



OFFERING MEMORANDUM

0.79 ACRES - 1990 CAMPBELL ROAD

Houston, Texas 77080

Marcus & Millichap

INVESTMENT OVERVIEW AND HIGHLIGHTS

1990 CAMPBELL ROAD

Located at 1990 Campbell Road in Houston's highly sought-after Spring Branch corridor, this 34,373 square-foot site offers approximately 348 linear feet of frontage along Campbell Road and presents an exceptional infill redevelopment opportunity. Currently operated as a self-storage facility, the property is entirely free of FEMA-designated floodplain and carries one pipeline easement traversing the site in an east-to-west orientation that can be thoughtfully incorporated into the project's site plan. The site enjoys immediate access to Blalock Road, Hammerly Boulevard, and Interstate 10, positioning future residents within three miles of Memorial City, nine miles of the Galleria, and 14 miles of Downtown Houston. Utilities are provided by the City of Houston, further supporting redevelopment readiness and reducing infrastructure uncertainty. Stormwater detention requirements remain to be determined and will be addressed through the development planning process. Given its size, frontage and accessibility the highest and best use of the property is concluded to be fee-simple attached townhome development.

INVESTMENT HIGHLIGHTS

- ±34,373 SF Infill Redevelopment Opportunity in Houston, Texas
- Located within the Highly Desirable Spring Branch Corridor
- Approximately 348 Linear Feet of Frontage Along Campbell Road
- Immediate Access to Interstate 10, Blalock Road, and Hammerly Boulevard
- Within Three Miles of Memorial City and Nine Miles of The Galleria
- Located in Spring Branch ISD
- No FEMA Floodplain Impact
- Utilities Provided by the City of Houston
- Pipeline Easement can be Incorporated into Site Planning
- Ideal for Fee-Simple Attached Townhome Development

PROPERTY SIZE	34,373 SF
PRICE	Call Broker for Pricing
SCHOOL	Spring Branch Independent School District
FLOODPLAIN	None
UTILITIES	City of Houston
FRONTAGE	+/- 348.55' on Campbell Road
DETENTION	To Be Determined
EASEMENTS	Crude Oil Pipeline

BROKER OF RECORD:

TIM SPECK

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TAX INFORMATION

1990 CAMPBELL ROAD

TAX INFORMATION

DISTRICT	JURISDICTIONS	2025 RATE	2026 RATE
025	SPRING BRANCH ISD	1.0231	0
040	HARRIS COUNTY	0.38096	0
041	HARRIS CO FLOOD CNTRL	0.04966	0
042	PORT OF HOUSTON AUTHY	0.00509	0
043	HARRIS CO HOSP DIST	0.18761	0
044	HARRIS CO EDUC DEPT	0.004798	0
061	CITY OF HOUSTON	0.5119	0
793	SPRING BRANCH MGT DIST	0.1	0

Exemption Type : None



MARKET OVERVIEW AND DEMOGRAPHICS

1990 CAMPBELL ROAD

HOUSTON, TEXAS

Houston is one of the largest and most dynamic metropolitan areas in the United States, with a population exceeding 7.6 million people across nine counties in southeastern Texas. While the city of Houston serves as the urban core, significant population concentrations are distributed throughout surrounding communities such as Pasadena, Pearland, Sugar Land, The Woodlands, and League City. The metro benefits from direct access to the Gulf of Mexico and the Port of Houston, one of the nation's most active export hubs, enabling strong global trade connections and reinforcing the region's role as a critical logistics gateway. The regional economy is broad and highly diversified, having evolved from a traditional reliance on oil and gas into a multi-sector platform that includes biotechnology, healthcare, logistics, and advanced manufacturing. The Texas Medical Center stands out as a global leader in medical services and research, drawing more than 150,000 patient visits each day and anchoring a significant portion of employment in the healthcare sector. Industrial activity remains a key component of the economy as well, with manufacturing spanning petrochemicals, machinery, and electronics, while the Port of Houston continues to generate billions in economic output and sustain a substantial workforce.

Houston maintains a competitive advantage through its cost structure and pro-business environment. The absence of a state income tax, combined with a lower cost of living relative to many major U.S. metros, supports both household affordability and corporate profitability. Median home prices remain below the national average, further enhancing accessibility for residents. These factors have contributed to sustained corporate expansion and relocation activity, with approximately 24 Fortune 500 companies headquartered in the metro and a wide range of employers spanning financial services, energy, healthcare, and professional services sectors. Employment in Houston is well distributed across multiple industries, contributing to long-term economic stability. Trade, transportation, and utilities represent the largest share of employment, followed by professional and business services, government, and education and health services. Additional contributions come from manufacturing, construction, leisure and hospitality, and financial activities, reflecting a balanced economic composition that is less vulnerable to fluctuations within any single sector. Population and household growth trends point to continued expansion, with forecasts calling for an additional 456,000 residents and approximately 170,000 new households by 2029. Median household income exceeds national benchmarks, indicating strong earning potential within the region, though the homeownership rate trails the national average slightly. The area also offers a high quality of life supported by extensive recreational assets, including hundreds of parks and nearby state recreation areas, as well as cultural institutions, universities such as Rice University and the University of Houston, and major attractions like the Johnson Space Center. Professional sports franchises and a diverse entertainment landscape further contribute to the metro's appeal for both residents and businesses.



DEMOGRAPHICS	2	5	10
Residential Count	29,964	136,010	654,778
Avg HH Income	\$95,266	\$111,727	\$104,989
2024-2030 Projected Growth	3.7%	3.2%	3.2%



HAMMERLY BOULEVARD

BLALOCK ROAD

CAMPBELL ROAD

SITE





SUBWAY

WALGREENS

CVS pharmacy

WIFT



HAMMERLY BOULEVARD

BLALOCK ROAD

CAMPBELL ROAD

SITE





WALGREENS

SUBWAY



WIFT

HAMMERLY BOULEVARD

CVS pharmacy

BLALOCK ROAD

CAMPBELL ROAD

SITE



MEMORIAL CITY



NEUENS ROAD

SITE

BLALOCK ROAD

CAMPBELL ROAD



PINE SHADOWS ELEMENTARY SCHOOL

SPRING WOODS MIDDLE SCHOOL

NEUENS ROAD

HAMMERLY BOULEVARD

CAMPBELL ROAD

SITE





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Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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