

For Sale
37.5% Undivided Interest in 7.2 acres
1014 Wirt Rd, Houston, TX 77055

Downtown

Galleria



GVC VIS GULF COAST VETERINARY SPECIALISTS

INTERSTATE 10



SOAP hand car wash

Wirt Rd

Call for Offers: September 10, 2025

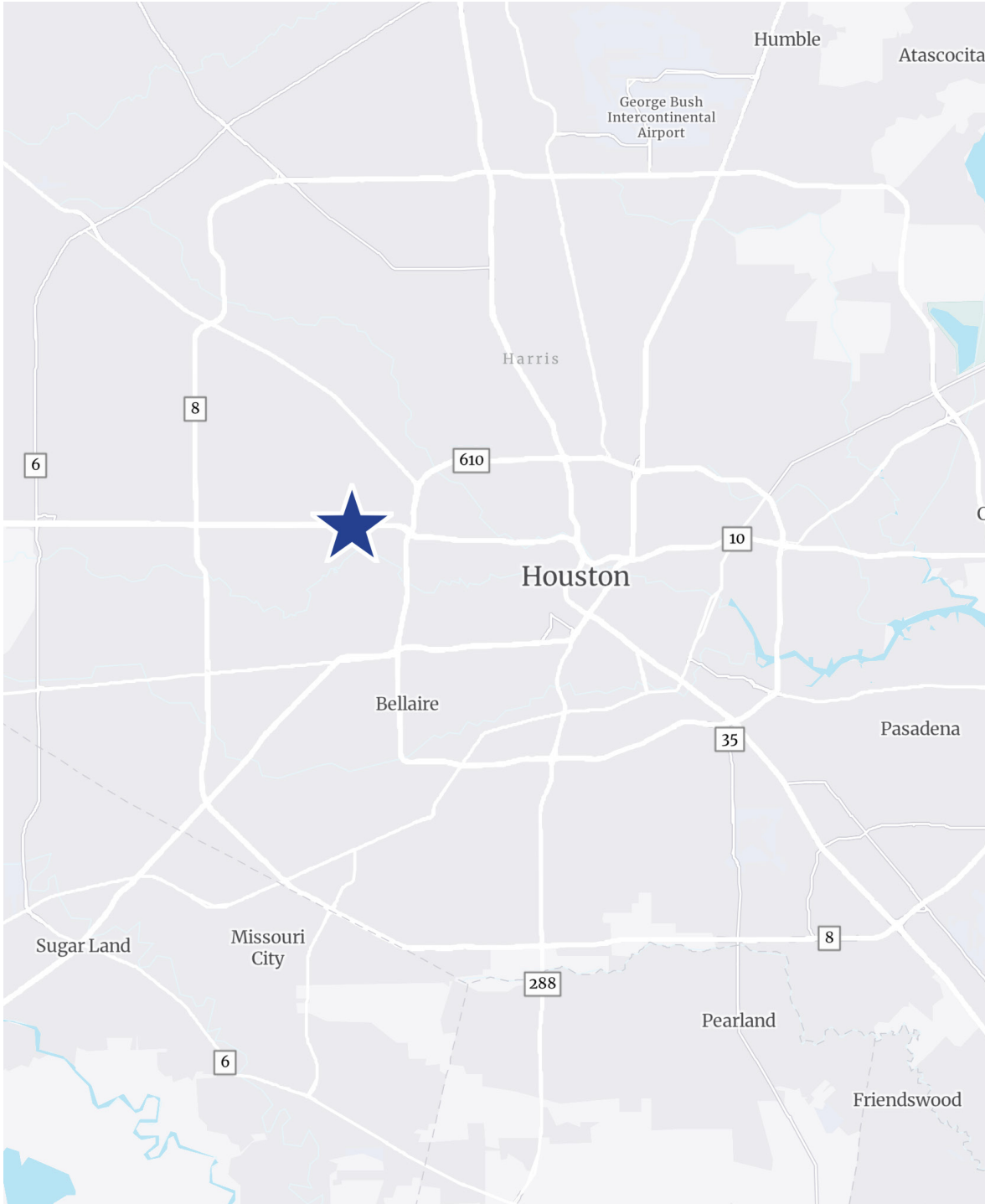
Harrison Kane
Senior Vice President
+1 713 835 0074
harrison.kane@colliers.com

Chris Hutcheson
Senior Vice President
+1 713 835 0073
chris.hutcheson@colliers.com

James Kadlick
Senior Vice President
+1 713 835 0072
james.kadlick@colliers.com

Zack Taylor
Principal
+1 713 830 2193
zack.taylor@colliers.com





SITE INFORMATION

SIZE	±7.2 acres
ADDRESS	1014 Wirt Rd
CITY, STATE, ZIP	Houston, TX 77055
COUNTY	Harris
APN	042106000002
SCHOOL DISTRICT	Spring Branch
ZONING	None
UTILITIES	City of Houston
IMPROVEMENTS	Retail Centers
LOCATION	29.785402, -95.483080

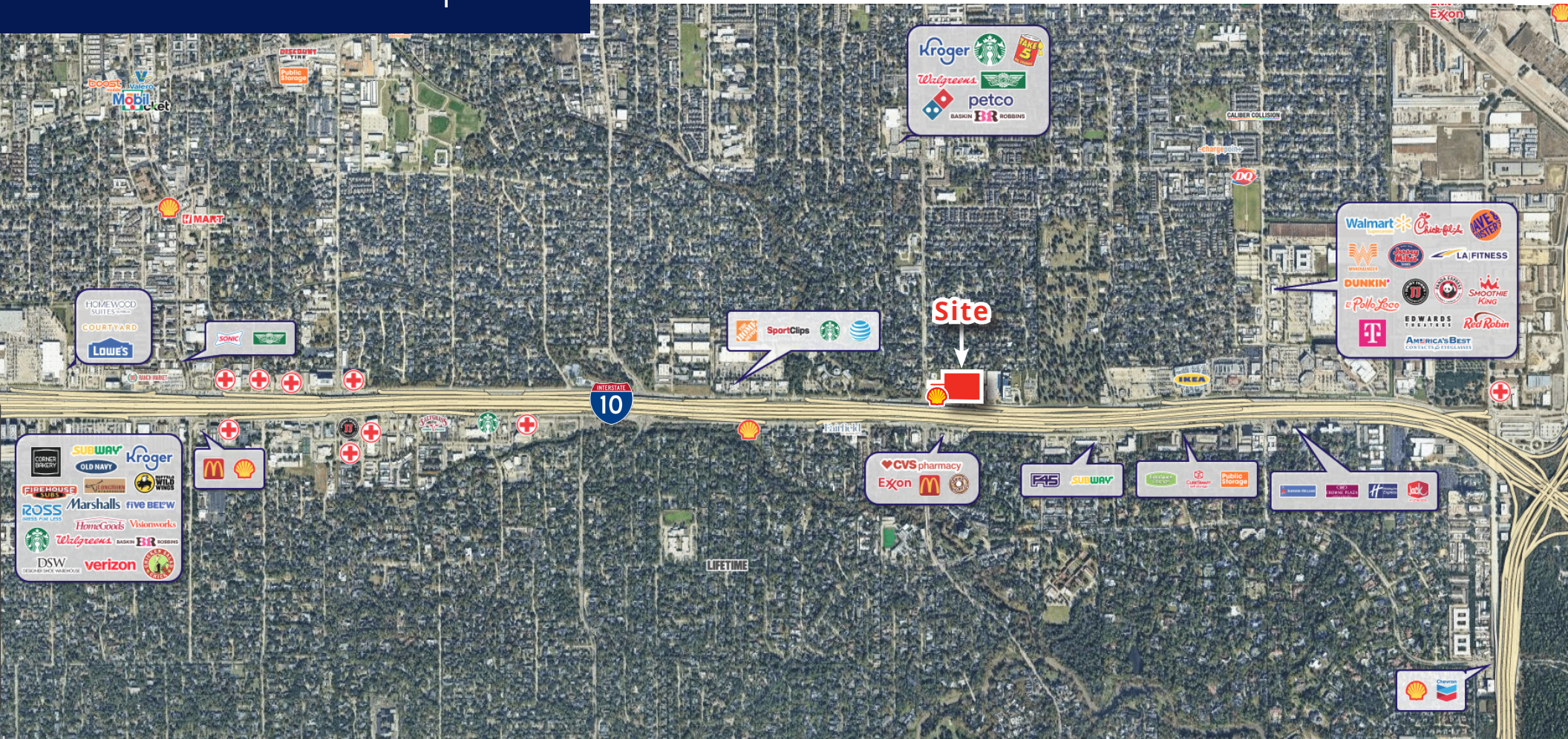
2024 TAX RATES

SPRING BRANCH ISD	\$1.0764
HARRIS COUNTY	\$0.3853
HARRIS CO. FLOOD CNTRL	\$0.0490
PORT OF HOU AUTHY	\$0.0062
HARRIS CO. HOSPITAL DIST	\$0.1636
HARRIS CO. EDUCATION DEPT	\$0.0048
CITY OF HOUSTON	\$0.5192
TOTAL	\$2.20428

CALL FOR OFFERS



Area Retail Map





Market Overview

1014 Wirt Rd, Houston, Texas, 77055
1 mile radius

Household & population characteristics



\$119,351

Median household income



\$901,588

Median home value



56.5%

Owner occupied housing units



40.7

Median age



50.2%

Female population



54.2%

% Married (age 15 or older)

Annual lifestyle spending



\$7,110

Travel



\$72

Tickets to Movies



\$238

Theatre/Operas/Concerts



\$149

Admission to Sports Events



\$17

Online Gaming Services

Households & population



12,421

Current total population



12,592

5 Year total population



5,294

Current total households



5,434

5 year total households

Education



No high school diploma



13%

High school graduate



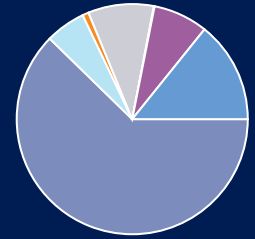
12%
Some college



69%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



845

Total businesses



7,591

Total employees

Annual household spending



\$4,577

Apparel & Services



\$423

Computers & Hardware



\$7,934

Eating Out



\$13,272

Groceries



\$12,623

Health Care

Employment



80%

White collar



12%

Blue collar



7%

Services



Unemployment rate



Accelerating success.

Harrison Kane

Senior Vice President
+1 713 835 0074
harrison.kane@colliers.com

Chris Hutcheson

Senior Vice President
+1 713 835 0073
chris.hutcheson@colliers.com

James Kadlick

Senior Vice President
+1 713 835 0072
james.kadlick@colliers.com

Zack Taylor

Principal
+1 713 830 2193
zack.taylor@colliers.com

1233 W. Loop South, Suite 900
Houston, TX 77027
713 222 2111

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



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. **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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
---	-------------

Email	Phone
-------	-------

Zachary Taylor SIOR	621980
Sales Agent/Associate's Name	License No.

zack.taylor@colliers.com	+1 713 830 2193
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date