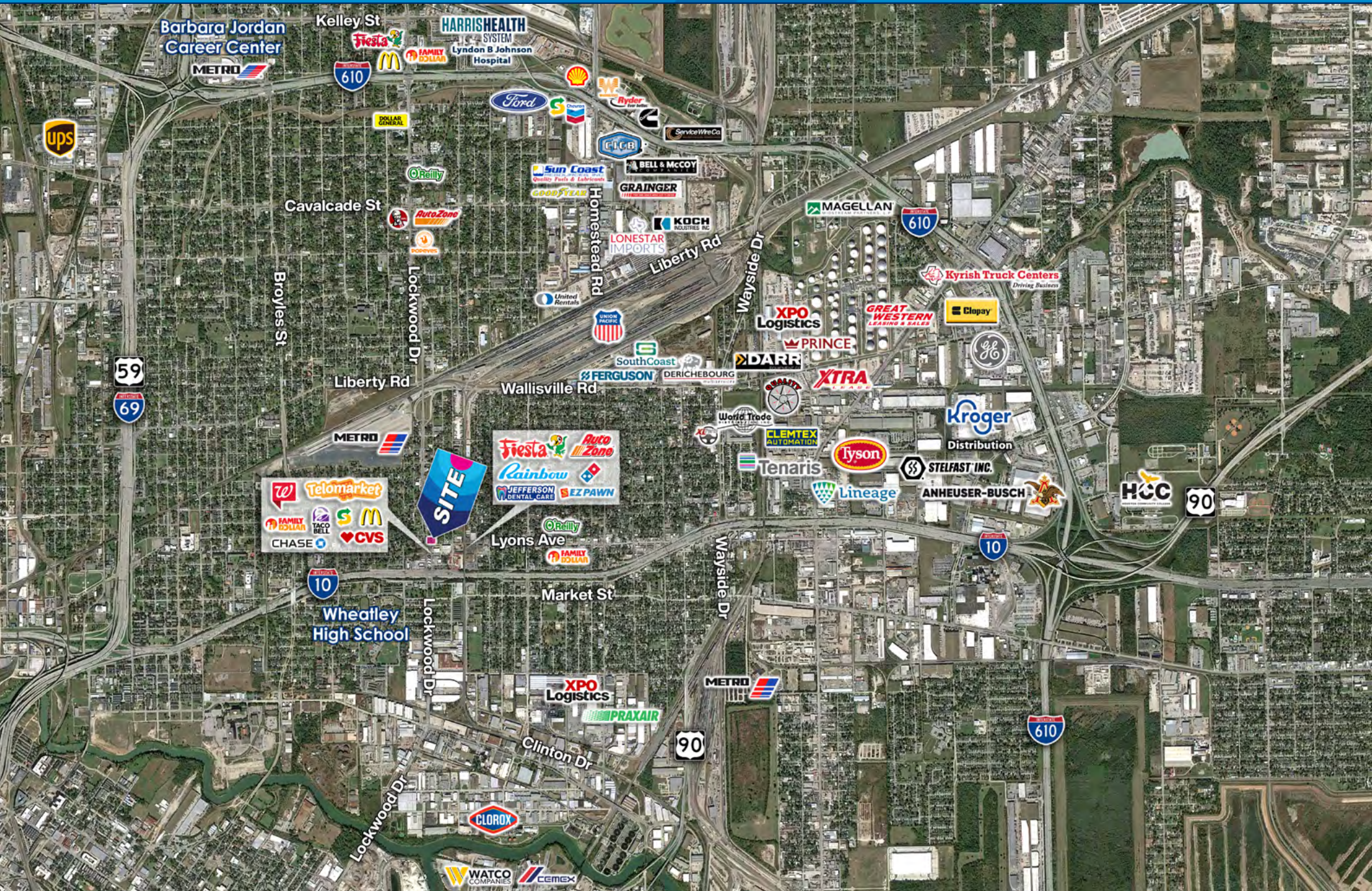
## TRAFFIC COUNTS

(TXDOT 2020)

INTERSTATE 10:  
132,629 VPD

LOCKWOOD DR:  
15,020 VPD

# LYONS CROSSING



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# LYONS CROSSING

## MARKET OVERVIEW - TEXAS



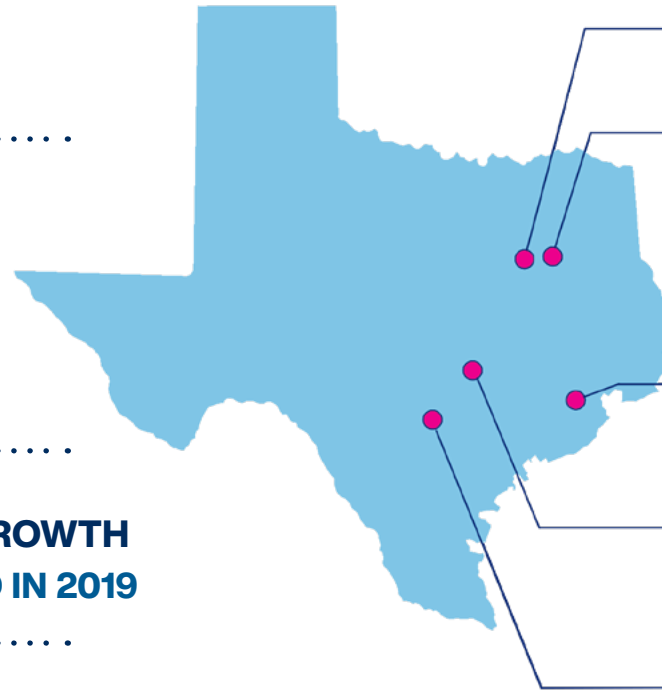
POPULATION  
**29,104,064**

**2<sup>nd</sup>** FASTEST GROWING ECONOMY IN THE U.S.



TOP STATE FOR JOB GROWTH  
**342,800 JOBS CREATED IN 2019**

**2<sup>nd</sup>** LARGEST CIVILIAN LABOR WORKFORCE  
**13+ MILLION WORKERS**



**FORT WORTH**  
TOP 20 LARGE U.S. CITIES TO START A BUSINESS 2018

**DALLAS**  
#1 FASTEST GROWING MSA 2019  
#5 BEST PERFORMING CITIES IN U.S.

**HOUSTON**  
#2 TOP U.S. METROS FOR JOB GROWTH 2019  
#2 METROS WITH MOST CORPORATE HEAD-QUARTERS

**AUSTIN**  
#1 BEST PLACE IN AMERICA TO START A BUSINESS 2019  
#3 BEST PERFORMING CITIES IN U.S.

**SAN ANTONIO**  
#1 BEST CITY FOR VETERANS 2019

**48** FORTUNE 500 COMPANIES CALL TEXAS HOME



**OVER 30,000 COMPANIES** HAVE LOCATED OR EXPANDED FACILITIES IN TEXAS SINCE 2009



**LARGEST MEDICAL CENTER** TEXAS MEDICAL CENTER, HOUSTON  
**2ND LARGEST CANCER CENTER** MD ANDERSON, HOUSTON

**BEST STATE FOR BUSINESS** FOR THE 14TH YEAR IN A ROW BY CHIEF EXECUTIVE MAGAZINE



**AWARDED 2018 GOVERNOR'S CUP** FOR THE MOST NEW & EXPANDED CORPORATIONS



**NO STATE INCOME TAX**

# LYONS CROSSING

## MARKET OVERVIEW - HOUSTON MSA



7,000,000

**4<sup>th</sup>**  
LARGEST  
CITY IN THE  
UNITED STATES

21

FORTUNE 500  
COMPANIES  
BASED IN HOUSTON



TOP 10 CITIES  
FOR JOB GROWTH



HOME SALE PRICES UP **2.4%**  
OVER THE LAST 12 MONTHS



HOME TO 39 OF THE NATION'S LARGEST PUBLICLY TRADED  
OIL AND GAS EXPLORATION & PRODUCTION FIRMS



### TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD



### PORT OF HOUSTON

LARGEST PORT ON THE GULF  
& 2ND LARGEST IN THE U.S.

GENERATES **\$5.6 BILLION** IN STATE  
AND LOCAL REVENUE

**68%**

U.S. GULF COAST  
CONTAINER TRAFFIC  
**PASSES THROUGH THE  
PORT OF HOUSTON**

## 58 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

SERVES OVER 170 DESTINATIONS WITH NONSTOP FLIGHTS

HOBBY AIRPORT: NOW SERVES NEARLY 60 DESTINATION

## RETAIL MARKET



**OVER \$126 BILLION**

GROSS ANNUAL RETAIL SALES

TEXAS COMPTROLLER DATA, 2019

**94.5%**  
OCCUPANCY RATE

**4,550,000 SF**  
12 MO. NET ABSORPTION

**3,345,000 SF**  
UNDER CONSTRUCTION  
(1% OF TOTAL INVENTORY)

**398,018,000 SF**  
TOTAL INVENTORY  
COSTAR DATA, FEBRUARY 2020

## LARGEST EMPLOYERS

MEMORIAL HERMANN HEALTH SYSTEM	24,108 EMPLOYEES
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	21,086 EMPLOYEES
HOUSTON METHODIST	20,000 EMPLOYEES
UNITED AIRLINES	14,941 EMPLOYEES
SCHLUMBERGER	12,069 EMPLOYEES
SHELL OIL COMPANY	11,507 EMPLOYEES
EXXONMOBILE	11,000 EMPLOYEES
TEXAS CHILDREN'S HOSPITAL	10,992 EMPLOYEES
HCA	10,830 EMPLOYEES

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# 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.

### Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**9009549**

License No.

**448255**

License No.

License No.

License No.

**jj@blueoxgroup.com**

Email

**jj@blueoxgroup.com**

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**713.804.7777**

Phone

**713.230.8882**

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0