



0 MOSLEY RD

HOUSTON, TX 77061

HOBBY AIRPORT INFILL DEVELOPMENT OPPORTUNITY

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

Rockspring is pleased to present 0 Mosley Road, a ±1.37-acre commercial development opportunity strategically positioned just two minutes from Houston's Hobby Airport.



0 MOSLEY RD

HOUSTON, TX

+/- 1.37 AC

LOT SIZE

COMMERCIAL

ZONING

CALL BROKER

FOR PRICING

Zoned for commercial use with utilities and water available, the site offers a rare infill development opportunity in a high-demand airport corridor where limited commercial land remains available.

The property benefits from immediate access to Interstate 45 (Gulf Freeway) and is surrounded by a strong mix of hotels, retail centers, and airport-related businesses, providing excellent visibility and accessibility. Located outside of the floodplain, the site is well-suited for a variety of commercial uses, including hospitality, retail, office, medical, restaurant, or mixed-use development.

HIGHLIGHTS

- **Rare Infill Opportunity**
Limited commercial land remains in this established airport corridor.
- **Airport Corridor Exposure**
Benefits from strong business and traveler activity near Hobby Airport.
- **Outside Floodplain**
Provides added confidence for future development.
- **Infrastructure in Place**
Utilities and water available to support development.

HOU
William P. Hobby Airport

AIRPORT BLVD

AIRPORT BLVD



DEMOGRAPHIC SUMMARY

2025 Summary	1 Mile	3 Miles	5 Miles
Population	5,801	121,360	316,275
Households	1,921	40,442	106,612
Families	1,408	28,668	75,436
Average Household Size	3.02	2.99	2.95
Owner Occupied Housing Units	1,165	20,018	54,655
Renter Occupied Housing Units	756	20,424	51,957
Median Age	33.3	32.9	33.4
Median Household Income	\$54,740	\$59,896	\$61,420
Average Household Income	\$68,169	\$75,803	\$77,626

2030 Summary	1 Mile	3 Miles	5 Miles
Population	5,791	121,143	315,056
Households	1,963	41,149	108,303
Families	1,428	29,011	76,201
Average Household Size	2.95	2.93	2.90
Owner Occupied Housing Units	1,233	21,049	57,380
Renter Occupied Housing Units	730	20,099	50,923
Median Age	34.1	33.8	34.4
Median Household Income	\$60,515	\$67,326	\$68,440
Average Household Income	\$75,034	\$84,311	\$86,064



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.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

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

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

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

	589458	jim@rockspring.com	713-535-220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James Akin McAlister	379302	jim@rockspring.com	713-535-2200
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Keller Arthur	767 439	keller@rockspring.com	832-567-9533
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

0 MOSLEY RD • HOUSTON

PRESENTED BY

Keller Arthur

keller@rockspring.com

Office (713) 535-2235

Cell (832) 567-9533



3200 Southwest Fwy
Suite 3000
Houston, TX
www.rockspring.com