

# BETZ COMMERCIAL BROKERAGE, INC.

## PROPERTIES FOR SALE/LEASE

### JANUARY, 2012

Land, Office, Industrial, Retail, Farm & Ranch Listings

10940 W Sam Houston Pkwy N  
Suite 300  
Houston, TX 77064  
281.873.4444 Phone

Ron Dagley  
Tom Condon, Jr.  
Gloria Parrino  
Darin Gosda  
Lee Jones  
Ray Hildebrand

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** Airtex and Blue Ash, Houston, TX 77090  
**KEY MAP:** 372C  
**CONTACT:** Ron Dagley  
**ACRES:** 3.79  
**832.678.4015**  
**COMMENTS:** Great location for Office, Service Center  
**PRICE:** \$619,097  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$3.75  
Commercial Gateway#: 132682

**LOCATION:** Aldine Westfield @ Old Aldine Westfield, Spring, TX 77373  
**KEY MAP:** 293W  
**CONTACT:** Ron Dagley  
**ACRES:** 5.00  
**832.678.4015**  
**COMMENTS:** N. of FM 1960; S. of Cypresswood. Hard corner.  
**PRICE:** \$544,500  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$2.50  
Commercial Gateway#: 132644

**LOCATION:** Almeda Road South of Airport Blvd, Houston, TX 77045  
**KEY MAP:** 572G  
**CONTACT:** Ron Dagley  
**ACRES:** 57.00  
**832.678.4015**  
**COMMENTS:** Ideal high density residential contiguous to Wildcat Golf Course. Extension of  
Airport Blvd is proposed to begin construction 2008.  
**PRICE:** \$5,586,275  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$2.25  
Commercial Gateway#: 144733

**LOCATION:** Baker Dr & Hicks St., Tomball, TX (3 Lots)  
**KEY MAP:** 288G  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 1.88  
**832.678.4023**  
**COMMENTS:** 3 lots designed and planned for Business Cottages. Lot 1 \$86,943(\$2.35 psf),  
Lot 2 \$109,250 (\$5.25 psf) Lot 3 \$138,765 (\$5.75 psf)  
**PRICE:** \$334,958  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 192728

**LOCATION:** Bellaire (4201), Bellaire, TX 77025  
**KEY MAP:** 532E  
**CONTACT:** Darin Gosda  
**ACRES:**  
**832.678.4016**  
**COMMENTS:** POTENTIAL BUILD-TO-SUIT OR REDEVELOPMENT: Ground Lease - 47,088 sf  
Prime pad site currently leased to Moeller's Bakery & Uzi's Autohaus on short-  
term leases. 112' frontage, 432' depth, 2 curb cuts. Just East of Loop 610,  
between Stella Link & Newcastle.  
**PRICE:** \$225,000  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 170680

**LOCATION:** Bellaire and S. Peek Road ( 4 tracts)  
**KEY MAP:** 525L  
**CONTACT:** Ron Dagley  
**ACRES:** 60.66  
**832.678.4015**  
**COMMENTS:** Tract 1 = \$3.50 psf, Tract 2 - \$3.75 psf, Tract 3 = \$3.50 psf, Tract 4 = \$2.00  
psf. Great access from Bellaire and S. Peek Road. Outside 500 year flood plain.  
**PRICE:** \$3,900,000  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$1.48  
Commercial Gateway#: 203105

# LAND LISTINGS

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**LOCATION:** Beltway 8 & Antoine Drive, Houston, TX 77066  
**KEY MAP:** 371T  
**CONTACT:** Ron Dagley  
**ACRES:** 4.60  
**832.678.4015**  
**COMMENTS:** Northwest Corner. Mixed-use commercial development. Preliminary approval received from TxDOT for curb cut.  
**PRICE:** [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$8.00  
Commercial Gateway#: 139281

**LOCATION:** Beltway 8 East @ Tidwell, Houston, TX 77049  
**KEY MAP:** 457B  
**CONTACT:** Lee Jones  
**ACRES:** 10.19  
**832.678.4021**  
**COMMENTS:** Located at Beltway 8 (opened in Feb 2011) @ Tidwell (exit ramp). Annexed into Parkway U.D.  
**PRICE:** \$0  
[ljones@betzcompanies.com](mailto:ljones@betzcompanies.com)  
**\$/SF:** \$6.50  
Commercial Gateway#: 0

**LOCATION:** Brant Rock Dr, Houston, TX 77082  
**KEY MAP:** 528C  
**CONTACT:** Darin Gosda  
**ACRES:** 9.80  
**832.678.4016**  
**COMMENTS:** Price Reduced! Motivated Seller! Make an Offer! 81 fully developed residential lots (streets, utilities in place) located on the east and west side of Brant Rock Dr.  
**PRICE:** \$1,400,000  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 199628

**LOCATION:** Briar Forest Dr (14695), Houston, TX 77077  
**KEY MAP:** 488J  
**CONTACT:** Darin Gosda  
**ACRES:** 10.42  
**832.678.4016**  
**COMMENTS:** ±10.42 acre tract located along the south side of Briar Forest Dr. just East of Hwy 6. Frontage: ±565'/Depth: ±802'. City of Houston Utilities. Outside flood plain. Uses- Multi-family, Retail, Office, Medical/Professional Educational. CALL FOR PRICING.  
**PRICE:** \$0  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 207395

**LOCATION:** Cangelosi Rd, E of Fondren Rd, Houston 77489  
**KEY MAP:** 570R  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 16.15  
**832.678.4023**  
**COMMENTS:** Cangelosi Rd, just East of Fondren & South of Beltway 8. Excellent Industrial or Commercial Tract (Unrestricted). Priced to sell quickly.  
**PRICE:** \$1,055,241  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$1.50  
Commercial Gateway#: 208907

**LOCATION:** Champions Forest @ Boudreaux (Future Grand Parkway) (Gleannloch Farms, Spring TX 77379)  
**KEY MAP:** 289Y  
**CONTACT:** Ron Dagley  
**ACRES:** 91.20  
**832.678.4015**  
**COMMENTS:** Gleannloch Farms commercial reserves. Major visibility and access to and from the Grand Parkway. Champions Forest and Grand Parkway slated to be major intersection. Gleannloch Farms is a premier master planned community in NW Harris Co.  
**PRICE:** [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 149878

# LAND LISTINGS

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**LOCATION:** Clay Rd & Pitts Rd (SEC) **KEY MAP:** 444F **CONTACT:** Ron Dagley  
**COMMENTS:** Bring us an offer. Great residential tract. Easy access to US 290 and I-10. Located within City of Katy. Tree farm on portion of property irrigated by water well.  
**ACRES:** 81.35 **832.678.4015**  
**PRICE:** \$1,016,875 [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 191806

**LOCATION:** Cypress Rosehill & Future Grand Parkway, Tomball, TX 77377 **KEY MAP:** 287W **CONTACT:** Ron Dagley  
**COMMENTS:** Land near future diamond interchange with the Grand Parkway. Outside any flood plain.  
**ACRES:** 62.43 **832.678.4015**  
**PRICE:** \$3,807,231 [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$1.40  
Commercial Gateway#: 155100

**LOCATION:** Dean Street (26522), Spring, TX 77373 **KEY MAP:** 292P **CONTACT:** Tom Condon, Jr.  
**COMMENTS:** This corner site is located about 3/8 mile from I-45 between Spring Cypress Road and Wunsche Loop Road and just west of Old Town Spring. Excellent location for user. Shown By Appointment Only. Please do not Disturb Occupants.  
**ACRES:** 4.30 **832.678.4023**  
**PRICE:** \$500,000 [tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$2.67  
Commercial Gateway#: 143224

**LOCATION:** Ella Blvd., South of FM 1960, Houston, TX 77090 **KEY MAP:** 332S **CONTACT:** Tom Condon, Jr.  
**COMMENTS:** All Reasonable Offers Will Be Considered. Possible Seller-financing available. Potential mixed-use land. Close proximity to NW Medical Center. All utilities to the site. Seller will consider dividing.  
**ACRES:** 32.94 **832.678.4023**  
**PRICE:** [tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 132701

**LOCATION:** Farrell Rd (2919), E of Hardy Rd, Houston, TX 77073 **KEY MAP:** 333Y **CONTACT:** Gloria Parrino  
**COMMENTS:** Price Reduced! Motivated Seller! 5 Acs Unrestricted Land w/WH Buildings (Hardy Rd/Aldine Westfield area). Fenced/Gated. Owner may consider financing. Operating boat salvage yard business available for purchase at an additional cost. Close to Bush IA  
**ACRES:** 5.00 **832.678.4013**  
**PRICE:** \$399,000 [gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 208384

**LOCATION:** FM 1097; North of Tanyard Rd, Willis, Montgomery County TX 77378 **KEY MAP:** 98 VR **CONTACT:** Tom Condon, Jr.  
**COMMENTS:** Excellent recreational or residential acreage tract located only 4 miles from SH 75 / Willis or SH 105/ Walker County. This perimeter fenced property has open pasture areas and timber land.  
**ACRES:** 136.70 **832.678.4023**  
**PRICE:** \$1,052,506 [tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 200758

# LAND LISTINGS

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**LOCATION:** FM 1960 West @ Gilder Road, Houston, TX 77064  
**KEY MAP:** 369R  
**CONTACT:** Ron Dagley  
**ACRES:** 4.53  
**832.678.4015**  
**COMMENTS:** Southeast corner of FM 1960 @ Gilder Road. Retail site; west of Willowbrook Mall. Above 100 year flood plain. Will subdivide.  
**PRICE:** \$1,183,961  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$6.00  
Commercial Gateway#: 132648

**LOCATION:** FM 2920 @ Gosling Rd., Spring, TX 77379  
**KEY MAP:** 290R  
**CONTACT:** Darin Gosda  
**ACRES:** 35.76  
**832.678.4016**  
**COMMENTS:** Seven tracts fronting FM 2920, Kuykendahl and recently completed Gosling Rd. Ranging in size from 2.10 Acres to 8.78 Acres. \$3.50 - \$15.00 psf.  
**PRICE:**  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 172735

**LOCATION:** FM 2920 and Hopfe, Hockley, 77447  
**KEY MAP:** 285Q  
**CONTACT:** Ron Dagley  
**ACRES:** 585.22  
**832.678.4015**  
**COMMENTS:** Close to proposed Grand Parkway and growing areas. Outside any flood plain. \$25,000 per acre.  
**PRICE:** \$14,630,500  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 156042

**LOCATION:** FM 517 & Shoreview Dr (SEC), Dickinson, TX 77539  
**KEY MAP:** 698L  
**CONTACT:** Darin Gosda  
**ACRES:** 1.52  
**832.678.4016**  
**COMMENTS:** 1.52 Acre Pad - Reserve "A" in Bayou Lakes subdivision located at SEC of FM517 & Shoreview Dr. Dickinson City Zoning - general commercial. Utilities available to site. No on-site detention required.  
**PRICE:** \$482,000  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:** \$7.25  
Commercial Gateway#: 201962

**LOCATION:** FM 517, West of Calder Rd, Dickinson, TX 77539  
**KEY MAP:** 698L  
**CONTACT:** Darin Gosda  
**ACRES:** 1.34  
**832.678.4016**  
**COMMENTS:** 1.34 acre pad - Reserve "C" in Bayou Lakes subdivision located on south side of FM 517, just west of Calder Rd. 163' frontage on FM 517. Dickinson City zoning - general commercial. Utilities available to site. Off-site detention.  
**PRICE:** \$394,700  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:** \$6.75  
Commercial Gateway#: 201963

**LOCATION:** FM 517, West of FM 646, League City, TX 77539  
**KEY MAP:** 698M  
**CONTACT:** Darin Gosda  
**ACRES:** 13.43  
**832.678.4016**  
**COMMENTS:** Located on the North side of FM 517, 1/2 mile West of FM 646. League City zoning - residential multi-family 1.2. Frontage +/-500' on FM 517  
**PRICE:** \$2,048,000  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:** \$3.50  
Commercial Gateway#: 17389

# LAND LISTINGS

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<b>LOCATION:</b>	<b>FM 518 &amp; Westover Park Ave, League City, TX 77573</b>	<b>KEY MAP:</b> 657Q	<b>CONTACT:</b> Darin Gosda
<b>COMMENTS:</b>	Motivated Seller! 5.87 Acs located at the SEC of FM 518 & Westover Park Ave (just east of W Bay Area Blvd; Approx. 3 miles east of I-45 S). Zoned - Neighborhood Commercial (general commercial & mixed use). Outside 100-Yr Floodplain. 502' frontage.	<b>ACRES:</b> 5.87	<b>832.678.4016</b>
		<b>PRICE:</b> \$896,160	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b> \$3.50	Commercial Gateway#: 0
<b>LOCATION:</b>	<b>FM 529 @ Fry Rd, Cypress, TX 77433</b>	<b>KEY MAP:</b> 406Q	<b>CONTACT:</b> Darin Gosda
<b>COMMENTS:</b>	For Sale or Ground Lease Retail Land & Pads - Tract A - ±36,514 sf - \$16.00 psf; Tract B - ±68,838 sf - \$15.00 psf; Tract C - ±2.2 Acres* - \$10.00 psf (*Divisible; priced separately)	<b>ACRES:</b>	<b>832.678.4016</b>
		<b>PRICE:</b> \$0	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 0
<b>LOCATION:</b>	<b>FM 529 @ Proposed Grand Parkway, Houston, TX 77433</b>	<b>KEY MAP:</b> 405Q	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b>	Well located, mixed use development with excellent access to FM 529 & proposed Grand Parkway. \$38,000 per acre.	<b>ACRES:</b> 405.82	<b>832.678.4015</b>
		<b>PRICE:</b> \$15,421,160	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 144397
<b>LOCATION:</b>	<b>Gosling &amp; Spring Stuebner (SWC)</b>	<b>KEY MAP:</b> 290M&R	<b>CONTACT:</b> Tom Condon, Jr.
<b>COMMENTS:</b>	Excellent Corner Tract (Unrestricted Commercial Tract). ±14.5801 Gross Acs; ±14.0741 Net Acs after ROW Taking for widening of Spring Stuebner Rd. All utilities available at this multi-use tract. SELLER FINANCING with at least 25% cash down a possibility.	<b>ACRES:</b> 14.58	<b>832.678.4023</b>
		<b>PRICE:</b> \$1,747,243	<a href="mailto:tcondon@betzcompanies.com">tcondon@betzcompanies.com</a>
		<b>\$/SF:</b> \$2.85	Commercial Gateway#: 183824
<b>LOCATION:</b>	<b>Grand Parkway and W River Park Dr., Sugar Land, TX 77479</b>	<b>KEY MAP:</b> 607E	<b>CONTACT:</b> Darin Gosda
<b>COMMENTS:</b>	Seller is Motivated!! Up to 27 Acres located Grand Parkway and River Park Drive. \$6.00 sf (excluding church) (improvements/subdivided parcels priced separately)	<b>ACRES:</b> 27.00	<b>832.678.4016</b>
		<b>PRICE:</b> \$0	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 0
<b>LOCATION:</b>	<b>Grand Parkway, E of FM 565, Baytown, TX 77523</b>	<b>KEY MAP:</b>	<b>CONTACT:</b> Lee Jones
<b>COMMENTS:</b>	39.53 Acres, unrestricted land. 643.83' frontage on Grand Parkway & 384.15' frontage on FM 2354.	<b>ACRES:</b> 39.53	<b>832.678.4021</b>
		<b>PRICE:</b> \$450,000	<a href="mailto:ljones@betzcompanies.com">ljones@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 0

# LAND LISTINGS

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**LOCATION:** Gray Ave & Dowling Street  
**KEY MAP:** 493V  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 1.14  
**832.678.4023**  
**COMMENTS:** BACK ON THE MARKET! Motivated Seller! Block 427 Tract. ±50,000 sf assembled. Excellent townhome, office, medical/professional or commercial development site. Frontage on four roads. Outstanding view of CBD skyline.  
**PRICE:** \$750,000  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$15.00  
Commercial Gateway#: 174336

**LOCATION:** Hirsch Road (10000 Block), just north of Tidwell, Houston, TX 77016  
**KEY MAP:** 454C  
**CONTACT:** Darin Gosda  
**ACRES:** 35.50  
**832.678.4016**  
**COMMENTS:** Tract A: 15.2161 Acs (315' frontage). Tract B: 20.3274 Acs (707' frontage). 1/2 mile E of US 59 N (Eastex Frwy) on eastern frontage of Hirsch Rd (10000 block), just N of Tidwell Rd and S of Parker. City of Houston utilities. Outside flood plain.  
**PRICE:** \$1,420,000  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 174221

**LOCATION:** I-10 and Ernstes Rd, Katy, TX 77494  
**KEY MAP:** 485A  
**CONTACT:** Ron Dagley  
**ACRES:** 52.60  
**832.678.4015**  
**COMMENTS:** Interstate frontage available in fast growing Katy market. TxDOT rules allow two curb cuts. Frontage of +/-1,300' on I-10.  
**PRICE:** \$22,912,000  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$10.00  
Commercial Gateway#: 157468

**LOCATION:** I-10 and Woods Rd, Brookshire, TX 77423  
**KEY MAP:**  
**CONTACT:** Ron Dagley  
**ACRES:** 208.50  
**832.678.4015**  
**COMMENTS:** Property is well located in the "path of growth" and will have direct access to I-10 via proposed Woods Rd interchange. Will subdivide. Call for pricing.  
**PRICE:**  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$3.00  
Commercial Gateway#: 166724

**LOCATION:** I-10E @ North Main, Baytown, TX 77521  
**KEY MAP:** 461Y  
**CONTACT:** Darin Gosda  
**ACRES:** 10.00  
**832.678.4016**  
**COMMENTS:** Priced To Sell! Motivated Seller! Seller Financing! 10 Acres (divisible). Approximately 1 mile east of San Jancinto Mall. City of Baytown utilities. Pricing - \$1.95 - \$4.25 psf.  
**PRICE:** \$0  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 198612

**LOCATION:** I-45 and Rankin Road (NEC), Houston, TX 77073  
**KEY MAP:** 372G  
**CONTACT:** Ron Dagley  
**ACRES:** 22.48  
**832.678.4015**  
**COMMENTS:** Great visibility. Property is accessible via northbound I-45 feeder road and west bound Rankin Rd.  
**PRICE:** \$7,344,216  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$7.50  
Commercial Gateway#: 147844

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

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<b>LOCATION:</b> I-45 at E Rogers St, Houston, TX 77022	<b>KEY MAP:</b> 453E	<b>CONTACT:</b> Tom Condon, Jr.
<b>COMMENTS:</b> Located along the southbound feeder road of I-45, just south of E Tidwell Rd at the NWC of East Rogers St & I-45.	<b>ACRES:</b> 5.78	<b>832.678.4023</b>
	<b>PRICE:</b> \$2,266,191	<a href="mailto:tcondon@betzcompanies.com">tcondon@betzcompanies.com</a>
	<b>\$/SF:</b> \$9.00	Commercial Gateway#: 0
<b>LOCATION:</b> I-45, Conroe, TX 77304	<b>KEY MAP:</b> 157F	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b> Great visibility from Interstate traveling north and south bound. Over 3,000 ft. of I-45 frontage on south bound feeder road.	<b>ACRES:</b> 79.33	<b>832.678.4015</b>
	<b>PRICE:</b> \$11,230,749	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
	<b>\$/SF:</b> \$3.25	Commercial Gateway#: 147162
<b>LOCATION:</b> I-45; North of Airtex, Houston, TX 77073	<b>KEY MAP:</b> 372C	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b> Commerce Park North - Multi use.	<b>ACRES:</b> 9.56	<b>832.678.4015</b>
	<b>PRICE:</b> \$2,604,071	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
	<b>\$/SF:</b> \$5.75	Commercial Gateway#: 132674
<b>LOCATION:</b> Kuykendahl and Bridgeview (NEC), Spring, TX 77388	<b>KEY MAP:</b> 291W	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b> Price Reduced! Great access to Kuykendahl Road. Great Retail Site.	<b>ACRES:</b> 4.39	<b>832.678.4015</b>
	<b>PRICE:</b> \$800,000	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
	<b>\$/SF:</b> \$4.18	Commercial Gateway#: 142108
<b>LOCATION:</b> Kuykendahl Rd., just south of Spring Cypress, Spring, TX 77379	<b>KEY MAP:</b> 331A	<b>CONTACT:</b> Tom Condon, Jr.
<b>COMMENTS:</b> All Utilities available. High growth location. Cleared and clean tract.	<b>ACRES:</b> 17.42	<b>832.678.4023</b>
	<b>PRICE:</b> \$3,035,087	<a href="mailto:tcondon@betzcompanies.com">tcondon@betzcompanies.com</a>
	<b>\$/SF:</b> \$4.00	Commercial Gateway#: 138052
<b>LOCATION:</b> Lotus St (5235), Houston, TX 77045	<b>KEY MAP:</b> 571L	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b> ±3 Acs of partially stabilized land w/ ±1,440 sf metal building (totally renovated in early 2010). New electrical, plumbing & heating/AC. CAT 5 cabling throughout. Fenced & gated. Great for pipe yard storage or truck depot.	<b>ACRES:</b> 3.27	<b>832.678.4013</b>
	<b>PRICE:</b> \$454,900	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
	<b>\$/SF:</b>	Commercial Gateway#: 191503

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

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**LOCATION:** Louetta, East of Kuykendahl, Spring TX 77388  
**KEY MAP:** 331C  
**CONTACT:** Ron Dagley  
**ACRES:** 15.10  
**832.678.4015**  
**COMMENTS:** The property is located on the south side of Louetta, between Kuykendahl and Ella Blvd. Adjacent to Cypresswood Subdivision - Apartment site. Utilities Available. Klein Independent School District.  
**PRICE:** \$1,644,390  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$2.50  
Commercial Gateway#: 132676

**LOCATION:** Memorial Drive, West of Houston Ave, Houston, TX 77007  
**KEY MAP:** 493K  
**CONTACT:** Ron Dagley  
**ACRES:** 1.49  
**832.678.4015**  
**COMMENTS:** Price Reduced! Prime location for lofts, apartments or offices.  
**PRICE:** \$5,000,000  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 144398

**LOCATION:** Mintz Lane (15019), Houston, Tx 77014  
**KEY MAP:** 331U  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 1.56  
**832-678-4023**  
**COMMENTS:** Redevelopment Opportunity on Unrestricted Commercial Property. Deal includes House and Out buildings, previously used as a Dog Kennel Operation, but of nominal value. Sold "AS IS". Not in flood plain.  
**PRICE:** \$237,839  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$3.50  
Commercial Gateway#: 194127

**LOCATION:** Misty Willow @ Willow Place North, Houston, TX 77070  
**KEY MAP:** 369M  
**CONTACT:** Ron Dagley  
**ACRES:** 5.02  
**832.678.4015**  
**COMMENTS:** Price Reduced!! NWC of Misty Willow and Willow Place North @ FM 1960 & S.H. 249. Office/Warehouse Site.  
**PRICE:** \$766,721  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$3.50  
Commercial Gateway#: 132653

**LOCATION:** N. Wayside Dr & Tidwell Fountains Ln (NEC)  
**KEY MAP:** 455B  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 8.77  
**832.678.4023**  
**COMMENTS:** Motivated Seller - Bank REO. Excellent site for mult-family, retail or commercial site. All Utilities available by City of Houston.  
**PRICE:** \$286,385  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$0.75  
Commercial Gateway#: 187864

**LOCATION:** Nichols-Sawmill Road (Southside), Magnolia, TX 77355  
**KEY MAP:** 245V  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 53.13  
**832.678.4023**  
**COMMENTS:** Excellent residential development opportunity located between Butera Road and Roberts Cemetary Road. Magnolia I.S.D.  
**PRICE:** \$690,690  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 144534

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** Northwest Freeway at West Little York, Houston, TX 77041  
**KEY MAP:** 410S  
**CONTACT:** Ron Dagley  
**ACRES:** 8.41  
**832.678.4015**  
**COMMENTS:** Located in Brookhollow West. Great office/motel site.  
**PRICE:** \$1,923,283  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$5.25  
Commercial Gateway#: 135654

**LOCATION:** Perry Rd & Windfern Rd (NEC)  
**KEY MAP:** 369U  
**CONTACT:** Tom Condon, Jr.  
**ACRES:**  
**832.678.4023**  
**COMMENTS:** Tract I - 1.08 acs @\$4.95 psf, Tract 2 - 0.33 acs @\$6.45 psf. All utilities provided by Reid Rd MUD #1. No detention required. Signalized intersection. Design Build opportunity also available. Will sell tracts separately and/or consider dividing.  
**PRICE:** \$0  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 191786

**LOCATION:** Reed Road, just West of SH 288, Houston, TX 77051  
**KEY MAP:** 573A  
**CONTACT:** Darin Gosda  
**ACRES:** 48.15  
**832.678.4016**  
**COMMENTS:** Motivated Seller. Make an Offer! Located on Reed Rd, 430' west of SH 288. +/- 1,273' frontage on Reed Rd. Utilities and capacity avail from City of Houston. Subdivided sales considered separately.  
**PRICE:**  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 202544

**LOCATION:** Sam Houston Parkway @ Little York, Houston, TX 77049  
**KEY MAP:** 417T  
**CONTACT:** Lee Jones  
**ACRES:** 32.00  
**832.678.4021**  
**COMMENTS:** 32 Acres. Will divide. Call for Pricing. Use Considerations include retail, multi-family, industrial, hospitality.  
**PRICE:** \$0  
[ljones@betzcompanies.com](mailto:ljones@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 259895

**LOCATION:** Sam Houston Tollway and US90A, Missouri City, TX 77489  
**KEY MAP:** 570P & Q  
**CONTACT:** Ron Dagley  
**ACRES:** 52.35  
**832.678.4015**  
**COMMENTS:** Located on the West side of the Sam Houston Tollway and the South side of US 90A (S. Main St.). Frontage of 1,620' on the tollway and 1,013' on US 90A.  
**PRICE:** \$11,400,740  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$5.00  
Commercial Gateway#: 146447

**LOCATION:** Sam Houston Tollway at Kirby Dr, Pearland, TX 77584  
**KEY MAP:** 572Z  
**CONTACT:** Ron Dagley  
**ACRES:** 23.00  
**832.678.4015**  
**COMMENTS:** Excellent access of tollway feeder road. Spectrum Business Park in fast growing Pearland. Near Shadow Creek Ranch. City of Pearland utilities.  
**PRICE:** \$7,013,160  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$7.00  
Commercial Gateway#: 165496

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** San Jacinto St (4709), Houston, TX 77004  
**KEY MAP:** 493X  
**CONTACT:** Tom Condon  
**ACRES:** 0.14  
**832.678.4023**  
**COMMENTS:** Motivated Seller; Bank REO. Excellent UNRESTRICTED Midtown Lot for commercial office or townhome site. Located in the highly desirable MUSEUM DISTRICT. All utilities to the site.  
**PRICE:** \$230,000  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$36.80  
Commercial Gateway#: 200703

**LOCATION:** SH 249 and Mills Road (NWC), Houston, TX 77066  
**KEY MAP:** 370P  
**CONTACT:** Ron Dagley  
**ACRES:** 3.76  
**832.678.4015**  
**COMMENTS:** Across SH 249 from Willowbrook Mall - great retail or hotel site.  
**PRICE:** \$1,312,375  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$8.00  
Commercial Gateway#: 132670

**LOCATION:** SH 249, just south of Hardin Store Rd, Pinehurst, TX 77362  
**KEY MAP:** 248S  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 0.86  
**832.678.4023**  
**COMMENTS:** Excellent Pad Site for Bank, Retail or Fast Food adjacent to Walgreens Store. All utilities available with off-site detention provided.  
**PRICE:** \$448,389  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$12.00  
Commercial Gateway#: 159983

**LOCATION:** SH 249; N. of Beltway 8 & Cutten Road  
**KEY MAP:** 370U  
**CONTACT:** Ron Dagley  
**ACRES:** 3.15  
**832.678.4015**  
**COMMENTS:** Motel/Restaurant/Retail.  
**PRICE:** \$756,618  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$5.50  
Commercial Gateway#: 132669

**LOCATION:** SH 249; N. of FM 1960 West, Houston, TX 77065  
**KEY MAP:** 369H  
**CONTACT:** Ron Dagley  
**ACRES:** 1.50  
**832.678.4015**  
**COMMENTS:** Great Retail/Restaurant site.  
**PRICE:** \$498,326  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$8.00  
Commercial Gateway#: 132671

**LOCATION:** SH 288 between Reed & Airport (Park 288), Houston, TX 77051  
**KEY MAP:** 573E  
**CONTACT:** Ron Dagley  
**ACRES:** 30.71  
**832.678.4015**  
**COMMENTS:** Mixed use site. (Tract G). Great access from Airport Rd.  
**PRICE:** \$4.75  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$4.75  
Commercial Gateway#: 141744

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** SH 288 between Reed & Airport (Park 288), Houston, TX 77051  
**KEY MAP:** 573E  
**CONTACT:** Ron Dagley  
**ACRES:** 49.53  
**832.678.4015**  
**COMMENTS:** Mixed use site. (Tract F) SH 288 and Airport frontage  
**PRICE:** [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$6.00  
Commercial Gateway#: 141744

**LOCATION:** SH 288 between Reed & Airport (Park 288), Houston, TX 77051  
**KEY MAP:** 573E  
**CONTACT:** Ron Dagley  
**ACRES:** 10.13  
**832.678.4015**  
**COMMENTS:** Mixed use site. (Tract D)  
**PRICE:** [rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$5.00  
Commercial Gateway#: 141744

**LOCATION:** Smithstone Dr @ Sommerall Dr, Houston, TX 77084  
**KEY MAP:** 407V  
**CONTACT:** Darin Gosda  
**ACRES:** 2.91  
**832.678.4016**  
**COMMENTS:** Motivated Seller! Located at the NEC or Smithstone Dr & Sommerall Dr (FM 529/Hwy 6 area).  
**PRICE:** \$443,658  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
**\$/SF:** \$3.50  
Commercial Gateway#: 156971

**LOCATION:** South Shore Blvd & Hwy 96, League City, TX 77573  
**KEY MAP:** 660J  
**CONTACT:** Ron Dagley  
**ACRES:** 22.75  
**832.678.4015**  
**COMMENTS:** Property is zoned for mixed commercial use and has excellent access. Hwy 96 (League City Pkwy) is a major east/west thoroughfare.  
**PRICE:** \$8,918,910  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:** \$9.00  
Commercial Gateway#: 166716

**LOCATION:** Spears Road (2755 & 2801), Houston, TX 77014  
**KEY MAP:** 371G  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 10.06  
**832.678.4023**  
**COMMENTS:** Includes two single family residences and 26 stall horse barn. Annexation into adjacent MUD possible. Excellent light industrial or high density residential location.  
**PRICE:** \$985,981  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
**\$/SF:** \$2.25  
Commercial Gateway#: 143157

**LOCATION:** Spring Cypress & TC Jester, Spring, TX 77379  
**KEY MAP:** 330C  
**CONTACT:** Ron Dagley  
**ACRES:** 17.25  
**832.678.4015**  
**COMMENTS:** 3 tracts ranging in price from \$4.50 to \$6.50 psf. TC Jester now open.  
**PRICE:** \$4,150,810  
[rdagley@betzcompanies.com](mailto:rdagley@betzcompanies.com)  
**\$/SF:**  
Commercial Gateway#: 146884

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



<b>LOCATION:</b>	<b>Spring Stuebner, Spring, TX 77389</b>	<b>KEY MAP:</b> 291K	<b>CONTACT:</b> Lee Jones
<b>COMMENTS:</b>	The Park at Klein consists of 254 single-family lots scheduled to be delivered in the spring of 2012. The lots are adjacent to a new Klein I.S.D. elementary school (to open Fall 2012) & a new Catholic high school (to open Fall 2013). Call for Pricing.	<b>ACRES:</b> 50.00	<b>832.678.4021</b>
		<b>PRICE:</b>	<a href="mailto:ljones@betzcompanies.com">ljones@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 0
<b>LOCATION:</b>	<b>Stuebner Airline &amp; Clow Rd (SEC), Houston, TX 77068</b>	<b>KEY MAP:</b> 330V	<b>CONTACT:</b> Tom Condon, Jr.
<b>COMMENTS:</b>	Priced to Sell! Bring me an offer. Southeast corner. Excellent light industrial site. No floodplain issues. Seller Financing Now A Possibility.	<b>ACRES:</b> 19.47	<b>832.678.4023</b>
		<b>PRICE:</b> \$1,271,889	<a href="mailto:tcondon@betzcompanies.com">tcondon@betzcompanies.com</a>
		<b>\$/SF:</b> \$1.50	Commercial Gateway#: 174206
<b>LOCATION:</b>	<b>Stuebner Airline; North of FM 1960, Houston, TX 77069</b>	<b>KEY MAP:</b> 330Z	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b>	Great residential or mixed-use commercial tract.	<b>ACRES:</b> 28.63	<b>832.678.4015</b>
		<b>PRICE:</b> \$1,434,191	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
		<b>\$/SF:</b> \$1.15	Commercial Gateway#: 132645
<b>LOCATION:</b>	<b>US 290 @ Jones Rd Extension (now opened), Houston, TX 77041</b>	<b>KEY MAP:</b> 409 K & P	<b>CONTACT:</b> Darin Gosda
<b>COMMENTS:</b>	Motivated Seller for Bulk Sale! US 290 @ 100' wide Jones Rd Extension (now open). Four Tracts - Tract 1/10.42 Net Acs - \$6.50psf. Tract 2/1.712 Net Acs - \$8.50 psf. Tract 3/5.601 Net Acs - \$4.50 psf. Tract 4/3.321 Net Acs - \$8.00 psf.	<b>ACRES:</b> 21.05	<b>832.678.4-16</b>
		<b>PRICE:</b> \$0	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 198846
<b>LOCATION:</b>	<b>Walters Road, South of FM 1960, Houston, TX 77066</b>	<b>KEY MAP:</b> 331X	<b>CONTACT:</b> Ron Dagley
<b>COMMENTS:</b>	East side of Walters Rd., south of F.M. 1960. Apartments. Mixed use.	<b>ACRES:</b> 18.95	<b>832.678.4015</b>
		<b>PRICE:</b> \$1,651,534	<a href="mailto:rdagley@betzcompanies.com">rdagley@betzcompanies.com</a>
		<b>\$/SF:</b> \$2.00	Commercial Gateway#: 132689
<b>LOCATION:</b>	<b>Wied Road (19613), Spring, TX 77388</b>	<b>KEY MAP:</b> 291Y	<b>CONTACT:</b> Darin Gosda
<b>COMMENTS:</b>	Motivated Seller. Submit All Reasonable Offers. Located just west of Ella Blvd between Spring Cypress and Louetta. No Zoning. 1,500 sf residence on property built in 1970.	<b>ACRES:</b> 3.82	<b>832.678.4016</b>
		<b>PRICE:</b> \$229,519	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b> \$1.80	Commercial Gateway#: 169996

# LAND LISTINGS

BETZ Commerical Brokerage, Inc.

[www.betzcompanies.com](http://www.betzcompanies.com)



**LOCATION:** Will Clayton Parkway, Atascocita, TX 77346

**KEY MAP:** 377C

**CONTACT:** Mark Wimberly

**COMMENTS:** Office & Professional sites near major corner of West Lake Houston Pkwy in Atascocita. Across from new Lifetime Fitness under construction. Fully developed sites from \$8.00 psf and up.

**ACRES:** 4.30

**713.609.9200**

**PRICE:**

[mwimberly@houstoncomdev.com](mailto:mwimberly@houstoncomdev.com)

**\$/SF:**

Commercial Gateway#: 166658

**LOCATION:** Willow Place South, Houston, TX 77070

**KEY MAP:** 369M

**CONTACT:** Tom Condon, Jr.

**COMMENTS:** Under Contract.

**ACRES:** 2.22

**832.678.4023**

**PRICE:** \$475,000

[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)

**\$/SF:** \$4.91

Commercial Gateway#: 144222

# OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** **Cutten Rd (12512 - 12526), Houston, TX 77066** **KEY MAP:** 370K **CONTACT:** Gloria Parrino  
**COMMENTS:** Office Condo Units For Lease - Two Months Free Rent w/ 3 Year Lease Term. Sizes: 1,416 sf, 2,832 sf, 4,248 sf and 5,664 sf. Stone/stucco exterior; double pane windows; individual heating/AC; fenced/gated. Some Condos are Move-In Ready.  
**ACRES:** **832-678-4013**  
**PRICE:** \$0 [gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
**\$/SF:** Commercial Gateway#: 178406

**LOCATION:** **Cutten Rd (12514-12520) @ Theall Rd, Houston, TX 77066** **KEY MAP:** 370K **CONTACT:** Gloria Parrino  
**COMMENTS:** Special Pricing! Office Condos - Phase II -Ready for Occupancy 1,416 sf - 5,664 sf. Sale Price Includes Standard Interior Build-Out. Stone/Stucco Exterior; Double Pane Windows; 14 SEER HVAC Units; Fenced/Gated. Some Condos are Move-In Ready.  
**ACRES:** **832.678.4013**  
**PRICE:** [gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
**\$/SF:** \$167.00 Commercial Gateway#: 166097

**LOCATION:** **Cutten Rd (12715), Houston, TX 77066** **KEY MAP:** 370F **CONTACT:** Gloria Parrino  
**COMMENTS:** PRICE REDUCED! ±2,987 SF free-standing, single story office building on ±33,333 SF of land. Located at the corner of Cutten Rd & Cockrum Blvd., one block S of FM 1960W. Within 2 miles of SH 249 to the west, & Beltway 8 to the south.  
**ACRES:** **832.678.4013**  
**PRICE:** \$449,500 [gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
**\$/SF:** Commercial Gateway#: 206217

**LOCATION:** **Cypresswood Professional Park, 6401 & 6405 Cypresswood Dr, Spring, TX 77379** **KEY MAP:** 330R **CONTACT:** Blake Virgilio  
**COMMENTS:** Medical/Professional Office Building for lease. Located in the established Cypresswood submarket with excellent demographics and visibility. Custom office build out for each tenant. Individual tenant signage and entry.  
**ACRES:** **281.664.6651**  
**PRICE:** [bvirgilio@caldwellcos.com](mailto:bvirgilio@caldwellcos.com)  
**\$/SF:** Commercial Gateway#: 158429

**LOCATION:** **Eagle Springs Professional Center, 5510 & 5514 Atascocita Rd, Atascocita, TX 77346** **KEY MAP:** 337A **CONTACT:** Valerie Staples  
**COMMENTS:** 26,000 sf medical/professional office building for lease. Frontage on Atascocita Road. Located in rapidly growing Northeast Houston in the new master planned community of Eagle Springs.  
**ACRES:** **281.610.7401**  
**PRICE:** [vsstaples@comcast.net](mailto:vsstaples@comcast.net)  
**\$/SF:** \$18.00 Commercial Gateway#:

# OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



<b>LOCATION:</b>	<b>FM 1960 W (4540, 4550, 4572), Houson, TX 77069</b>	<b>KEY MAP:</b> 330Z	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	PRICE REDUCED. For Sale 3-Office Building Portfolio in the Champion Forest Area. 7,000 sf, 5,000 sf & 4,006 sf. Buildings cannot be sold separately. Current loan is assumable.	<b>ACRES:</b>	<b>832.678.4013</b>
		<b>PRICE:</b> \$1,999,000	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 207500
<b>LOCATION:</b>	<b>FM 1960 West (9400), just W of Perry Rd, Houston, TX 77070</b>	<b>KEY MAP:</b> 369Q	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	±5,300 SF Office/Retail Bldg on ±2 Acs manicured land. Well suited for traditional office use, but it would also lend itself well for retail or wholesale businesses as the open area of the bldg could be used as a showroom. Monument Signage.	<b>ACRES:</b> 2.00	<b>832.678.4013</b>
		<b>PRICE:</b> \$950,000	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 208770
<b>LOCATION:</b>	<b>FM 1960W (4540), Houston, TX 77069</b>	<b>KEY MAP:</b> 330Z	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	Rate Reduced - For Lease 7,000 sf free-standing brick bldg located in Champions Area. Property has its own monument sign.	<b>ACRES:</b>	<b>832.678.4013</b>
		<b>PRICE:</b> \$0	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b> \$9.00	Commercial Gateway#: 198052
<b>LOCATION:</b>	<b>FM 1960W (4550), Houston, TX 77069</b>	<b>KEY MAP:</b> 330Z	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	Rate Reduced. For Lease - 5,000 sf free-standing brick bldg in Champions Area. Located in business park located one block north of FM 1960 off Stuebner Airline. Property has its own monument sign.	<b>ACRES:</b>	<b>832.678.4013</b>
		<b>PRICE:</b> \$0	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b> \$9.00	Commercial Gateway#: 198124
<b>LOCATION:</b>	<b>Greatwood Professional Center: 7002 Riverbrook Drive, Sugarland, TX 77479</b>	<b>KEY MAP:</b> 607K	<b>CONTACT:</b> Tawyna Dornak or Danna Sossen
<b>COMMENTS:</b>	18,000 SF medical/professional Office Building in Greatwood for lease. Amenities: Tremendous Golf Course & Lake View, Individual Tenant Identity & Entryways, Easy Access to Hwy 59, Master Planned/Deed Restricted Surroundings. (NNN)	<b>ACRES:</b>	<b>281.240.9090</b>
		<b>PRICE:</b>	<a href="mailto:tdornak@icotexas.com">tdornak@icotexas.com</a>
		<b>\$/SF:</b>	Commercial Gateway#:

# OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



<b>LOCATION:</b>	<b>I-10 (5400 &amp; 5414 Katy Freeway), Houston, TX 77007</b>	<b>KEY MAP:</b> 492G	<b>CONTACT:</b> Darin Gosda or Ray Hildebrand
<b>COMMENTS:</b>	For Sale 5400 Interstate 10 - ±8,468 sf, Two-story office bldg (Site: ±15,801 sf), built in 2002, . 5414 Interstate 10 - ±2,700 sf, One-story office/WH (Site 8,025 sf) built in 1982. Office/WH is also available For Lease.	<b>ACRES:</b>	<b>832.678.4016</b>
		<b>PRICE:</b> \$1,700,000	<a href="mailto:dgosda@betzcompanies.com">dgosda@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#:
<b>LOCATION:</b>	<b>Lotus St (5235), Houston, TX 77045</b>	<b>KEY MAP:</b> 571L	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	±3 Acs of partially stabilized land w/ ±1,440 sf metal building (totally renovated in early 2010). New electrical, plumbing & heating/AC. CAT 5 cabling throughout. Fenced & gated. Great for pipe yard storage or truck depot.	<b>ACRES:</b> 3.27	<b>832.678.4013</b>
		<b>PRICE:</b> \$454,900	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 191503
<b>LOCATION:</b>	<b>Perry Road (11324), Houston TX 77064</b>	<b>KEY MAP:</b> 369U	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	For Sale - Design Build Medical/Office. Free standing office bldg to be constructed within 6 months of fully executed purchase contract. Bldg size 2,000-12,000 sf range. Price PSF includes an interior Improvement Allowance of up to \$40/psf.	<b>ACRES:</b>	<b>832.678.4013</b>
		<b>PRICE:</b> \$0	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b> \$169.00	Commercial Gateway#: 183342
<b>LOCATION:</b>	<b>Sheffield Blvd (1803 &amp; 1805), Houston, TX 77015</b>	<b>KEY MAP:</b> 496R	<b>CONTACT:</b> Lee Jones
<b>COMMENTS:</b>	6,000 sf Office Building on 0.61 Acres & 8,000 sf Metal Warehouse on 0.85 Acres. Owner will consider selling separate. Located in east Houston, south of I-10, north of Industrial Rd and east of Federal Rd.	<b>ACRES:</b>	<b>832.678.4021</b>
		<b>PRICE:</b> \$1,190,000	<a href="mailto:ljones@betzcompanies.com">ljones@betzcompanies.com</a>
		<b>\$/SF:</b>	Commercial Gateway#: 0
<b>LOCATION:</b>	<b>Village Green Dr (17385), Suite B &amp; C, Houston, TX</b>	<b>KEY MAP:</b> 409K	<b>CONTACT:</b> Gloria Parrino
<b>COMMENTS:</b>	2 Months Free Rent on 38 Month Lease Term. ±3,143 sf of contiguous space (divisible to 1,550 sf) located in a 4,800 sf, stucco/stone, single story office bldg located in the US290/Jones Rd/Beltway 8 area. Suite B - 1,593 sf; Suite C - 1,550 sf.	<b>ACRES:</b>	<b>832.678.4013</b>
		<b>PRICE:</b> \$0	<a href="mailto:gparrino@betzcompanies.com">gparrino@betzcompanies.com</a>
		<b>\$/SF:</b> \$16.50	Commercial Gateway#: 200131

# OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

[www.betzcompanies.com](http://www.betzcompanies.com)



**LOCATION:** West Alabama (1906), Houston, TX 77098

**COMMENTS:** Price Reduced! Two -story bldg w/Studio/Garage Apt For Sale. Total 4,906sf of improvements: 3,626 sf 2 story frontage retail/office/residential (1,800sf floor), 880sf 2 story garage apt w/4 garage stalls (auto garage openers). Built 1946, remodeled 2000.

**KEY MAP:** 492V

**ACRES:**

**PRICE:** \$875,000

**\$/SF:**

**CONTACT:** Darin Gosda

**832.678.4016**

[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)

Commercial Gateway#: 175954

**LOCATION:** West Rd (11284 - 11296) @ Yearling Dr, Houston, TX 77065

**COMMENTS:** For Lease - Design/Build Single Story Office Buildings - To Be Constructed - Two 6,480 sf office bldgs. & One 9,720 sf office bldgs. Custom office bldgs will be considered. Improvement Allowance - Up to \$30.00 per rsf.

**KEY MAP:** 409K

**ACRES:**

**PRICE:** \$0

**\$/SF:**

**CONTACT:** Gloria Parrino

**832.678.4013**

[gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)

Commercial Gateway#: 207675

# OFFICE/WAREHOUSE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** Belgold (7115), Suite A, Houston, TX 77066  
**KEY MAP:**  
**ACRES:**  
**PRICE:** \$0  
**\$/SF:**  
**CONTACT:** Gloria Parrino  
**832.678.4013**  
[gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
Commercial Gateway#: 206927

**COMMENTS:** 6,000 (±1,140 office area) Office/WH Space. Min 3 Yr Lease. Lease Rate - Yr 1 - \$0.59 sf/mo; Year 2 - \$0.60 sf/mo; Year 3 - \$0.61 sf/mo. 3 ph power. One OH door/18' cl height. Fully insulated metal bldg.

**LOCATION:** Cutten Rd (12720), Suite A, Houston, TX 77066  
**KEY MAP:** 370F  
**ACRES:**  
**PRICE:** \$0  
**\$/SF:** \$0.55  
**CONTACT:** Gloria Parrino  
**832.678.4013**  
[gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
Commercial Gateway#: 198801

**COMMENTS:** 12,500 (1,675 sf of open area w/transaction counter, 1 office w/ window & open kitchen area). Stairs leads to 2nd floor mezzanine for storage. 3 Ph Power. Two 12'X14' & One 12'X12' OH grade level door. Fenced/gated. This is a multi-tenant bldg.

**LOCATION:** Cutten Rd (12720), Suite B, Houston, TX 77066  
**KEY MAP:** 370F  
**ACRES:**  
**PRICE:** \$0  
**\$/SF:** \$0.50  
**CONTACT:** Gloria Parrino  
**832.678.4013**  
[gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
Commercial Gateway#: 198803

**COMMENTS:** 2,500 sf (200 sf of office area) located in a multi-tenant bldg. One 12'X12' OH grade level door. Fully insulated metal building. Property is fenced/gated.

**LOCATION:** FM 2920 (15555), Tomball, TX 77377  
**KEY MAP:** 287M  
**ACRES:** 5.31  
**PRICE:** \$1,600,000  
**\$/SF:** \$0.00  
**CONTACT:** Tom Condon  
**832.678.4023**  
[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)  
Commercial Gateway#: 199845

**COMMENTS:** Huge Price Reduction! Top quality facility/well maintained. Uses: industrial/retail/church or special events operation. 24,840 sf office/WH (& 10,040 sf Mezzanine). 5.31 acs. 3 loading doors; 1 Grade, 1 Semi-Dock & Dock High w/recessed truck wells.

**LOCATION:** I-45 (8484), Houston, TX 77061  
**KEY MAP:** 535Y  
**ACRES:** 0.98  
**PRICE:** \$525,000  
**\$/SF:**  
**CONTACT:** Darin Gosda  
**832.678.4016**  
[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)  
Commercial Gateway#: 206122

**COMMENTS:** Bring Us An Offer! Three Warehouses, (± 9,000 SF, ± 2,500 SF, ± 2,400 SF) on 0.98 Acre (42,689 SF). Located on outbound frontage of I-45 S (Gulf Frwy) . Close proximity to 610 S Loop/Sam Houston Tollway/Airport Blvd/Hobby Airport.

**LOCATION:** Rockmore (8719), Houston, TX 77064  
**KEY MAP:** 369R  
**ACRES:**  
**PRICE:** \$259,000  
**\$/SF:**  
**CONTACT:** Gloria Parrino  
**832-678-4013**  
[gparrino@betzcompanies.com](mailto:gparrino@betzcompanies.com)  
Commercial Gateway#: 203374

**COMMENTS:** PRICE REDUCED - 4,520 sf metal office/warehouse building on 19,880 sf of land (per HCAD). Located on the south side of Rockmore Dr (FM 1960/Perry Road/SH 249/ Gesser Area)

# OFFICE/WAREHOUSE LISTINGS

BETZ Commerical Brokerage, Inc.

[www.betzcompanies.com](http://www.betzcompanies.com)



**LOCATION:** Sheffield Blvd (1803 - 1805), Houston, TX 77015

**KEY MAP:** 496R

**CONTACT:** Lee Jones

**COMMENTS:** 6,000 sf Office Building on 0.61 Acres & 8,000 sf Metal Warehouse on 0.85 Acres. Owner will consider selling separate. Located in east Houston, south of I-10, north of Industrial Rd and east of Federal Rd.

**ACRES:**

**832.678.4021**

**PRICE:** \$1,190,000

[ljones@betzcompanies.com](mailto:ljones@betzcompanies.com)

**\$/SF:**

Commercial Gateway#: 0

# Retail Listings

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



**LOCATION:** Cypresswood Professional Park, 6401 & 6405 Cypresswood Dr., Spring, TX 77379  
**KEY MAP:** 330R  
**CONTACT:** Blake Virgilio  
**ACRES:** 281.664.6651  
**COMMENTS:** Medical/Professional Office Building for lease. Located in the established Cypresswood submarket with excellent demographics and visibility. Will Subdivide  
**PRICE:** [bvirgilio@caldwellcos.com](mailto:bvirgilio@caldwellcos.com)  
**\$/SF:**  
Commercial Gateway#: 0

**LOCATION:** North Freeway (14902), Houston, Texas 77090  
**KEY MAP:** 372C  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 0.86  
**PRICE:** \$0  
**COMMENTS:** For Lease - Free Standing, 12,420 sf new Retail Showroom (9,725 sf Showroom w/ 495 sf office; 2,200 sf WH/Make Ready area w/ 3 OH doors), Fenced/Gated. Located on the east side of I-45N just N of Airtex Blvd. \$1.25 psf per month, NNN.  
**\$/SF:**  
Commercial Gateway#: 195126

**LOCATION:** North Freeway (14902), Houston, TX 77090  
**KEY MAP:** 372C  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 0.86  
**PRICE:** \$1,564,920  
**COMMENTS:** Bring Us A Deal!! 12,420 sf new Retail Showroom (9,725 sf Showroom w/ 495 sf office; 2,200 sf WH/Make Ready area w/ 3 OH doors), Fenced/Gated. Located on I-45N just N of Airtex Blvd. MUD utilities and off-site detention.  
**\$/SF:** \$126.00  
Commercial Gateway#: 171794

**LOCATION:** North Freeway (14904), Houston, TX 77090  
**KEY MAP:** 372C  
**CONTACT:** Tom Condon, Jr.  
**ACRES:** 1.64  
**PRICE:** \$1,957,500  
**COMMENTS:** Bring Us A Deal!! 13,500 sf Retail Showroom (8,500 sf showrm w/glass store front w/3,000 sf covered canopy over store front & 5 OH glass doors on fron; 5,000 sf Service Area w/ 5 OH doors on 2 sides). Fenced/Gated. Located on I-45N just N of Airtex Blvd.  
**\$/SF:** \$145.00  
Commercial Gateway#: 171794

**LOCATION:** Spring Cypress Retail Center, 11407 Spring Cypress, Tomball, TX 77377  
**KEY MAP:** 369N  
**CONTACT:** Jack Savery  
**ACRES:** 713.523.2929  
**COMMENTS:** Retail center for lease. South side of Spring Cypress just West of SH 249 and across street from Walmart. 1,100 to 7,700 sf available. Minutes from Willowbrook Mall.  
**PRICE:** [jsavery@newregionalplanning.com](mailto:jsavery@newregionalplanning.com)  
**\$/SF:**  
Commercial Gateway#:

**LOCATION:** W Bay Area Blvd (300 - 304), Webster, TX 77598  
**KEY MAP:** 618T  
**CONTACT:** Valerie Staples  
**ACRES:** 281.610.7401  
**COMMENTS:** 20,250 sf retail center located on bustling Bay Area Blvd in the heart of "Resturant Row". 100,000 cars/day per City of Webster. Located next to the Bay Area medical center complex.  
**PRICE:** \$0  
**\$/SF:** [vsstaples@comcast.net](mailto:vsstaples@comcast.net)  
Commercial Gateway#: 0

# Retail Listings

BETZ Commerical Brokerage, Inc.

[www.betzcompanies.com](http://www.betzcompanies.com)



**LOCATION:** West Alabama (1906), Houston, TX 77098

**KEY MAP:** 492V

**CONTACT:** Darin Gosda

**COMMENTS:** Price Reduced! Two -story bldg w/Studio/Garage Apt For Sale. Total 4,906sf of improvements: 3,626 sf 2 story frontage retail/office/residential (1,800sf floor), 880sf 2 story garage apt w/4 garage stalls (auto garage openers). Built 1946, remodeled 2000.

**ACRES:**

**832.678.4016**

**PRICE:** \$875,000

[dgosda@betzcompanies.com](mailto:dgosda@betzcompanies.com)

**\$/SF:**

Commercial Gateway#: 175954

# Farm and Ranch

BETZ Commerical Brokerage, Inc.

[www.betzcompanies.com](http://www.betzcompanies.com)



**LOCATION:** Hajovsky Rd, Holman, Fayette County, TX 78945

**KEY MAP:**

**CONTACT:** Tom Condon, Jr.

**COMMENTS:** Excellent recreational/2nd home property with rolling terrain & large stock tank. Reportly has highest hill in Fayette County. Located on a quiet country rd, this secluded acreage is ready for you to build your getaway place. Aprox. 758' of frontage.

**ACRES:** 155.60

**832.678.4023**

**PRICE:** \$1,011,400

[tcondon@betzcompanies.com](mailto:tcondon@betzcompanies.com)

**\$/SF:**

Commercial Gateway#: 207587