

±6.9 Acres on Uvalde Road, just south of US 90

Houston, Texas 77049



Property Highlights

- The site is located approximately two miles west of Beltway 8 and just south of US 90 (Crosby Freeway E.) on Houston's east side.
- While historically the northeast sector has been considered a heavily industrialized market of the city, there has been a robust transitioning of the area.

DEMOGRAPHICS

2019	5 miles
Employees	41,752
Total Population	173,920
Median Age	29.9
Average Household Income	\$63,329
2024	5 miles
Total Population	189,859

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KEY

FUTURE DEVELOPMENT

RESIDENCE

SCHOOLS/CHURCH

DISTANCE

(-MILES)

BELTWAY 8	2
INTERSTATE 10	5
LOOP 610	7
PORT OF HOUSTON	21
DOWNTOWN	13
HIGHWAY 59	15
HARDY TOLL ROAD	14
INTERSTATE 45	14
GALLERIA	23
IAH	19
HOBBY AIRPORT	24

AMENITIES (WITHIN 6 MILES)

- SHOWBIZ CINEMAS
- WALMART
- KROGER
- STARBUCKS
- JC PENNEY
- LONGHORN STEAKHOUSE
- PAPPASITO'S
- PAPPAS BAR-B-Q
- PAPPADAEUX
- APPLEBEE'S
- OLIVE GARDEN
- CVS
- PETSMART
- LOWE'S
- MARSHALLS
- STAPLES
- BEST BUY
- CHIPOTLE
- CHICK FIL A



Property Description:

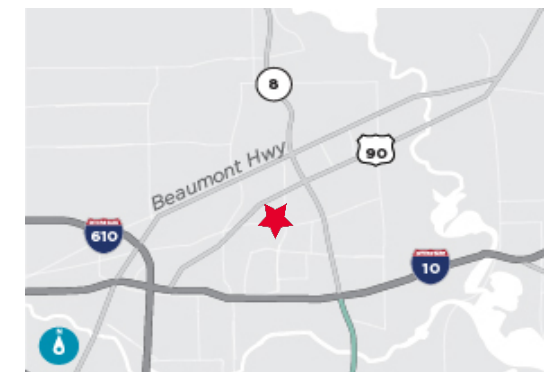
Land size: ±6.9 acres (per survey)

Frontage: ±291' & ±110' on Uvalde

Property Information:

- New and planned developments on the south side of US 90 on both the east & west sides of Uvalde
- Future New Forest Town Center & NorthPoint Development Logistics has under construction two buildings comprised of 295,640 & 373,100 sq. ft. with 2020 anticipated completion dates
- Less than 4 miles north of Interstate 10-East
- HC Mud 421
- HCAD #: 01405300000074 & 04105300000082
- Galena Park School District
- Key Map: 457P

Asking price: \$4.00 per sq. ft.



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Information About Brokerage Services

11-2-2015

EQUAL HOUSING
OPPORTUNITY

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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
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

Information available at www.trec.texas.gov