



**OLD SPANISH TRAIL 24,186 VPD**

**±36,000 SF  
AVAILABLE**



# OLD SPANISH TRAIL AND TIERWESTER

3616 OLD SPANISH TRAIL | HOUSTON, TEXAS

±36,000 SF AVAILABLE FOR SALE

BRAD LYBRAND | 281.477.4300



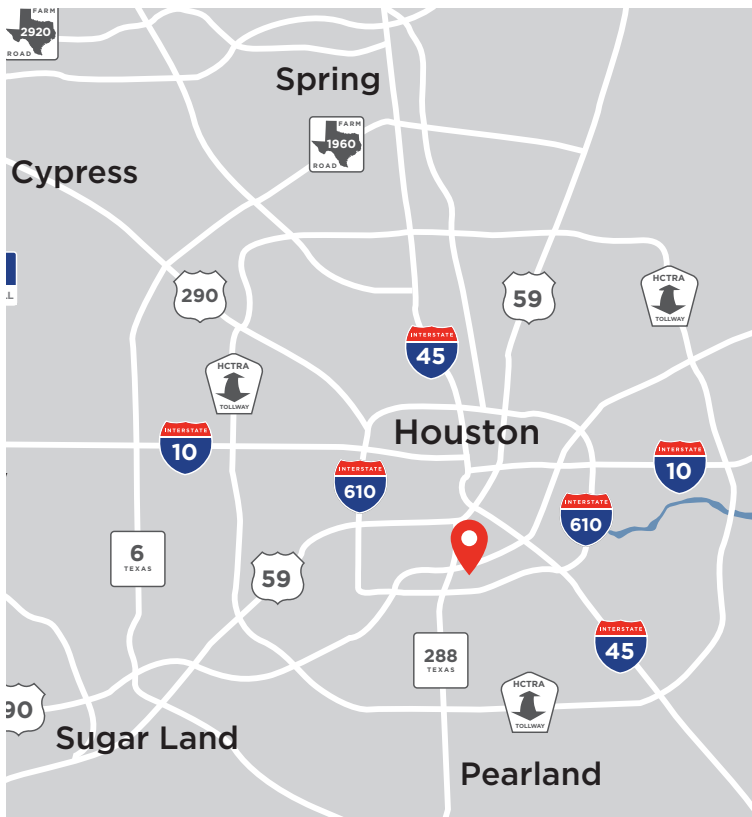
## 36,000 SF AVAILABLE FOR SALE ON OLD SPANISH TRAIL AND TIERWESTER

Just minutes from Downtown, Texas Medical Center, Rice University and University of Houston

▶ **BRAD LYBRAND**

BLYBRAND@NEWQUEST.COM

713.438.9516



### PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
36,000 SF
- ▶ PRICE:  
Contact broker for pricing
- ▶ ENGINEERING:  
Not required
- ▶ UTILITIES:  
Utilities to site
- ▶ TRAFFIC COUNTS:  
Approx. 24,186 vpd on Old Spanish Trail  
Approx. 3,117 vpd on Tierwester



**446,674**

Current Population  
Within 5-Mile Radius



**27.42%**

Population Growth  
Within a 5-mile Radius  
from 2010 to 2018



**\$104,895**

Average HHI Within  
5-Mile Radius





**RICE**  
 6,740 Students  
 2,817 Faculty & Staff

**TSU**  
 9,646 Students  
 500 Faculty & Staff

**University of Houston**  
 47,704 Students  
 4,038 Faculty & Staff

**TMC | TEXAS MEDICAL CENTER**  
 World's Largest Medical Complex including  
 the World's Largest Children's Hospital and  
 Center Hospital.  
 21 Hospitals  
 10 Million Annual Patients  
 9,200 Patient Beds  
 106,000 Employees  
 180,000 Annual Surgeries  
 50 Million Developed Sq. Ft.

**288**  
 TEXAS

**SITE**

**nrg park**  
 Includes:  
 NRG Stadium - 71,500 Seats  
 NRG Center - 71,024 Seats  
 NRG Arena - 39,304 Seats  
 NRG Astrodome - 65,000 Seats  
 3.789 Million Sq Ft.





# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 04/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	6,623	63,114	190,981
Current Population	16,303	144,186	446,674
2010 Census Average Persons per Household	2.46	2.28	2.34
2010 Census Population	13,172	126,754	377,855
Population Growth 2010 to 2018	27.40%	25.15%	27.42%

## CENSUS HOUSEHOLDS

1 Person Household	33.03%	39.69%	38.40%
2 Person Households	27.94%	29.16%	28.87%
3+ Person Households	39.03%	31.14%	32.73%
Owner-Occupied Housing Units	46.74%	38.82%	42.74%
Renter-Occupied Housing Units	53.26%	61.18%	57.26%

## RACE AND ETHNICITY

2018 Estimated White	10.67%	31.44%	46.59%
2018 Estimated Black or African American	79.43%	47.88%	31.50%
2018 Estimated Asian or Pacific Islander	1.48%	9.14%	6.96%
2018 Estimated Other Races	8.04%	11.19%	14.47%
2018 Estimated Hispanic	13.56%	23.95%	36.44%

## INCOME

2018 Estimated Average Household Income	\$52,527	\$75,106	\$104,895
2018 Estimated Median Household Income	\$39,881	\$55,609	\$70,226
2018 Estimated Per Capita Income	\$21,379	\$32,112	\$44,755

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	27.11%	19.42%	18.96%
2018 Estimated Bachelors Degree	13.50%	20.58%	21.17%
2018 Estimated Graduate Degree	13.91%	19.93%	20.23%

## AGE

2018 Median Age	37.2	33.7	34.1
-----------------	------	------	------

# 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.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

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

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

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

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

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and,

in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 02.18.19 ct