



0 AIRPORT BLVD

HOUSTON, TX 77061

HOBBY AIRPORT INFILL DEVELOPMENT OPPORTUNITY

Ideal For Fast Food, Hospitality, Retail, Office, Medical, Restaurant, Or Mixed-Use Development

Rockspring is pleased to present 0 Airport Blvd, a ±2.55-acre commercial development opportunity strategically positioned just one minute from Houston's Hobby Airport.



0 Airport Blvd

HOUSTON, TX

+/- 2.55 AC

LOT SIZE

COMMERCIAL

ZONING

CALL BROKER

FOR PRICING

Positioned just one minute from Hobby Airport, this ±2.55-acre commercial site offers a rare infill development opportunity in one of Houston's most active airport corridors, where limited commercial land remains available. With utilities and water available, approximately 670 feet of frontage along Airport Boulevard, and two curb cuts, the property provides excellent visibility and access.

Surrounded by hotels, retail centers, and airport-related businesses with immediate access to Interstate 45 (Gulf Freeway), the site is well-suited for a variety of uses, including fast food, hospitality, retail, office, medical, restaurant, or mixed-use development.

HIGHLIGHTS

- **Rare Infill Opportunity**
Limited commercial land remains in this established airport corridor.
- **Airport Corridor Exposure**
Benefits from strong business and traveler activity near Hobby Airport.
- **Excellent Visibility & Access**
Two curb cuts providing convenient ingress and egress.
- **Infrastructure in Place**
Utilities and water available to support development.

HOU
William P. Hobby Airport

AIRPORT BLVD

INTERSTATE
45

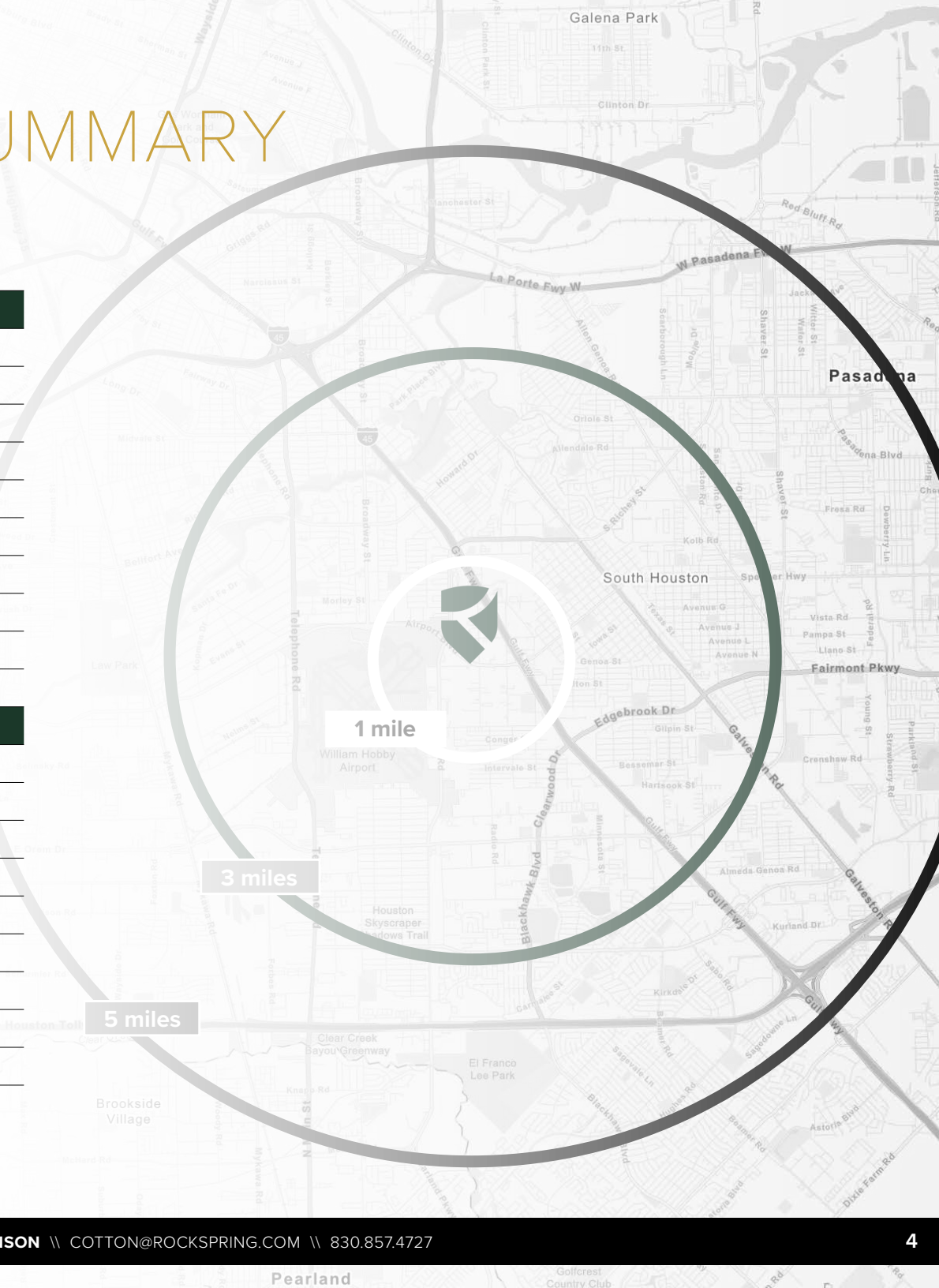
AIRPORT BLVD



DEMOGRAPHIC SUMMARY

2025 Summary	1 Mile	3 Miles	5 Miles
Population	5,923	121,339	311,531
Households	2,111	40,544	104,961
Families	1,442	28,672	74,279
Average Household Size	2.80	2.98	2.96
Owner Occupied Housing Units	1,101	20,324	54,282
Renter Occupied Housing Units	1,010	20,220	50,679
Median Age	33.3	33.0	33.5
Median Household Income	\$55,343	\$59,928	\$60,953
Average Household Income	\$67,229	\$75,742	\$76,982

2030 Summary	1 Mile	3 Miles	5 Miles
Population	5,973	121,172	310,793
Households	2,173	41,262	106,795
Families	1,469	29,018	75,143
Average Household Size	2.75	2.92	2.90
Owner Occupied Housing Units	1,167	21,362	57,040
Renter Occupied Housing Units	1,005	19,900	49,755
Median Age	34.3	33.9	34.5
Median Household Income	\$62,130	\$67,233	\$67,856
Average Household Income	\$73,066	\$84,235	\$85,398





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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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