

BETZ COMMERCIAL BROKERAGE, INC.

PROPERTIES FOR SALE/LEASE

OCTOBER 2009

Land , Office, Industrial and Retail Listings

4900 Woodway, Suite 815
Houston, TX 77056
713.892.5015 Phone
713.892.5300 Fax

Karl Willmann, President
Darin Gosda
Ray Hildebrand
Larry Marks
Gloria Parrino

10940 W Sam Houston Pkwy N Ste 300
Houston, TX 77064
281.873.4444 Phone
281.873.2893 Fax

Tom Condon, Jr.
Ron Dagley

5750 N Sam Houston Pkwy E #408
Houston, TX 77032
281.590.7200 Phone
281.590.7201 Fax

Valerie Staples



LAND LISTINGS

BETZ Commerical Brokerage, Inc.

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LOCATION: **Airtex and Blue Ash, Houston, TX 77090** **KEY MAP:** 372C **CONTACT:** Ron Dagley
COMMENTS: Great location for Office, Service Center. **ACRES:** 3.79 **832.678.4015**
PRICE: \$701,643 rdagley@betzcompanies.com
\$/SF: \$4.25
Commercial Gateway#: 132682

LOCATION: **Aldine Westfield @ Old Aldine Westfield, Spring, TX 77373** **KEY MAP:** 293W **CONTACT:** Ron Dagley
COMMENTS: N. of FM 1960; S. of Cypresswood. Hard corner. **ACRES:** 5.00 **832.678.4015**
PRICE: \$816,750 rdagley@betzcompanies.com
\$/SF: \$3.75
Commercial Gateway#: 132644

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

LOCATION: **Beechnut (13602) @ S Eldridge Pkwy, Houston, TX 77083** **KEY MAP:** 528K **CONTACT:** Darin Gosda
COMMENTS: Pads for Sale - NW signalized intersection of Beechnut @ S Eldridge Pkwy. Pad A - NW Corner - 1 Ac -\$525,000. Pad B on Beechnut - 1.19 Acs - To be priced. Public water & sewer in place from. **ACRES:** 8.75 **713.892.5015 x223**
PRICE: dgosda@betzcompanies.com
\$/SF:
Commercial Gateway#: 16761

LOCATION: **Bellaire (4201), Bellaire, TX 77025** **KEY MAP:** 532E **CONTACT:** Darin Gosda
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. **ACRES:** **713.892.5015 x223**
PRICE: \$225,000 dgosda@betzcompanies.com
\$/SF:
Commercial Gateway#:

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

LAND LISTINGS

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LOCATION: **Champions Forest @ Boudreaux (Future Grand Parkway)
(Gleannloch Farms, Spring TX 77379)** **KEY MAP:** 289Y **CONTACT:** Ron Dagley
ACRES: 181.53 **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:** \$30,000,000 rdagley@betzcompanies.com
\$/SF: Commercial Gateway#: 149878

LOCATION: **Cinco Ranch Blvd. (24201) & Westheimer Pkwy** **KEY MAP:** 485T **CONTACT:** Ron Dagley
ACRES: 11.96 **832.678.4015**
COMMENTS: Propety has approx. 9,800 sf church on site. Excellent access. Located in fast growing Katy area. Utilities available. **PRICE:** \$5,650,000 rdagley@betzcompanies.com
\$/SF: Commercial Gateway#: 183781

LOCATION: **Cypress Rosehill & Future Grand Parkway, Tomball, TX 77377** **KEY MAP:** 287W **CONTACT:** Ron Dagley
ACRES: 78.43 **832.678.4015**
COMMENTS: Land near future diamond interchange with the Grand Parkway. Outside any flood plain. **PRICE:** \$4,612,000 rdagley@betzcompanies.com
\$/SF: \$1.35 Commercial Gateway#: 155100

LOCATION: **Cypresswood Dr @ Ella Blvd, Spring, TX 77388** **KEY MAP:** 331G **CONTACT:** Darin Gosda
ACRES: 10.06 **713.892.5015 x223**
COMMENTS: Located southwest of Cypresswood Drive @ Ella Blvd. Tranquil, heavily wooded site fronting the high bank of Cypress Creek. Access by 60' private road easement from Cypresswood Drive. NO MUD TAXES! Seller Financing considered. **PRICE:** \$250,000 dgosda@betzcompanies.com
\$/SF: \$0.57 Commercial Gateway#:

LOCATION: **Cypresswood Drive, Spring, TX 77379** **KEY MAP:** 330R **CONTACT:** Ron Dagley
ACRES: 2.83 **832.678.4015**
COMMENTS: South side of Cypresswood Drive, east of Stuebner Airline. 300' frontage on Cypresswood Drive. Restricted to commercial, retail or professional office use. On-site detention provided. Utilities available from Cypresswood Klein Utility District. **PRICE:** \$862,294 rdagley@betzcompanies.com
\$/SF: \$7.00 Commercial Gateway#: 170964

LOCATION: **Dean Street (26522), Spring, TX 77373** **KEY MAP:** 292P **CONTACT:** Tom Condon, Jr.
ACRES: 4.30 **832.678.4023**
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. **PRICE:** \$500,000 tcondon@betzcompanies.com
\$/SF: \$2.67 Commercial Gateway#: 143224

LAND LISTINGS

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LOCATION: Ella Blvd., South of FM 1960, Houston, TX 77090
KEY MAP: 332S
CONTACT: Tom Condon, Jr.
ACRES: 32.94
PRICE: \$2,151,973
\$/SF: \$1.50
COMMENTS: PRICE REDUCED. Potential mixed-use land. Close proximity to NW Medical Center. All utilities to the site. Seller will consider dividing.
tcondon@betzcompanies.com
832.678.4023
Commercial Gateway#: 132701

LOCATION: Fairbanks N. Houston @ Country View, Houston, TX 77040
KEY MAP: 410L
CONTACT: Karl Willmann
ACRES: 4.27
PRICE: \$744,004
\$/SF: \$4.00
COMMENTS: SEC of Fairbanks N. Houston @ Country View
kwillmann@betzcompanies.com
713.892.5015 x227
Commercial Gateway#: 12408

LOCATION: Fairbanks N. Houston @ Summertree, Houston, TX 77040
KEY MAP: 410L
CONTACT: Karl Willmann
ACRES: 3.52
PRICE: \$689,990
\$/SF: \$4.50
COMMENTS: NEC of Fairbanks N. Houston and Summer Tree
kwillmann@betzcompanies.com
713.892.5015 x227
Commercial Gateway#: 251

LOCATION: FM 1960 West @ Gilder Road, Houston, TX 77064
KEY MAP: 369R
CONTACT: Ron Dagley
ACRES: 5.72
PRICE: \$1,482,521
\$/SF: \$5.95
COMMENTS: Southeast corner of FM 1960 @ Gilder Road. Retail site; west of Willowbrook Mall. Above 100 year flood plain. Will subdivide.
rdagley@betzcompanies.com
832.678.4015
Commercial Gateway#: 132648

LOCATION: FM 2920 @ Proposed Gosling, Spring, TX 77379
KEY MAP: 290R
CONTACT: Darin Gosda
ACRES: 38.72
PRICE:
\$/SF:
COMMENTS: Seven tracts fronting FM 2920, Kuykendahl and proposed Gosling Rd. \$3.50 - \$18.00 psf. Gosling Road extension expected completion date in 2009.
dgosda@betzcompanies.com
713.892.5015 x223
Commercial Gateway#:

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

LAND LISTINGS

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LOCATION:	FM 517 & Shoreview Dr (SEC), Dickinson, TX 77539	KEY MAP: 698L	CONTACT: Darin Gosda
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.	ACRES: 1.52	713.892.5015 x223
		PRICE: \$582,000	dgosda@betzcompanies.com
		\$/SF: \$8.75	Commercial Gateway#:
LOCATION:	FM 517 (south side), Dickinson, TX 77539	KEY MAP: 698M	CONTACT: Darin Gosda
COMMENTS:	+/- 7.65 Acres; +/-290' frontage on FM 517, city utilities, Offsite Detention! Dickinson zoning- general commercial uses including: retail, office, restaurant, service center, medical. Outside floodplain. UNDER CONTRACT.	ACRES: 7.65	713.892.5015 x223
		PRICE: \$645,559	dgosda@betzcompanies.com
		\$/SF: \$1.95	Commercial Gateway#:
LOCATION:	FM 517, West of Calder Rd, Dickinson, TX 77539	KEY MAP: 698L	CONTACT: Darin Gosda
COMMENTS:	1.34 acre pad - Reserve "C" in Bayou Lakes subdivision located on south side of FM 517, just west of Calder Rd. Dickinson City zoning - general commercial. Utilities available to site. Off-site detention.	ACRES: 1.34	713.892.5015 x223
		PRICE: \$394,700	dgosda@betzcompanies.com
		\$/SF: \$6.75	Commercial Gateway#: 17395
LOCATION:	FM 517, West of FM 646, League City, TX 77539	KEY MAP: 698M	CONTACT: Darin Gosda
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	ACRES: 13.43	713.892.5015 x223
		PRICE: \$2,048,000	dgosda@betzcompanies.com
		\$/SF: \$3.50	Commercial Gateway#: 17389
LOCATION:	FM 529 @ Proposed Grand Parkway, Houston, TX 77433	KEY MAP: 405Q	CONTACT: Ron Dagley
COMMENTS:	Well located, mixed use development with excellent access to FM 529 & proposed Grand Parkway. \$35,000 per acre.	ACRES: 416.36	832.678.4015
		PRICE: \$14,572,000	rdagley@betzcompanies.com
		\$/SF:	Commercial Gateway#: 144397
LOCATION:	Gosling & Spring Stuebner (SWC)	KEY MAP: 290M&R	CONTACT: Tom Condon, Jr.
COMMENTS:	All utilities available at this multi-use corner. Unrestricted. SELLER-FINANCING with at least 25% cash down a possibility.	ACRES: 14.58	832.678.4023
		PRICE: \$1,556,000	tcondon@betzcompanies.com
		\$/SF: \$2.45	Commercial Gateway#: 183824

LAND LISTINGS

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LOCATION: Grand Parkway & Westpark Tollroad (FM 1093) (NEC), Ft. Bend County, TX
KEY MAP: 525F
CONTACT: Karl Willmann
ACRES: 33.39
PRICE: \$0
713.859.5015 x227
COMMENTS: Tract A: ± 18.95 Acs. Tract B: ± 14.44 Acs. Below market investor pricing. All utilities & drainage in place. No detention required. Property outside 100 year flood plain
\$/SF:
kwillmann@betzcompanies.com
Commercial Gateway#: 0

LOCATION: Gray Ave & Dowling St, Houston, TX 77003
KEY MAP: 493V
CONTACT: Tom Condon, Jr.
ACRES: 1.15
PRICE: \$1,200,000
832.678.4023
COMMENTS: PRICE REDUCED. Block 427 Tract. Mixed-use land close to CBD & Midtown in the University Place area. Frontage on all 4 street. All utilities available. MOTIVATED SELLER. Buyer's Broker Bonus available for a deal by 9-30-09.
\$/SF: \$24.00
tcondon@betzcompanies.com
Commercial Gateway#: 174336

LOCATION: Hirsch Road (10000 Block), just north of Tidwell, Houston, TX 77016
KEY MAP: 454C
CONTACT: Darin Gosda
ACRES: 35.50
PRICE: \$1,420,000
713.892.5015 x223
COMMENTS: Tract A: 15.2161 acs, Tract B: 20.3274 acs. 1/2 mile east of US 59 N (Eastex Frwy) on eastern frontage of Hirsch Rd (10000 block), just north of Tidwell Rd and south of Parker. City of Houston utilities. Outside flood plain. +/-1,024 frontage on Hirsch Rd
\$/SF:
dgosda@betzcompanies.com
Commercial Gateway#: 174221

LOCATION: Huffmeister Road (14427), Cypress, TX 77429
KEY MAP: 368A
CONTACT: Karl Willmann
ACRES: 1.71
PRICE: \$1,455,000
713.892.5015 x227
COMMENTS: Located on the west side of Huffmeister Rd, just north of Kluge Rd.
\$/SF: \$19.50
kwillmann@betzcompanies.com
Commercial Gateway#:

LOCATION: I-10 and Ernstes Rd, Katy, TX 77494
KEY MAP: 485A
CONTACT: Ron Dagley
ACRES: 52.60
PRICE: \$22,912,000
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.
\$/SF: \$10.00
rdagley@betzcompanies.com
Commercial Gateway#: 157468

LOCATION: I-10 and Woods Rd, Brookshire, TX 77423
KEY MAP:
CONTACT: Ron Dagley
ACRES: 228.50
PRICE:
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.
\$/SF:
rdagley@betzcompanies.com
Commercial Gateway#: 166724

LAND LISTINGS

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LOCATION: I-45 and Rankin Road (NEC), Houston, TX 77073
KEY MAP: 372G
CONTACT: Ron Dagley
ACRES: 22.48
PRICE: \$7,344,216
832.678.4015
\$/SF: \$7.50
rdagley@betzcompanies.com
Commercial Gateway#: 147844

LOCATION: I-45, Conroe, TX 77304
KEY MAP: 157F
CONTACT: Ron Dagley
ACRES: 113.00
PRICE:
832.678.4015
\$/SF: \$3.50
rdagley@betzcompanies.com
Commercial Gateway#: 147162

LOCATION: I-45; North of Airtex, Houston, TX 77073
KEY MAP: 372C
CONTACT: Ron Dagley
ACRES: 9.56
PRICE: \$2,604,071
832.678.4015
\$/SF: \$6.25
rdagley@betzcompanies.com
Commercial Gateway#: 132674

LOCATION: Kuykendahl and Bridgeview (NEC), Spring, TX 77388
KEY MAP: 291W
CONTACT: Ron Dagley
ACRES: 4.39
PRICE: \$600,000
832.678.4015
\$/SF: \$3.14
rdagley@betzcompanies.com
Commercial Gateway#: 142108

LOCATION: Kuykendahl Rd @ Countrypines Dr (NEC), Spring, TX 77388
KEY MAP: 331A
CONTACT: Darin Gosda
ACRES: 1.02
PRICE: \$260,000
713.892.5015 x223
\$/SF: \$5.83
dgosda@betzcompanies.com
Commercial Gateway#: 18188

LOCATION: Kuykendahl Rd., just south of Spring Cypress, Spring, TX 77379
KEY MAP: 331A
CONTACT: Tom Condon, Jr.
ACRES: 17.42
PRICE: \$3,035,087
832.678.4023
\$/SF: \$4.00
tcondon@betzcompanies.com
Commercial Gateway#: 138052

LAND LISTINGS

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LOCATION: Kyle Rd, Waller County
KEY MAP: 209P
CONTACT: Tom Condon, Jr.
ACRES: 17.45
PRICE: \$305,443
\$/SF:
COMMENTS: Great 2nd home/weekend retreat. Heavily wooded. Water Well.
tcondon@betzcompanies.com
832.678.4023
Commercial Gateway#: 186091

LOCATION: Louetta, East of Kuykendahl, Spring TX 77388
KEY MAP: 331C
CONTACT: Ron Dagley
ACRES: 15.10
PRICE: \$1,085,297
\$/SF: \$1.65
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.
rdagley@betzcompanies.com
832.678.4015
Commercial Gateway#: 132676

LOCATION: Memorial Drive, West of Houston Ave, Houston, TX 77007
KEY MAP: 493K
CONTACT: Ron Dagley
ACRES: 1.49
PRICE: \$5,200,000
\$/SF: \$80.00
COMMENTS: Price Reduced! Prime location for lofts, apartments or offices.
rdagley@betzcompanies.com
832.678.4015
Commercial Gateway#: 144398

LOCATION: Misty Willow @ Willow Place North, Houston, TX 77070
KEY MAP: 369M
CONTACT: Ron Dagley
ACRES: 5.02
PRICE: \$931,018
\$/SF: \$4.25
COMMENTS: NWC of Misty Willow and Willow Place North @ FM 1960 & S.H. 249. Office/Warehouse Site.
rdagley@betzcompanies.com
832.678.4015
Commercial Gateway#: 132653

LOCATION: Morton Road, between Pitts Road and Bartlett Road
KEY MAP: 443M
CONTACT: Ron Dagley
ACRES: 31.17
PRICE: \$1,750,000
\$/SF:
COMMENTS: Property also includes a +/-2,340 sf warehouse, +/-3,290 sf barn, +/- 2,582 sf house. Outside Katy city limits, 5,000+/- trees on tree farm, Ag exmpt.
rdagley@betzcompanies.com
832.678.4015
Commercial Gateway#: 181656

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

LAND LISTINGS

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LOCATION:	Northline Drive (7211), Houston, TX 77076	KEY MAP: 413W	CONTACT: Darin Gosda
COMMENTS:	On the west side of Northline Drive between E. Little York and E. Rittenhouse Rd., Potential high-density residential, multi-family, light industrial or mixed use.	ACRES: 10.00	713.892.5015 x223
		PRICE: \$850,000	dgosda@betzcompanies.com
		\$/SF: \$1.95	Commercial Gateway#: 238
LOCATION:	Northwest Freeway at West Little York, Houston, TX 77041	KEY MAP: 410S	CONTACT: Ron Dagley
COMMENTS:	Located in Brookhollow West. Great office/motel site.	ACRES: 8.41	832.678.4015
		PRICE: \$2,381,207	rdagley@betzcompanies.com
		\$/SF: \$6.50	Commercial Gateway#: 135654
LOCATION:	Reed Road, just West of SH 288, Houston, TX 77051	KEY MAP: 573A	CONTACT: Darin Gosda
COMMENTS:	Located on Reed Rd, +/-400' west of SH 288. +/-1,273' frontage on Reed Rd. Utilities and capacity avail from City of Houston. Subdivided sales considered separately.	ACRES: 48.15	713.892.5015 x223
		PRICE: \$9,500,000	dgosda@betzcompanies.com
		\$/SF: \$4.52	Commercial Gateway#: 156831
LOCATION:	Sam Houston Parkway & Ronan Rd. (NWC), Houston, TX 77060	KEY MAP: 373S	CONTACT: Ron Dagley
COMMENTS:	Good office site.	ACRES: 5.08	832.678.4015
		PRICE: \$1,771,045	rdagley@betzcompanies.com
		\$/SF: \$8.00	Commercial Gateway#: 132652
LOCATION:	Sam Houston Tollway and US90A, Missouri City, TX 77489	KEY MAP: 570P & Q	CONTACT: Ron Dagley
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.	ACRES: 52.35	832.678.4015
		PRICE: \$11,400,740	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
COMMENTS:	Excellent access of tollway feeder road. Spectrum Business Park in fast growing Pearland. Near Shadow Creek Ranch. City of Pearland utilities.	ACRES: 36.17	832.678.4015
		PRICE: \$11,027,736	rdagley@betzcompanies.com
		\$/SF: \$7.00	Commercial Gateway#: 165496

LAND LISTINGS

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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: \$1,640,469
rdagley@betzcompanies.com
\$/SF: \$10.00
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
\$/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
\$/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: \$637,065
rdagley@betzcompanies.com
\$/SF: \$9.75
Commercial Gateway#: 132671

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.
PRICE:
rdagley@betzcompanies.com
\$/SF: \$5.00
Commercial Gateway#: 141744

LOCATION: Smith Ranch Road (CR 94), North of FM 517, Pearland, TX 77584
KEY MAP: 613J
CONTACT: Darin Gosda
ACRES: 57.00
7138925015 x223
COMMENTS: Price Reduced. Owner Financing Available. One blk E of SH 288 & N of FM 518, w/frontage on CR 94 (Smith Ranch Rd) & Wooten Rd. Zoning - large office complex/campuses & retail development) & detached, single- family units.
PRICE: \$8,850,000
dgpsda@betzcompanies.com
\$/SF: \$3.56
Commercial Gateway#: 179812

LAND LISTINGS

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LOCATION: Smithstone Dr @ Sommerall Dr, Houston, TX 77084
KEY MAP: 407V
CONTACT: Darin Gosda
ACRES: 2.91
PRICE: \$500,700
713.892.5015 x223
\$/SF: \$3.95
dgosda@betzcompanies.com
Commercial Gateway#: 156971

LOCATION: South Shore Blvd & Hwy 96, League City, TX 77573
KEY MAP: 660J
CONTACT: Ron Dagley
ACRES: 22.75
PRICE: \$8,918,910
832.678.4015
\$/SF: \$9.00
rdagley@betzcompanies.com
Commercial Gateway#: 166716

LOCATION: Spears Road (2755 & 2801), Houston, TX 77014
KEY MAP: 371G
CONTACT: Tom Condon, Jr.
ACRES: 10.06
PRICE: \$985,981
832.678.4023
\$/SF: \$2.25
tcondon@betzcompanies.com
Commercial Gateway#: 143157

LOCATION: Spring Cypress & Proposed TC Jester, Spring, TX 77379
KEY MAP: 330C
CONTACT: Ron Dagley
ACRES: 22.90
PRICE: \$4.50 to \$10.00 psf. TC Jester extention to be completed last quarter of 2008.
832.678.4015
\$/SF:
rdagley@betzcompanies.com
Commercial Gateway#: 146884

LOCATION: Stuebner Airline & Clow Rd (SEC), Houston, TX 77068
KEY MAP: 330V
CONTACT: Tom Condon, Jr.
ACRES: 19.47
PRICE: \$1,271,889
832.678.4023
\$/SF: \$1.50
tcondon@betzcompanies.com
Commercial Gateway#: 174206

LOCATION: Stuebner Airline; North of FM 1960, Houston, TX 77069
KEY MAP: 330Z
CONTACT: Ron Dagley
ACRES: 28.63
PRICE: \$1,683,627
832.678.4015
\$/SF: \$1.35
rdagley@betzcompanies.com
Commercial Gateway#: 132645

LAND LISTINGS

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LOCATION: Vickery Dr & Aldine Bender, Houston, TX 77032
KEY MAP: 374U
CONTACT: Ron Dagley
ACRES: 18.36
PRICE: \$1,479,640
832.678.4015
\$/SF: \$1.85
rdagley@betzcompanies.com
Commercial Gateway#: 170724

LOCATION: Walters Road, South of FM 1960, Houston, TX 77066
KEY MAP: 331X
CONTACT: Ron Dagley
ACRES: 18.95
PRICE: \$1,857,976
832.678.4015
\$/SF: \$2.25
rdagley@betzcompanies.com
Commercial Gateway#: 132689

LOCATION: West Rd and N. Eldridge Pkwy (SWC), Houston, TX 77041
KEY MAP: 408H
CONTACT: Ron Dagley
ACRES: 7.50
PRICE: \$1,257,795
832.678.4015
\$/SF: \$3.85
rdagley@betzcompanies.com
Commercial Gateway#: 166714

LOCATION: West Rd and Westland West Blve (NWC), Houston, TX 77041
KEY MAP: 408H
CONTACT: Ron Dagley
ACRES: 9.08
PRICE: \$1,384,489
832.678.4015
\$/SF: \$3.50
rdagely@betzcompanies.com
Commercial Gateway#: 166714

LOCATION: Wied Road (19613), Spring, TX 77388
KEY MAP: 291Y
CONTACT: Darin Gosda
ACRES: 3.82
PRICE: \$325,000
713.892.5015 x223
\$/SF: \$1.95
dgosda@betzcompanies.com
Commercial Gateway#:

LOCATION: Will Clayton Parkway, Atascocita, TX 77346
KEY MAP: 377C
CONTACT: Mark Wimberly
ACRES: 4.30
PRICE: \$
832.678.4021
\$/SF: \$
mwimberly@betzcompanies.com
Commercial Gateway#: 166658

LAND LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION: Willow Place South, Houston, TX 77070

KEY MAP: 369M

CONTACT: Tom Condon, Jr.

COMMENTS: Excellent User Site in Willow Chase Park. Will divide. All utilities available.

ACRES: 3.44

832.678.4023

PRICE: \$637,051

tcondon@betzcompanies.com

\$/SF: \$4.25

Commercial Gateway#: 144222

OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION:	Beltway Medical Center and Day care 5610-5630 East Sam Houston Pkwy N. (Beltway 8) Houston, TX 77015	KEY MAP: 457U	CONTACT: Larry Marks
COMMENTS:	Class "A" Medical Office and Day Care-New Construction - 100% Leased, Texas Children's Pediatric - Houston Eye Associates - 9.25% Cap - Traffic count is 91,000 cars per day	ACRES:	713.892.5015 x 228
		PRICE: \$6,200,000	lmarks@betzcompanies.com
		\$/SF:	Commercial Gateway#: 0
LOCATION:	Cutten Rd (12510-12526) @ Theall Rd, Houston, TX 77066	KEY MAP: 370K	CONTACT: Gloria Parrino
COMMENTS:	Deed Restricted Business Park w/up to twelve 2,832 sf buildings, divisible to 1,416 sf. Condo's available now - 669 sf, 747 sf, 1,416 sf. Under Construction 2,832 sf & 5,664 sf. A few condos are also available for lease.	ACRES:	713.892.5015 x224
		PRICE:	gparrino@betzcompanies.com
		\$/SF: \$178.00	Commercial Gateway#: 166097
LOCATION:	Cutten Rd.(12715), Houston, TX 77066	KEY MAP: 370F	CONTACT: Gloria Parrino
COMMENTS:	2,987 sf single story office building . Built in 1991. Vaulted ceiling. Wood flooring in reception area and throughout interior corridors. Conference room; 7 offices; file room; attic for storage. Adjacent 3.21 acres on Cockrum available at \$5.36/SF	ACRES: 0.77	713.892.5015 x224
		PRICE: \$594,500	gparrino@betzcompanies.com
		\$/SF:	Commercial Gateway#: 184482
LOCATION:	Cutten Road @ Theall Rd (12524-12526), Houston, TX 77066	KEY MAP: 370G	CONTACT: Gloria Parrino
COMMENTS:	Up to 4,917 sf of office condos available for lease. Min. 3 year lease term. Sonte and stucco exterior; Insulated windows, kitchenette w/ granite countertops; private restrooms.	ACRES:	713.859.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF: \$19.00	Commercial Gateway#: 0
LOCATION:	Cypresswood Professional Park, 6401 & 6405 Cypresswood Dr, Spring, TX 77379	KEY MAP: 330R	CONTACT: Scott Hill
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:	281.367.2220 x. 110
		PRICE:	shill@jbeardcompany.com
		\$/SF:	Commercial Gateway#: 158429

OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

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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
		\$/SF: \$18.00	Commercial Gateway#:
LOCATION:	Greatwood Professional Center: 7002 Riverbrook Drive, Sugarland, TX 77479	KEY MAP: 607K	CONTACT: Tawyna Dornak or Chase Ferrell
COMMENTS:	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)	ACRES:	281.240.9090
		PRICE:	tdornak@icotexas.com
		\$/SF:	Commercial Gateway#:
LOCATION:	I-10 (5400 Katy Freeway), Houston, TX 77007	KEY MAP: 492G	CONTACT: Darin Gosda
COMMENTS:	22,82 SF Corner pad site for lease. Premier bank conversion, office or retail - NWC/I-10 & TC Jester. Min 10-yr term, NNN (tenant maintains, self insures, pays RE taxes). Lease rate & renewal options neg. based on landlord build-out contribution if any.	ACRES:	713.892.5015 x223
		PRICE:	dgosda@betzcompanies.com
		\$/SF:	Commercial Gateway#:
LOCATION:	Legacy Park Business Center, Phase Ii 10930 W Sam Houston Pkwy N., Houston, TX 77064	KEY MAP: 369Z	CONTACT: Larry Marks
COMMENTS:	34,805 sf Class "A" office building; 100% occupied, constructed in 2005, located in Legacy Park, an upscale master planned business park in Northwest Houston, Visibility from Beltway 8. 9.25% cap.	ACRES:	832.859.5015 x228
		PRICE: \$4,356,000	lmarks@betzcompanies.com
		\$/SF:	Commercial Gateway#: 0
LOCATION:	Lilleux Lane (11207), Houston, TX 77067	KEY MAP: 372N	CONTACT: Tom Condon, Jr.
COMMENTS:	Converted building to office use on quiet side street. Motivated Seller. Call for a tour. Make us an offer.	ACRES: 0.50	832.678.4023
		PRICE: \$168,000	tcondon@betzcompanies.com
		\$/SF:	Commercial Gateway#: 179733

OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION:	Perry Road (11324), Houston TX 77064	KEY MAP: 369U	CONTACT: Gloria Parrino
COMMENTS:	FOR SALE - 2nd in series to be built - free standing office bldg to be constructed within 6 months of fully executed purchase contract. Bldg size in the 2,500 to 4,000 sf range. \$ psf includes interior improvement allowance of up to \$40.00 psf	ACRES:	713.892.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF: \$169.00	Commercial Gateway#: 0
LOCATION:	Post Oak(4543) Suite 106, Houston, TX 77027	KEY MAP: 491R	CONTACT: Gloria Parrino
COMMENTS:	4,169 rsf (not divisible)-Galleria area. Term thru 2/29/12. Available Immediately. Reception, 8 offices (4/window offices) & large "bullpen" area. Free unassigned covered parking.	ACRES:	713.892.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF:	Commercial Gateway#: 182497
LOCATION:	Timmons Ln (3555), Suite 1550, Houston, TX 77027	KEY MAP: 492W	CONTACT: Gloria Parrino
COMMENTS:	Below market rents. Top floor space w/ superb finishes & views. 3,793 sf to 4,415 sf. Available imediately. Recept w/ glass ste entry door; conference room, 8 offices (2 corner offices w/ downtown views). Furniture available for lease.	ACRES:	713.892.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF: \$13.78	Commercial Gateway#: 0
LOCATION:	Village Green (17343-17351) Houston, TX 77040	KEY MAP: 409K	CONTACT: Gloria Parrino
COMMENTS:	Under Const. - available Fall 2009. Office Condos For Sale – 3 , Single Story, 6,210 sf buildings. Interiors may be built ranging from 1,578 sf to 6,210 sf /bldg. Deed Rest. Bus. Park w/ Park Owners Association. Surface parking—Ratio of 3.2 per 1,000 sf	ACRES:	713.892.5015 x224
		PRICE:	gparrino@betzcompanies.com
		\$/SF: \$185.00	Commercial Gateway#:
LOCATION:	W Sam Houston Parkway N (10940), Houston, TX 77064	KEY MAP: 369Z	CONTACT: Gloria Parrino
COMMENTS:	New 3 Story, 25,382 SF bldg. Full Service Lease. Fully Sprinklered Bldg. 4/1000 RSF Pking Ratio of which up to 1/1,000 RSF is covered pkg. Operating expenses est. to be \$9.00/rsf/yr. \$30 Impr. Allowance. \$17.75/rsf/yr, NNN, avg over 5 year term.	ACRES:	713.892.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF: \$17.75	Commercial Gateway#: 0

OFFICE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION: West Alabama (1906), Houston, TX 77098
KEY MAP: 492V
CONTACT: Darin Gosda
ACRES: 713.892.5015 x223
COMMENTS: Beautiful, exquisite retail boutique 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 w/auto garage openers. Built 1946, remodeled 2000.
PRICE: \$995,000
dgosda@betzcompanies.com
\$/SF: Commercial Gateway#: 175954

LOCATION: West Alabama (1906), Houston, TX 77098
KEY MAP: 492V
CONTACT: Darin Gosda
ACRES: 713.892.5015 x223
COMMENTS: 4,506 sf retail/office. 3,626 sf, 2 story retail/off/res. (1,800 sf/per/fl). 880 sf, 2 story garage apt. w/ 4 garage stalls \$1,250/mo. (bills pd). 1st fl (1,800 sf comm ste)-\$3,150/mo (NNN). 2nd fl (1,800 sf resd./comm ste)-\$2,2125/Mo NNN.
PRICE: dgosda@betzcompanies.com
\$/SF: Commercial Gateway#: 184697

LOCATION: West Greens Road (610), Houston, Texas 77067
KEY MAP: 372Q
CONTACT: Tom Condon, Jr.
ACRES: 832.678.4023
COMMENTS: \$10.00 psf NNN "As Is". Free standing 2-story office building of 6,596 square feet. Last renovated in 2002. Plenty of parking.
PRICE: \$0
tcondon@betzcompanies.com
\$/SF: Commercial Gateway#: 182303

LOCATION: West Road (11280), Houston, TX 77065
KEY MAP: 409K
CONTACT: Gloria Parrino
ACRES: 713.892.5015 x224
COMMENTS: New brick single-story office building (space in slab condition). 2nd of five similar properties to be built. 8,200sf available; divisible to 4,100sf. Minimum 5 year term. \$17.50/psf/yr/net.
PRICE: gparrino@betzcompanies.com
\$/SF: \$17.50
Commercial Gateway#: 173332

LOCATION: Wilcrest (3100), Suite 340, Houston, TX 77056
KEY MAP: 489Y
CONTACT: Gloria Parrino
ACRES: 713.892.5015 x224
COMMENTS: 1,429 sf sublease. Reception, 3 offices, storage. Monthly rent -5/1/09 - 4/30/10 \$2,3,,13 5/1/10-4/30/11 \$2,381.67, Leased "as is" & is in move in condition. Entire space available or tenant will share offices. Available Immediately.
PRICE: gparrino@betzcompanies.com
\$/SF: Commercial Gateway#:

OFFICE/WAREHOUSE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION:	Belgold (7115), Suite E, Houston, TX 77066	KEY MAP: 370K	CONTACT: Gloria Parrino
COMMENTS:	3,000 sf (+/-325 sf office area). Minimum 3 yr term. Former Machine Shop. 3 Phase; One 12' x 14' OH Door; 16' CI Height. Large reception area; one office, coffee bar, restroom w/shower. 2nd fl w/finished storage room. Fenced/gated.	ACRES:	713.892.5015 x224
		PRICE: \$0	gparrino@betzcompanies.com
		\$/SF: \$0.55	Commercial Gateway#: 0
LOCATION:	High Ridge Industrial Park, Beltway 8 & Lee Rd, Houston, 77032	KEY MAP: 374V	CONTACT: Valerie Staples
COMMENTS:	Industrial flex space at Sam Houston Pkwy East and Lee road for sale or lease. Convenient to Bush Intercontinental Airport. 1950sf+ showroom office/warehouse. 22' clear ceiling height and 3 phase power.	ACRES:	281.610.7401
		PRICE:	valerie@highridgeflex.com
		\$/SF:	Commercial Gateway#: 164437
LOCATION:	Millet (8320), Houston, TX	KEY MAP: 535F	CONTACT: Gloria Parrino
COMMENTS:	Like new, 5,000 sf office/warehouse metal/stucco building on approximately 18,000 sf of fenced gated land. Two 14' x 14' OH doors. Warehouse has drive-thru capability.	ACRES:	713.892.5015 x 224
		PRICE: \$219,000	gparrino@betzcompanies.com
		\$/SF:	Commercial Gateway#: 0
LOCATION:	Pinemont (4430), Houston, TX 77018	KEY MAP: 451H	CONTACT: Gloria Parrino
COMMENTS:	2 metal Office/WH buildings- total of 7,100 sf on 0.88 acs. New metal siding (primed & painted). 5 OH doors. Property is fenced. Three Ph power/240 volt. Possible owner financing (Call for details).	ACRES: 0.88	713.892.5015 x224
		PRICE: \$349,000	gparrino@betzcompanies.com
		\$/SF:	Commercial Gateway#: 0
LOCATION:	Stafford Rd Business Park, Stafford, TX 77477	KEY MAP: 569M	CONTACT: Lang Motes or L. Indermuehle
COMMENTS:	Tiltwall industrial park within the City of Stafford. Individual ownership for office/warehouse units.	ACRES: 12.00	281.240.9090
		PRICE:	lmotes@icotexas.com
		\$/SF:	Commercial Gateway#:
LOCATION:	Taylor Rd (12400), Houston, Texas 77041	KEY MAP: 409J	CONTACT: Gloria Parrino
COMMENTS:	15,375 SF free-standing Office/WH bldg on 1.68 acs (90`x120` area paved for outside storage/excess parking. 3,375 SF office. 12,000 sf warehouse. (5) 14` x 14` OH w/drive-thru capability. Deed restricted bus. pk. Fenced/gated. Well/septic	ACRES: 1.68	713.892.5015 x224
		PRICE: \$1,250,000	gparrino@betzcompanies.com
		\$/SF:	Commercial Gateway#: 161223

OFFICE/WAREHOUSE LISTINGS

BETZ Commerical Brokerage, Inc.

www.betzcompanies.com



LOCATION: Taylor Rd., Houston, TX 77041

KEY MAP: 409J

CONTACT: Gloria Parrino

COMMENTS: 15,375 SF free-standing Office/WH bldg on 1.68 acs (90` x120` area paved for outside storage/excess parking. 3,375 SF office. 12,000 sf warehouse. (5) 14` x 14` OH w/drive-thru capability. Deed restricted bus. pk. Fenced/gated. Well/septic.

ACRES: 1.68

11

PRICE: \$0

gparrino@betzcompanies.com

\$/SF: \$0.64

Commercial Gateway#: 178121

LOCATION: Theall Rd (6823), Suite B, Houston, TX 77066

KEY MAP: 370G

CONTACT: Gloria Parrino

COMMENTS: 3,000 sf (+/- 625 sf office area) Minimum 3 Year Term. Available Immediately. Former Machine Shop. 100% AC; 3 Phase Power; One 14' x 14' OH Door; Office Area has reception area, 2 offices, 2 work areas & coffee bar

ACRES:

713.892.5015 x224

PRICE: \$0

gparrino@betzcompanies.com

\$/SF: \$0.70

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: Martin McAdams
ACRES: 281.610.7401
COMMENTS: Medical/Professional Office Building for lease. Located in the established Cypresswood submarket with excellent demographics and visibility.
PRICE: \$3,100,000
vstaples@betzcompanies.com
\$/SF:
Commercial Gateway#: 0

LOCATION: Hawthorne Square Shopping Center, 3407 Montrose, Houston, TX 77005
KEY MAP: 493S
CONTACT: Will Bradley
ACRES: 713.523.2929 x201
COMMENTS: Great location! 2 blocks South of Westheimer on Montrose Blvd.
PRICE: wbradley@newregionalplanning.com
\$/SF:
Commercial Gateway#:

LOCATION: North Freeway (14902), Houston, TX 77090
KEY MAP: 372C
CONTACT: Tom Condon, Jr.
ACRES: 0.86
PRICE: \$1,776,000
COMMENTS: 12,420 sf New Retail Showroom (construction now complete), located just north of Airtex Blvd. MUD utilities and off-site detention. Ready for Move-In.
\$/SF: \$143.00
tcondon@betzcompanies.com
Commercial Gateway#: 171794

LOCATION: North Freeway (14904), Houston, TX 77090
KEY MAP: 372C
CONTACT: Tom Condon, Jr.
ACRES: 1.63
PRICE: \$2,125,000
COMMENTS: 13,500 sf Retail Showroom facility. 14902 and 14904 N. Freeway combined for \$3,901,000.00
\$/SF: \$157.41
tcondon@betzcompanies.com
Commercial Gateway#: 171794

LOCATION: Spring Cypress Retail Center, 11407 Spring Cypress, Tomball, TX 77377
KEY MAP: 369N
CONTACT: Will Bradley
ACRES: 713.523.2929 x201
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: wbradley@newregionalplanning.com
\$/SF:
Commercial Gateway#:

LOCATION: West Alabama (1906), Houston, TX 77098
KEY MAP: 492V
CONTACT: Darin Gosda
ACRES: 713.892.5015 x223
COMMENTS: Beautiful, exquisite retail boutique 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 w/auto garage openers. Built 1946, remodeled 2000.
PRICE: \$995,000
\$/SF: dgosda@betzcompanies.com
Commercial Gateway#: 175954