

# 1235 BLALOCK RD

Houston, TX 77055

**Industrial**  
**For Sale/For Lease**  
**Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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**MATTHEWS™**



# PROPERTY OVERVIEW

1235 Blalock Rd  
Houston, TX 77055



# EXECUTIVE SUMMARY

## The Opportunity

Matthews™ is pleased to present **1235 Blalock Rd**, a highly functional industrial leasing opportunity located in the heart of Houston's rapidly evolving Spring Branch submarket. Situated along Blalock Road with exposure to approximately ±32,000 vehicles per day, the property offers exceptional visibility and accessibility within one of Houston's most strategically positioned infill industrial corridors.

The offering consists of two metal industrial buildings totaling ±7,004 square feet, providing flexible configurations suitable for a wide range of industrial, automotive, contractor, and service-oriented users. Each building features approximately 15.8 feet of clear height, accommodating efficient operations, equipment storage, and warehouse functionality.

Building One totals ±4,004 square feet and features concrete-paved frontage with dedicated parking. Building Two offers ±3,000 square feet with additional asphalt paving, allowing for outdoor storage, fleet parking, or expanded operational flexibility.

Located inside Beltway 8, the property provides immediate access to Interstate 10, Highway 290, and Beltway 8, enabling efficient connectivity to Houston's core population centers and major employment hubs. Spring Branch has experienced substantial redevelopment and population growth in recent years, driven by its proximity to the Energy Corridor, Memorial City, and Downtown Houston. This continued transformation has positioned the area as an increasingly desirable location for businesses seeking strong workforce accessibility, customer reach, and long-term growth potential.



**1235 Blalock Rd**  
Houston, TX 77055

**±7,004 SF**  
Total GLA

**2**  
Buildings

**±32,000**  
Vehicles Per Day



# INVESTMENT HIGHLIGHTS

**\$1,800,000**  
Listing Price

**\$17/SF**  
Lease Rate

## Property Highlights

- **Functional Dual-Building Configuration (±7,004 SF Total)** - Two standalone metal industrial buildings provide operational separation, flexibility, and scalability for a variety of users. The layout allows tenants to allocate space efficiently between warehouse, service bays, office buildout, or specialized operational needs.
- **Front-Load, Grade-Level Access** - Each building features convenient front-load access with grade-level doors, supporting seamless loading and unloading, equipment movement, and day-to-day operational efficiency.
- **Outdoor Storage & Fleet Parking Capabilities** - Paved areas (concrete and asphalt) provide valuable outdoor storage and fleet parking — a rare and highly desirable feature within Houston's infill industrial corridors. Ideal for contractors, service companies, and automotive users requiring yard space.
- **High-Visibility Location (±32,000 Vehicles Per Day)** - Positioned along Blalock Road, the property benefits from strong daily traffic counts, offering excellent signage opportunities and brand exposure in a densely populated and rapidly redeveloping trade area.
- **Flexible Layout for Diverse User Types** - The property is well-suited for contractors, automotive operators, light distribution, service-based businesses, and other industrial users seeking functional warehouse space with convenient access to Houston's major transportation corridors.





**OLD NAVY**  
**Marshalls**  
*HomeGoods*  
**ROSS**  
DRESS FOR LESS®

**M**  
MEMORIAL CITY

**H-E-B** **Burlington**  
NORDSTROM  
**rack**  
**PET SMART**  
**T.J. MAXX** **MOD**  
**Academy** SPORTS+OUTDOORS  
PANDA EXPRESS  
CHINESE KITCHEN

**Katy Freeway**  
±293,600 VPD

**COSTCO** **BEST BUY**  
WHOLESALE  
*Michael's* **CHASE** **LOWE'S**

**GEA**  
INDUSTRIAL  
AUTOMATION

**M&P**  
FLANGE & PIPE PROTECTION, INC.

**11Eleven Apartments**  
±314 Units

**Cedar Branch Apartments**  
±234 Units

**Subject Property**

**Blalock Rd** ±32,000 VPD

*Katy Coach Works, Inc.*  
PAINT \* BODY \* FRAME REPAIR

# MARKET OVERVIEW

1235 Blalock Rd  
Houston, TX 77055



# HOUSTON, TX

## Market Demographics

**2,300,000**

Total Population

**\$62,894**

Median HH Income

**920,000**

# of Households

**42%**

Homeownership Rate

**1,140,000**

Employed Population

**33%**

% Bachelor's Degree

**34.3**

Median Age

**\$830,000**

Median Property Value

## Local Market Overview

Houston is anchored by its energy sector—particularly oil and natural gas—while also maintaining substantial presence in healthcare, biomedical research, and aerospace. Tourism and culture feature prominently with destinations such as the Museum District, Theater District, Johnson Space Center, Houston Zoo, and vibrant culinary and arts scenes. The Houston Livestock Show and Rodeo continues to be one of the area's highest-impact recurring events.

The city benefits from exceptional transportation infrastructure, including Interstate corridors, Port Houston (the top U.S. port by international tonnage), and two major airports—Bush Intercontinental (48 million passengers in 2024) and Hobby—supporting both regional and global connectivity. Education and research are led by institutions like the Texas Medical Center, the world's largest medical complex, and several top-tier universities. A growing emphasis on career pathways also includes apprenticeship programs tied to trades and industry.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	145,360	410,484	1,689,737
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	54,424	172,053	682,897
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$170,922	\$138,083	\$131,375

# HOUSTON, TX

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

## Total Population

2.3 Million

## Median HH Income

\$64,813

## Annual Visitors

53.9 Million

## GDP

\$697+ Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1235 Blalock Rd, Houston, TX, 77055** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date