



**±3.77 ACRES  
AVAILABLE**



# 3.77 ACRES – LA PORTE, TX

SWQ OF HWY 146 S & W FAIRMONT PKWY | LA PORTE, TEXAS

±3.77 ACRES AVAILABLE FOR SALE OR LEASE

ALEX WRIGHT | BRAD LYBRAND | KEVIN SIMS | 281.477.4300

# PROPERTY INSIGHTS

## ±3.77 ACRES AVAILABLE FOR SALE OR LEASE IN LA PORTE, TEXAS

High visibility pad sites fronting Hwy 146 in La Porte, TX. Excellent frontage to depth ratio. Zoned General Commercial allowing for wide variety development opportunities. La Porte is under served in the retail & restaurant sectors. Excellent for fast casual dining. Immediate proximity to 3 hotels with limited dining options.

Less than 2 miles east of Morgans Landing which will have 640 homes at total build out. Less than 2 miles south of

Barbours Cut Container Terminal & Bayport Container Terminal. This facility is considered the most modern and environmentally sensitive container terminals on the U.S. Gulf coast. When fully developed, this state-of-the-art terminal will have a total of seven container berths with the capacity to handle 2.3 million TEUs on a complex which includes 376 acres of container yard and a 123-acre intermodal facility.

### ▶ ALEX WRIGHT

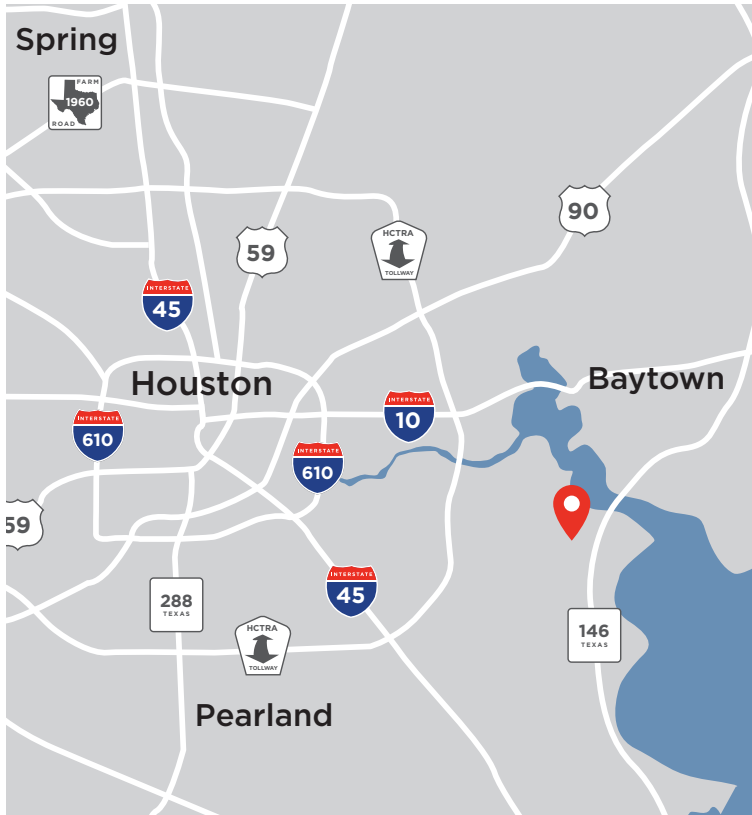
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### ▶ KEVIN SIMS

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## PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
±3.77 acres
- ▶ PRICE:  
Contact broker for pricing
- ▶ SCHOOL DISTRICT:  
La Porte ISD
- ▶ FRONTAGE:  
Approx. 400 ft on Hwy 146 S
- ▶ TRAFFIC COUNTS:  
Approx. 39,437 VPD on Hwy 146 S



# 56,402

Current Population  
Within 5-Mile Radius



# 95.78%

Population Growth  
Within a 1-mile Radius  
from 2010 to 2019



# \$107,710

Average HHI Within  
5-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,574	8,815	19,794
Current Population	4,189	24,588	56,402
2010 Census Average Persons per Household	2.66	2.79	2.85
2010 Census Population	2,140	21,100	48,819
Growth Population 2010 to 2019	95.78%	17.35%	16.16%

## CENSUS HOUSEHOLDS

1 Person Household	28.41%	20.56%	18.33%
2 Person Households	29.03%	31.57%	31.21%
3+ Person Households	42.56%	47.87%	50.46%
Owner-Occupied Housing Units	62.27%	78.86%	80.20%
Renter-Occupied Housing Units	37.73%	21.14%	19.80%

## RACE AND ETHNICITY

2019 Estimated White	63.71%	70.01%	71.93%
2019 Estimated Black or African American	15.33%	11.82%	10.36%
2019 Estimated Asian or Pacific Islander	3.08%	3.23%	4.18%
2019 Estimated Other Races	17.15%	14.08%	12.79%
2019 Estimated Hispanic	42.75%	36.81%	34.73%

## INCOME

2019 Estimated Average Household Income	\$69,936	\$99,335	\$107,710
2019 Estimated Median Household Income	\$58,869	\$76,837	\$86,073
2019 Estimated Per Capita Income	\$27,134	\$37,065	\$39,231

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	30.35%	28.50%	27.19%
2019 Estimated Bachelors Degree	9.74%	14.04%	18.51%
2019 Estimated Graduate Degree	5.92%	7.02%	8.91%

## AGE

2019 Median Age	35.6	36.0	35.0
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# 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.

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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

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



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