



Colliers

LAND FOR SALE, BTS, OR DESIGN BUILD

+/- 3.6 Acres

Hycohen Road, Houston, TX 77047

Land Development Opportunity

Broker Contact:

Wes Williams, SIOR, CCIM

Principal & Director, Executive Vice President
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1233 W. Loop South, Suite 900
Houston, TX 77027
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colliers.com

A Development by:

VAULT

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Property Overview

± 3.6 Acres - Hycohen Rd | Houston, TX 77047

Property Features

- 3.6 Acres total available
- Not located in floodplain
- Water and utilities available
- Ability to pave, fence, and secure
- Ideal for industrial, self storage, IOS, or residential uses
- Contact Broker for pricing

Property Tax Rates 2024

Harris County	\$0.5535
Houston ISD	\$0.8683
Harris Co Flood Control	\$0.0489
Houston Community College	\$0.0962
City of Houston	\$0.5192
Port of Houston Authority	\$0.0061
Total	\$2.0922

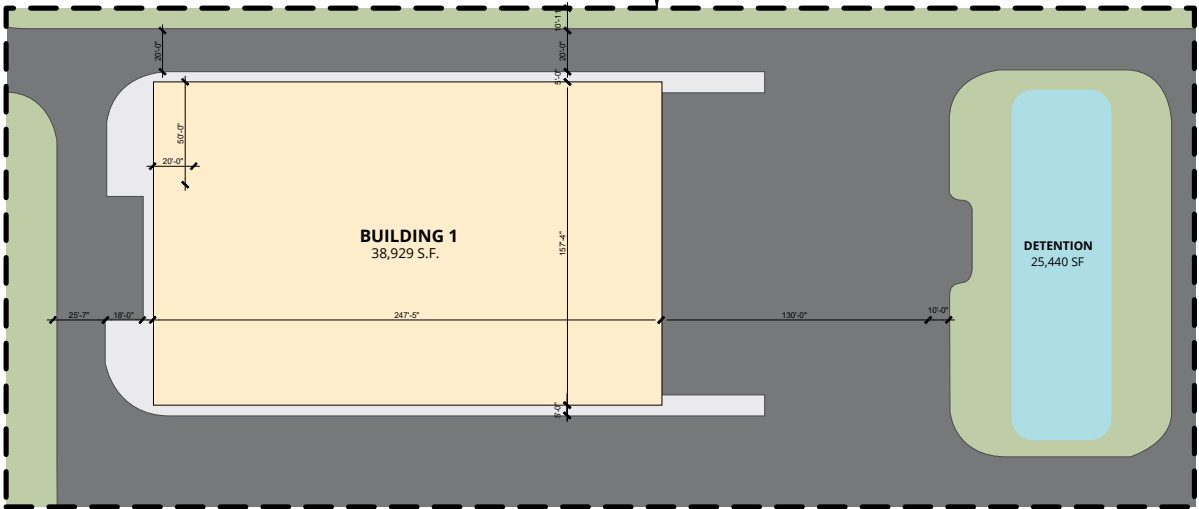
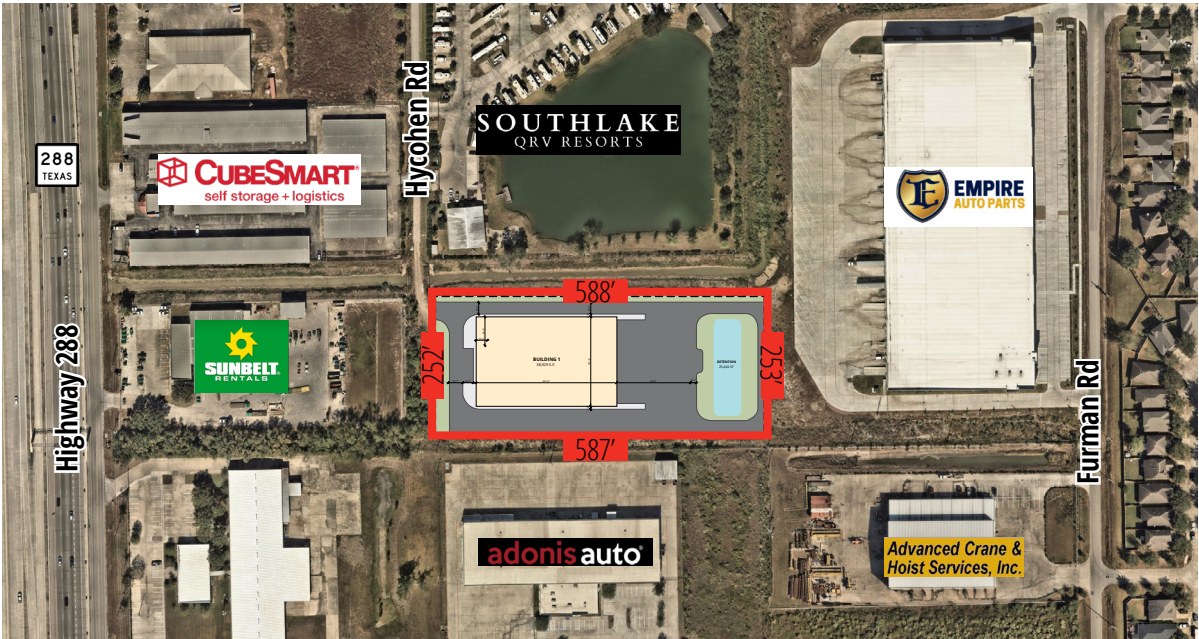
Ideally located in South Houston the property features excellent access to both Highway 288 and Beltway 8 and is surrounded by prominent industrial and commercial neighbors. The site offers users with excellent access to Houston's extensive labor pool with over 223,000 in population within a 5 mile radius. The area has seen explosive growth with industrial developments such as Lone Star Logistics Park, Carson 288, Beltway 66 Logistics Park, South Belt Central, and SouthPoint Business Park. The site's location in the South market positions it well for sustained growth and stability in the industrial sector with both construction activity and vacancy rates down.



Property Site Plan

± 3.6 Acres - Hycohen Rd | Houston, TX 77047

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Potential Yard Lease

± 3.6 Acres - Hycohen Rd | Houston, TX 77047

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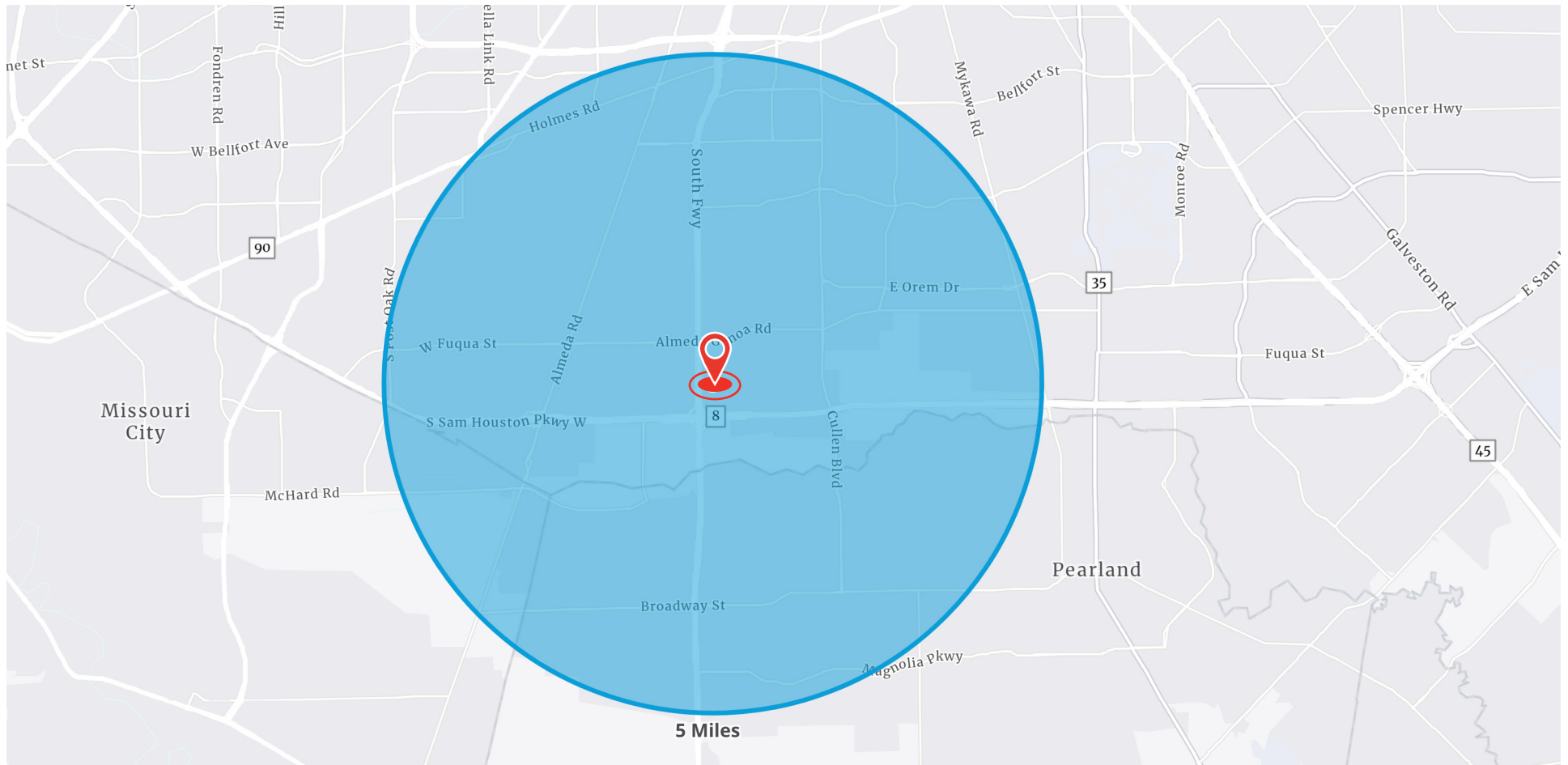


Image is for illustrative purposes only and may not represent the actual property exactly.

Area Demographics

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5,541

Total Businesses
5-mile radius

\$101,771

Average HH Income
5-mile radius

223,103

Total Population
5-mile radius

56,032

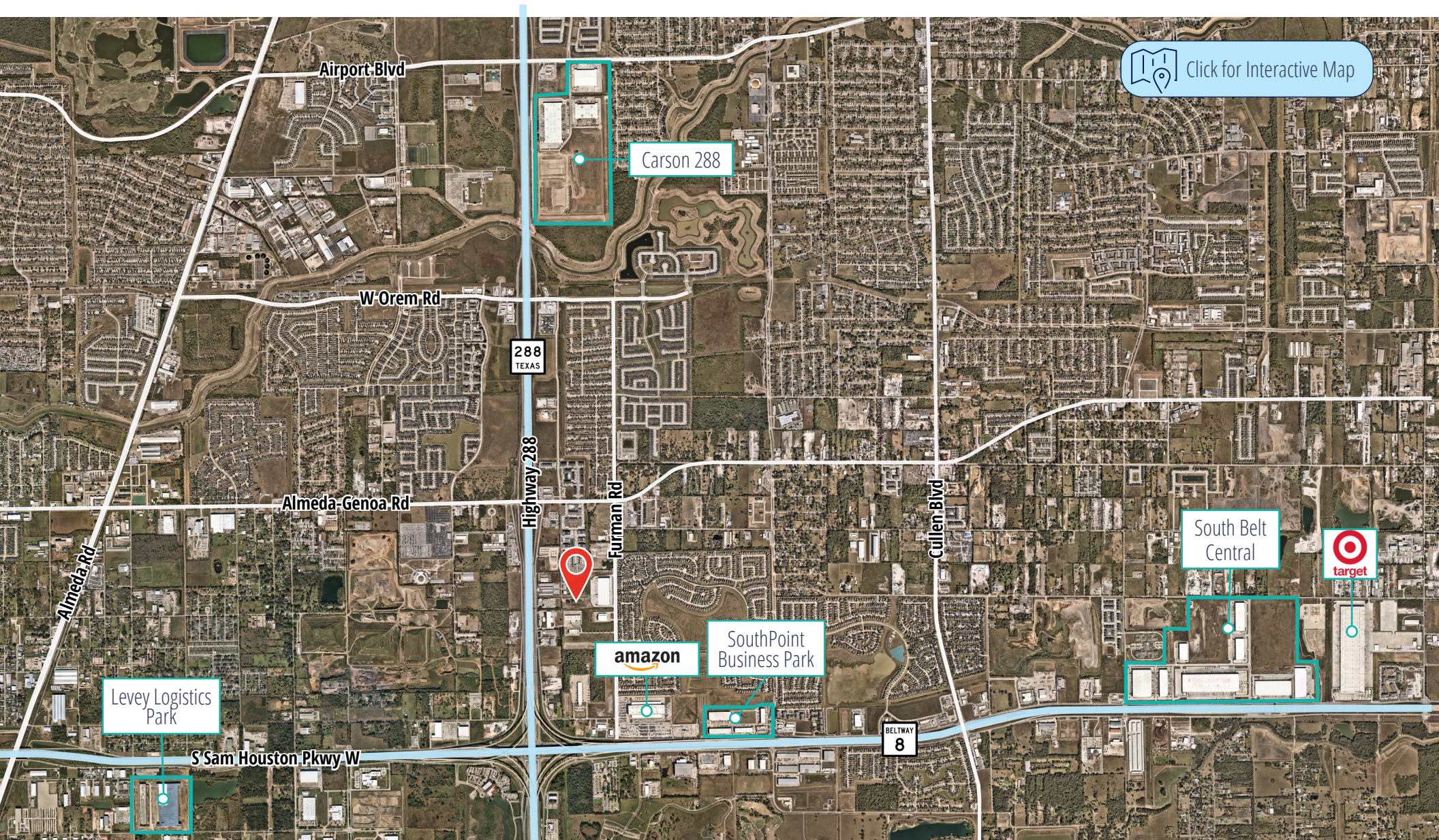
Total Employees
5-mile radius

\$257,162

Median Home Value
5-mile radius

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 [Click for Interactive Map](#)



Key Distances

0.5 mile to Highway 288

1.8 miles to Beltway 8

5.2 miles to Loop 610

8.3 miles to Fort Bend Toll Rd

10 miles to Hobby Airport

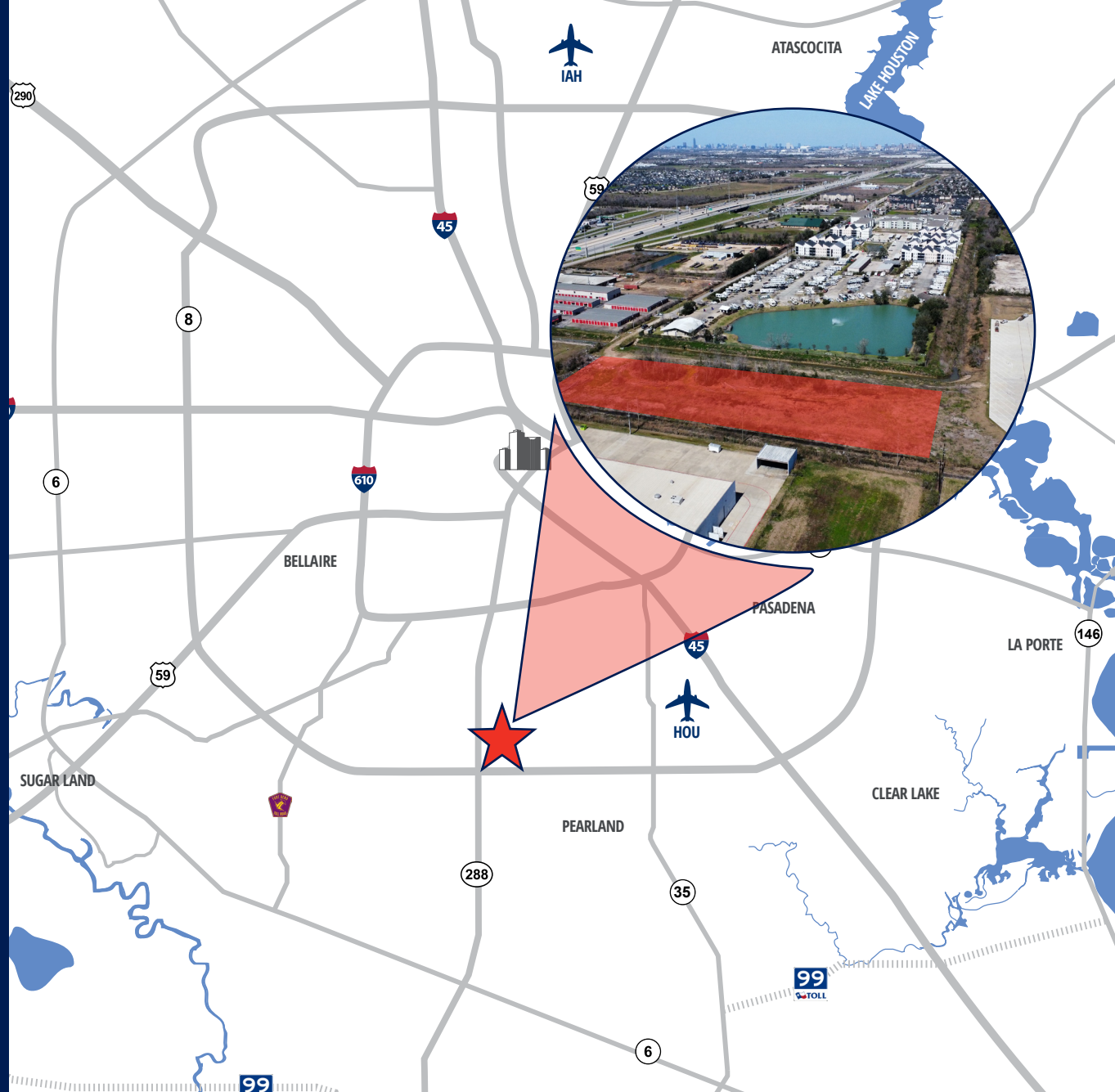


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date