

Budget
Car and Truck Rental

WINGS OVER
WINGS OVER

GOASTER
YORK
Cafe

HPS
HOUSTON PREMIER
SPORTS PLEX

ACE

Subject

OFFERING SUMMARY

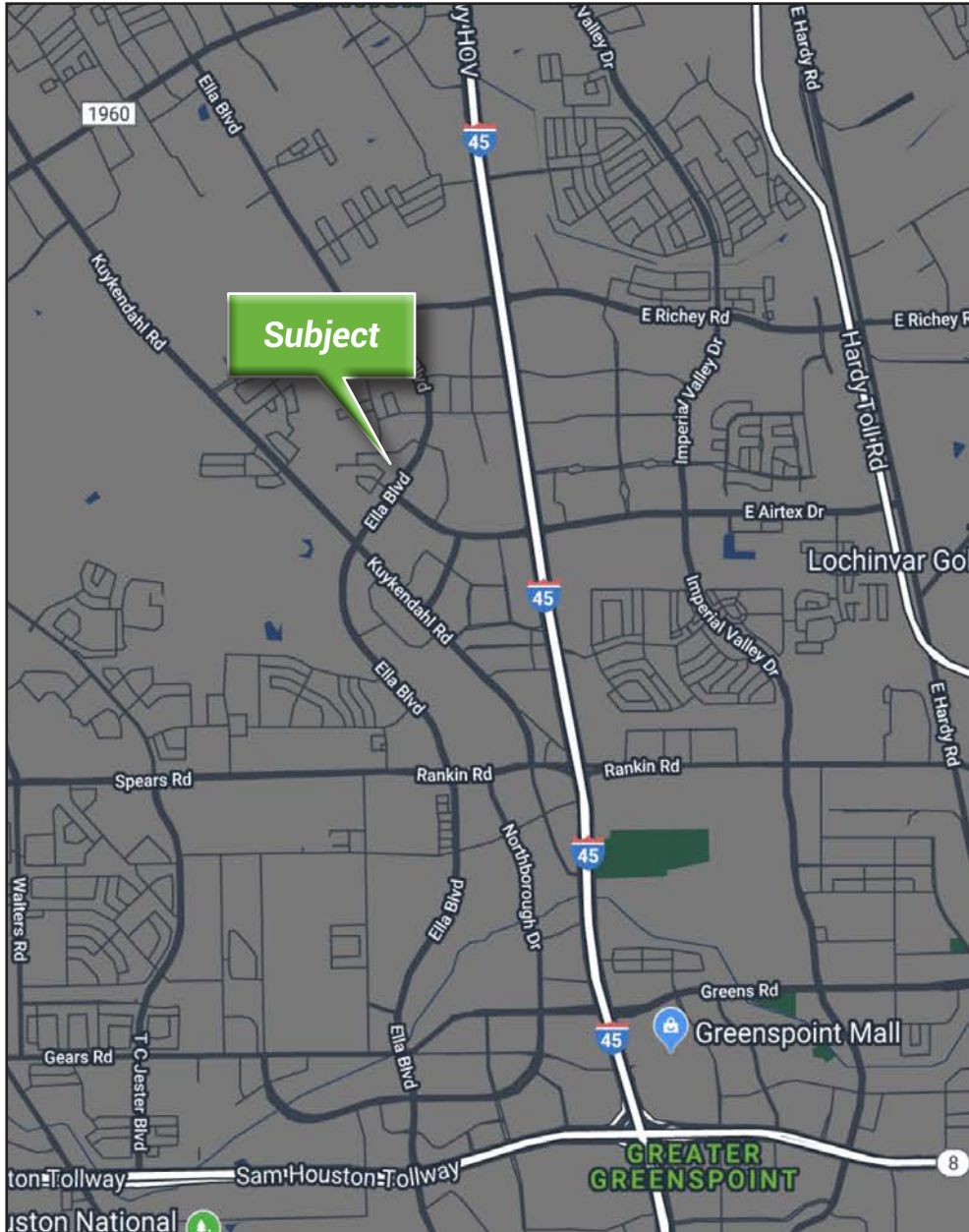
Sales Price \$769,519.35

Price/SF \$4.35

Property Highlights

- Close to I-45 North
- Rapid access to The Woodlands, IAH, and Downtown Houston
- 4.061 cleared, level acres
- Detention already in place
- No additional detention required
- Frontage on two sides
- Over 237' of frontage on busy Ella Boulevard





PROPERTY INFORMATION

Size 4.061 AC

Legal Description RES A1 BLK 1 DOLLAR GENERAL STORE NO 11010

ID Number 1301370010002

Access Ella Boulevard and Dunson Glen Drive

Frontage 237' on Ella Boulevard
+/-106' on Dunson Glen Drive

Zoning Unrestricted

Utilities Electric, water, and telephone/internet available

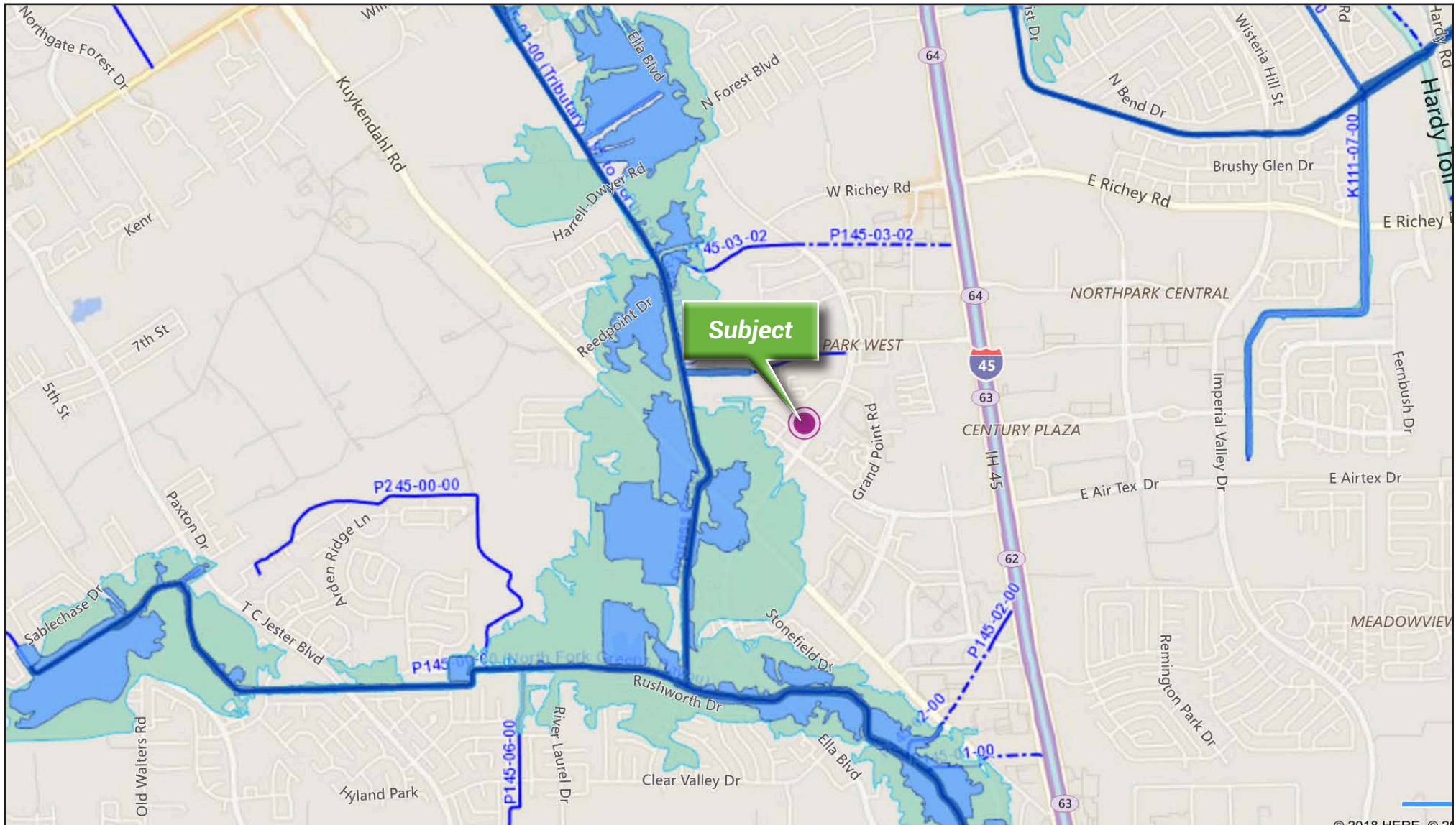
Flood Plain None

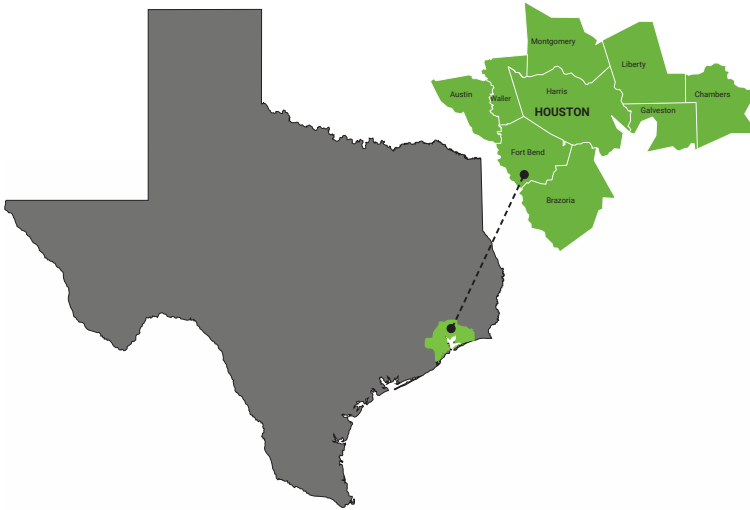
Traffic Counts Kuykendahl Road: ~27,435 VPD

MUD Map



Flood Plain Map





Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands

- Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.8 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

Sources: Greater Houston Partnership Report (https://www.houston.org/sites/default/files/2018-12/Houston_Facts_2018.pdf)



HOUSTON, TEXAS



#1 METRO FOR ECONOMIC GROWTH POTENTIAL IN THE U.S.

TOP METRO FOR JOB GROWTH IN THE U.S.



2ND BEST LABOR MARKETS IN THE U.S.

MOST COMPETITIVE METRO IN THE U.S.



BEST PLACE TO RAISE A FAMILY - THE WOODLANDS

UNIVERSITY of HOUSTON

University of Houston opened its doors in 1927. The school has a proud heritage of academic excellence and continues to develop strong traditions based on its rich history in Houston. UH prides itself on student success and regularly engages students with the community through projects, internships, industry partnerships, and alumni leadership.

45,000+
STUDENTS

109
UNDERGRAD
DEGREES

151
GRADUATE
DEGREES

\$169M
RESEARCH
EXPENDITURES

25
RESEARCH
CENTERS

Established in 1912, Rice University combines the advantages of a liberal arts college with the resources and facilities of a premier research university. Rice is in the heart of the museum district - next door to the world's largest medical center, a short train ride to downtown and the nation's second-largest theater district. Rice University's ranking in the 2019 edition of Best Colleges and National Universities is #16.



RICE

6:1
STUDENT TO
FACULTY RATIO

\$130M
RESEARCH
FUNDING

50+
UNDERGRAD
DEGREES

870
FACULTY
MEMBERS

6,900+
STUDENTS



HOUSTON AIRPORT SYSTEM

The Houston Airport System (HAS) served more than 54 million travelers in 2017 and form one of North America's largest public airport systems. Houston's three-airport system positions them as the international passenger and cargo gateway to the south central United States and a primary gateway to Latin America. The three airports that makeup The Houston Airport are: the George Bush Intercontinental Airport (IAH), the William P. Hobby Airport (HOU), and the Ellington Airport (EFD)/Houston Spaceport.

30
PASSENGER
AIRLINES

245
NON-STOP
DESTINATIONS

**HOUSTON SPACEPORT IS
A FOCAL POINT FOR
AEROSPACE INNOVATION**



T E X A S M E D I C A L C E N T E R

The Texas Medical Center, the largest medical complex in the world, is at the forefront of advancing life sciences and is comprised of 59 member institutions. TMC is situated on more than 1,000 acres just outside downtown Houston and is comprised of 162 buildings, including 21 academic institutions and 14 hospitals, totaling 33.8 million gross square feet of patient care, education and research space. TMC has a regional annual economic impact of \$14 billion.

1 IN 5
PEOPLE ARE
HEALTH
PROFESSIONALS

18 MILES
OF PUBLIC
& PRIVATE
STREETS

**8TH LARGEST
BUSINESS DISTRICT
IN THE U.S.**



P O R T O F H O U S T O N

The Port of Houston consists of four Houston region seaports: Houston, Texas City, Freeport and Galveston. The Port of Houston is ranked first in foreign tonnage, imports, export tonnage, and breakbulk among all U.S. ports. The Port of Houston is the largest container port in the Gulf Coast, handling 68 percent of Gulf coast container traffic and 96 percent of Texas traffic in 2018. The port is vital to the local, state and national economy and the maintenance and improvements of the public facilities ensures its continued economic impacts.

247M+
TONS OF CARGO
ANNUALLY

1.2M
JOBS THROUGH
OUT TEXAS

\$265B
IN ECONOMIC
IMPACT



J O H N S O N S P A C E C E N T E R

The Johnson Space Center was established in 1961 as the Manned Spaceflight Center, the home and Mission Control Center for the U.S. human space flight program. In 1973, it was renamed in honor of the late President, and Texas native, Lyndon B. Johnson. For more than 50 years, NASA's Lyndon B. Johnson Space Center (JSC) in Houston has led our nation and the world on a continuing adventure of human exploration, discovery and achievement. The Johnson Center's \$1.5 billion complex occupies 1,620 acres southeast of downtown Houston, in the Clear Lake area. The greater Houston area has developed into an aerospace hub with an identity of amazing achievements, hard work, and innovation because of the to the Johnson Space Center.

**NASA'S LARGEST
RESEARCH & DEVELOPMENT
FACILITY**



KUYKENDAHL ROAD
OVER 27,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 299,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 97,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$68,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 113,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$210,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	14,679	127,971	299,443
2023 Total Population	16,001	139,974	323,850
2018-2023 Annual Growth Rate	1.74%	1.81%	1.58%
2018 Households	5,319	40,508	97,496
2023 Households	5,702	43,807	104,623
2018 Average Home Value	\$137,980	\$195,331	\$210,233
2023 Average Home Value	\$168,227	\$228,147	\$242,571
2018 Average HH Income	\$48,133	\$59,224	\$68,416
2023 Average HH Income	\$54,485	\$66,988	\$76,825

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.

Oldham Goodwin Group, LLC
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457
 Licensed No.

Casey.Oldham@OldhamGoodwin.com
 Email

(979) 268-2000
 Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Steve Mattox

Vice President | Land Services

O: 281.256.2300 | C: 281.639.8316

E: Steve.Mattox@OldhamGoodwin.com

© Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600