



10 ACRES – FELLOWS ROAD

NEC OF FELLOWS RD. AND ANAGOST RD. | HOUSTON, TEXAS

±10 ACRES AVAILABLE FOR SALE

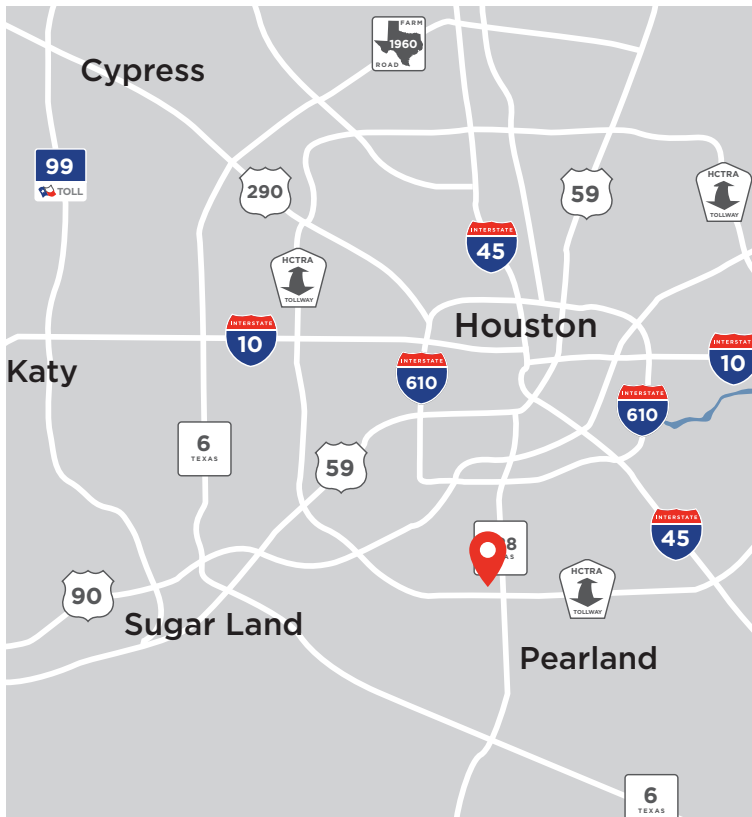
BRAD LYBRAND | 281.477.4300

±10 ACRES AVAILABLE FOR SALE IN THE BELTWAY 8 AT SH 288 TRADE AREA

10 acres in the Beltway 8 at SH 288 trade area in Houston, TX. Excellent location for owner occupied business, industrial, warehouse, storage or investment property. Just south of the property in the 1,200 acre Lower Kirby District Lonza is under construction on a new 250,000 SF clinical manufacturing and R&D facility. Lonza will join Cardiovascular Systems Inc., Merit Medical, Dover Energy, Mitsubishi Heavy Industrial, and Bass Pro Shops in the Lower Kirby District. With this new development the employee's within less than a mile of the subject site grows to 800+ and accounts for 670,000 SF of ongoing development.

▶ **BRAD LYBRAND**

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±10 acres
- ▶ PRICE:
\$2.75 PSF
- ▶ SCHOOL DISTRICT:
Houston ISD
- ▶ FRONTAGE:
Approx. 1,271 ft. on Fellows Rd.
Approx. 315 ft. on Anagost St.



225,006

Current Population
Within 5-Mile Radius



43.56%

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



\$96,877

Average HHI Within
3-Mile Radius



SITE

Brunswick Meadows
1,372 Homes

Brunswick Lakes
917 Homes



Proposed Gateway at Pearlland

Lower Kirby District

Tom Bass Regional Park

Countryplace
677 Homes

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 03/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	989	28,597	73,697
Current Population	3,503	86,803	225,006
2010 Census Average Persons per Household	3.54	3.04	3.05
2010 Census Population	2,440	60,701	169,239
Population Growth 2010 to 2019	43.56%	43.35%	33.18%

CENSUS HOUSEHOLDS

1 Person Household	15.38%	19.63%	20.16%
2 Person Households	18.03%	27.34%	25.92%
3+ Person Households	66.59%	53.03%	53.92%
Owner-Occupied Housing Units	64.85%	77.07%	70.62%
Renter-Occupied Housing Units	35.15%	22.93%	29.38%

RACE AND ETHNICITY

2019 Estimated White	41.01%	38.84%	34.96%
2019 Estimated Black or African American	26.54%	37.90%	43.09%
2019 Estimated Asian or Pacific Islander	2.11%	8.38%	7.67%
2019 Estimated Other Races	29.65%	14.28%	13.75%
2019 Estimated Hispanic	61.48%	32.15%	30.96%

INCOME

2019 Estimated Average Household Income	\$51,111	\$96,877	\$89,467
2019 Estimated Median Household Income	\$35,988	\$82,592	\$76,712
2019 Estimated Per Capita Income	\$14,367	\$33,728	\$30,845

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	31.71%	20.79%	22.85%
2019 Estimated Bachelors Degree	9.86%	21.49%	19.59%
2019 Estimated Graduate Degree	4.88%	15.48%	13.81%

AGE

2019 Median Age	29.7	34.0	33.7
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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.

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