

2 ACRE LOT FOR LEASE OR SALE

Townsen Blvd , Humble, TX 77338

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 470 Feet of Frontage to Townsen Blvd
- Excellent Visibility and Access to HWY 59 and FM 1960
- Average Household Income within 1-mile radius: \$85,713
- Average Daily Traffic Volume: +25,000 cars
- High Elevation: Property has not flooded
- Latitude: 30.0063557

PROPERTY OVERVIEW

This highly desired 2 acre property is positioned on the corner of Meek Road and Townsen Blvd. in Humble. Property provides for an excellent retail or mixed-use development opportunity in a rapidly developing suburb of Houston. Average household income within one mile of \$85,000+.



For More Information Please Contact:

Sean Harman
713.332.8213
seanh@belvoir.net

Kyle Fischer
713.332.8215
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OR SALE

Townsen Road , Humble, TX 77338



BELVOIR

REAL ESTATE GROUP, LLC

ADDITIONAL PHOTOS



For More Information Please Contact:

Sean Harman

713.332.8213

seanh@belvoir.net

Kyle Fischer

713.332.8215

kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OR SALE

Townsen Road , Humble, TX 77338



BELVOIR

REAL ESTATE GROUP, LLC

CONSUMER SPENDING REPORT

2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$20,591	\$311,858	\$1,414,332
Total Apparel	\$1,262	\$20,033	\$88,259
Women's Apparel	512	7,606	34,335
Men's Apparel	272	4,149	18,396
Girl's Apparel	92	1,716	7,495
Boy's Apparel	64	1,187	5,135
Infant Apparel	56	1,017	4,271
Footwear	265	4,358	18,627
Total Entertainment & Hobbies	\$1,644	\$23,789	\$108,580
Entertainment	270	3,695	17,790
Audio & Visual Equipment/Service	815	12,511	54,607
Reading Materials	64	823	4,096
Pets, Toys, & Hobbies	495	6,760	32,087
Personal Items	1,581	22,401	102,607
Total Food and Alcohol	\$5,568	\$86,691	\$381,945
Food At Home	3,029	48,150	207,304
Food Away From Home	2,176	33,298	150,931
Alcoholic Beverages	363	5,244	23,709
Total Household	\$2,903	\$43,783	\$207,485
House Maintenance & Repair	517	8,064	38,567
Household Equip & Furnishings	1,232	18,436	86,396
Household Operations	870	13,280	62,115
Housing Costs	284	4,004	20,407

For More Information Please Contact:

Sean Harman

713.332.8213

seanh@belvoir.net

Kyle Fischer

713.332.8215

kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OR SALE

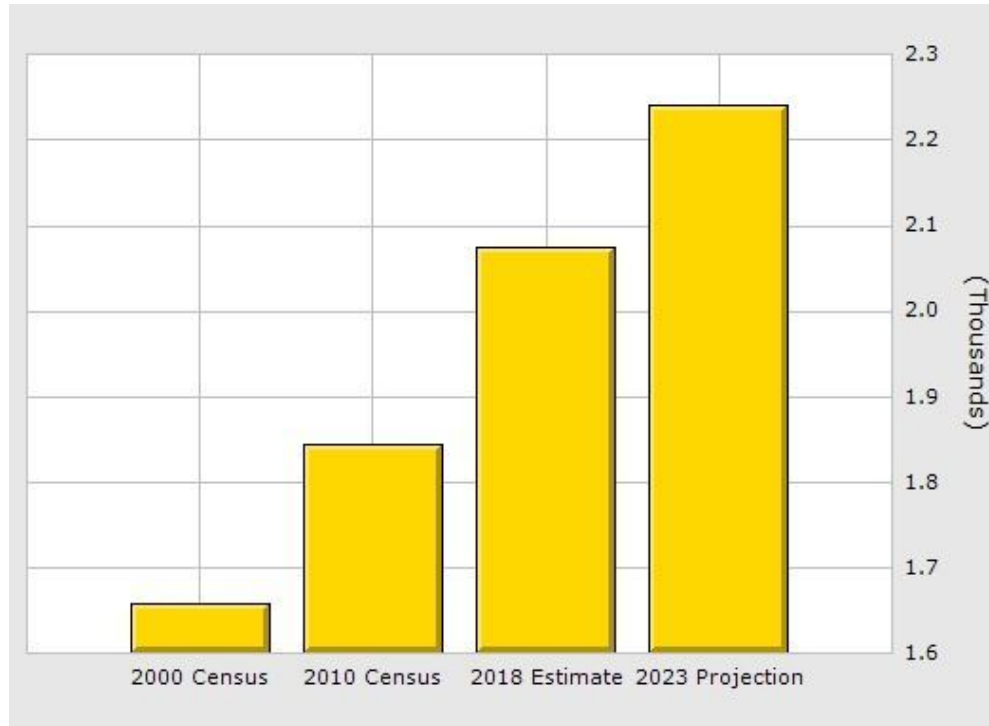
Townsen Road , Humble, TX 77338



BELVOIR

REAL ESTATE GROUP, LLC

POPULATION SUMMARY



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	2,075	37,278	152,885
2023 Population:	2,240	40,385	166,972
Pop Growth 2018-2023:	7.95%	8.33%	9.21%
Average Age:	39.40	35.10	34.90
Households			
2018 Total Households:	833	12,960	52,059
HH Growth 2018-2023:	7.92%	8.32%	9.44%
Median Household Inc:	\$48,437	\$56,033	\$68,538
Avg Household Size:	2.50	2.80	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$160,294	\$155,539	\$165,211
Median Year Built:	1981	1987	1998

For More Information Please Contact:

Sean Harman
713.332.8213
seanh@belvoir.net

Kyle Fischer
713.332.8215
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OR SALE

Townsen Road , Humble, TX 77338



BELVOIR

REAL ESTATE GROUP, LLC

LOCATION MAPS



For More Information Please Contact:

Sean Harman
713.332.8213
seanh@belvoir.net

Kyle Fischer
713.332.8215
kylef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Belvoir Real Estate Group LLC	9001128		(713)332-8202
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@Belvoir.net	(713)332-8220
Designated Broker of Firm	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713)332-8220
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Harman	703718	seanh@belvoir.net	(713)332-8213
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date