

Potential 10,000 sq. ft



Eagle Springs
3,924 Homes

The Groves
±2,200 Homes

Water's Edge
850 Homes

Lakeshore
1,151 Homes



3.3 ACRES – THE GROVES

NWC OF LAKE HOUSTON & MADERA RUN PKWY | HOUSTON, TX

AVAILABLE FOR SALE

BRAD ELMORE | DAVE RAMSEY | 281.477.4300

3.3 ACRE CORNER SITE IN HUMBLE, TEXAS

- Located at entry of The Groves master-planned community, one of the largest developments in West Lake Houston
- Surrounded by dense residential development
- Potential curb cut on West Lake Houston Parkway

ABOUT THE GROVES:

- Approximately 1,000 acres with +/- 2,200 planned homes, with an average price of \$369,522
- Master-planned community with focus on high quality homes and an emphasis on “Life in the Woods”
- Typically providing three to five bedroom homes that range from 2,000 to 4,000+ square feet
- Served by award winning school district of Humble ISD

THE GROVES AMENITIES:

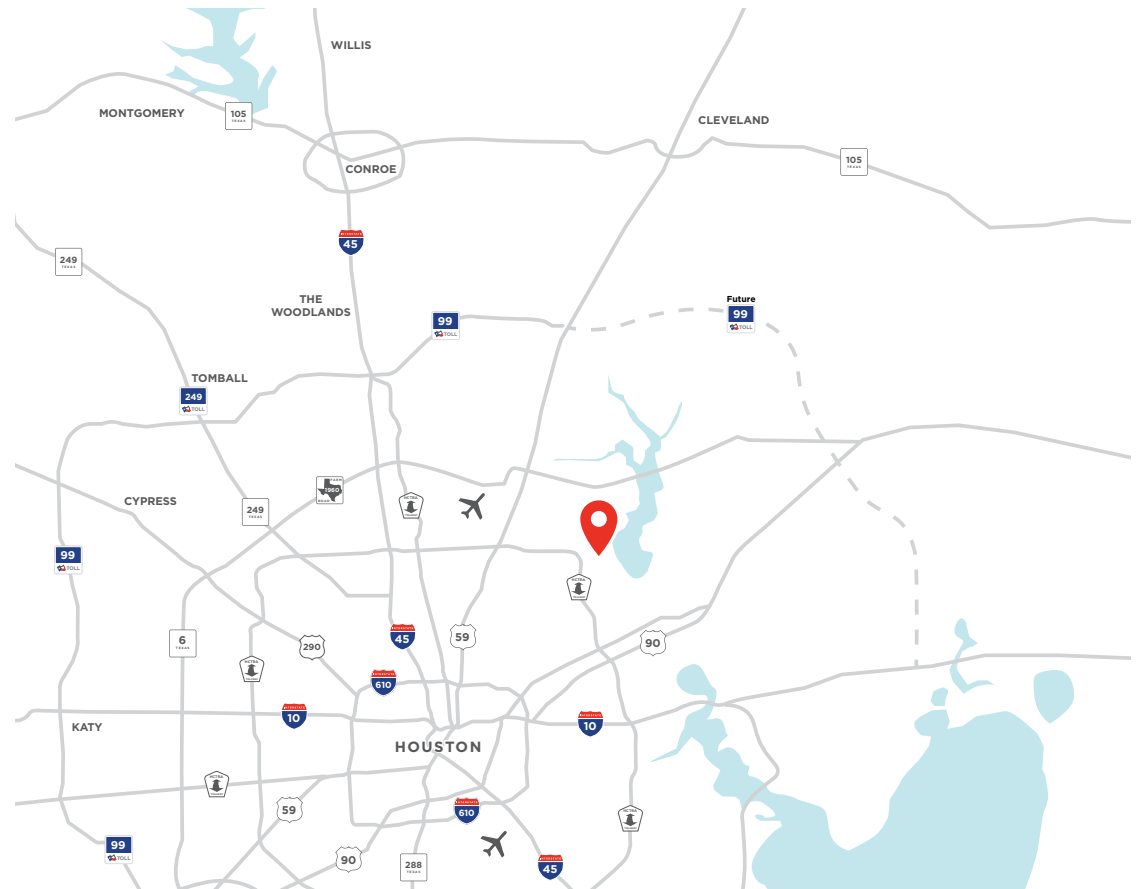
- Lifestyle center with splash pad
- Fish camp with cabin and stocked pond
- Miles of natural trails and featuring Madera Creek
- Over 90 acres of parks, open space, and nature reserves

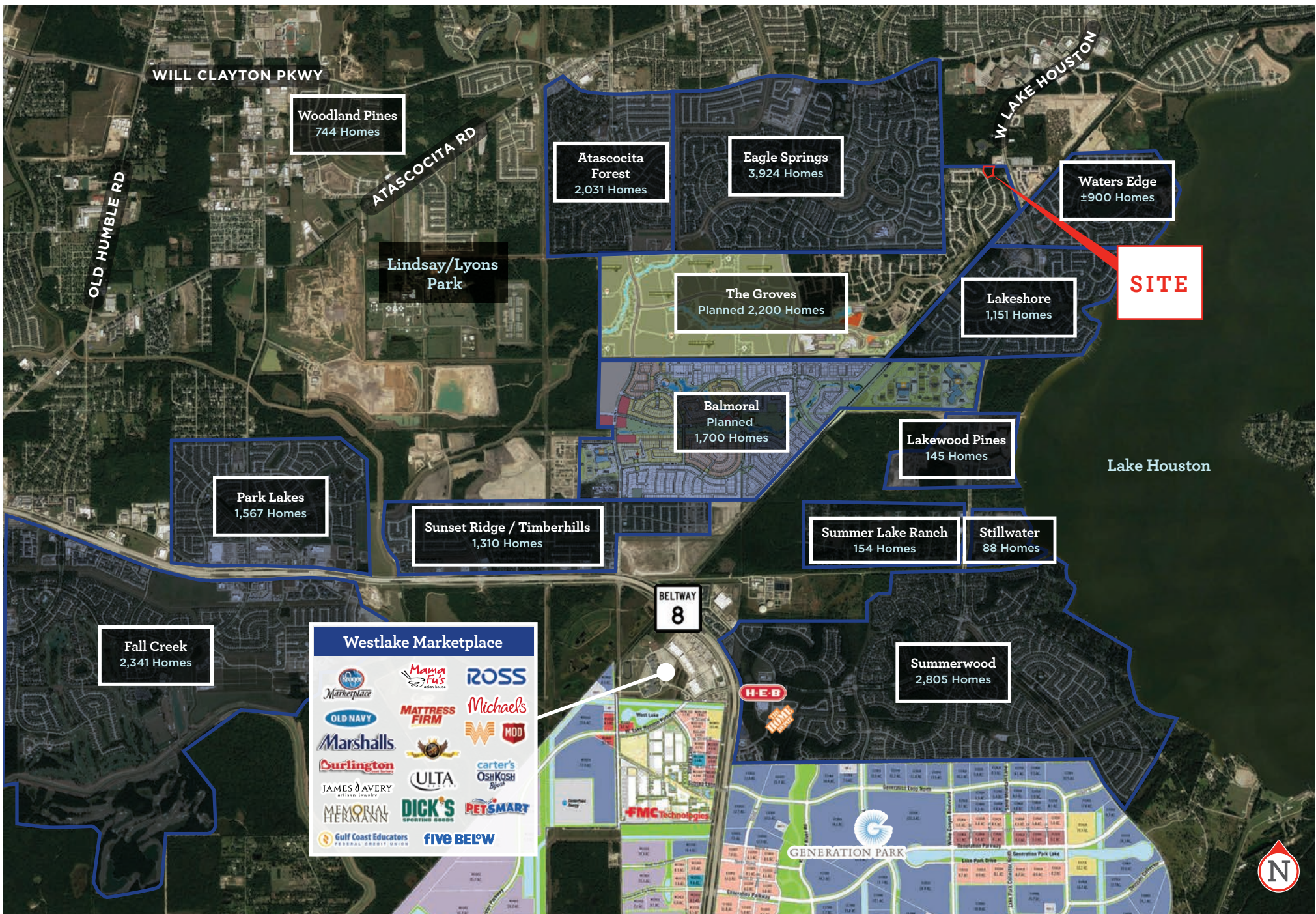
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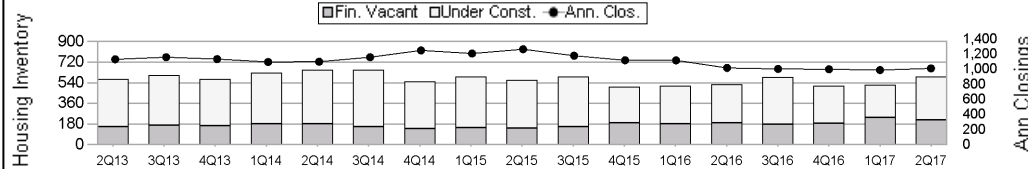
AERIALS + ACREAGE

Historical Housing Activity Summary

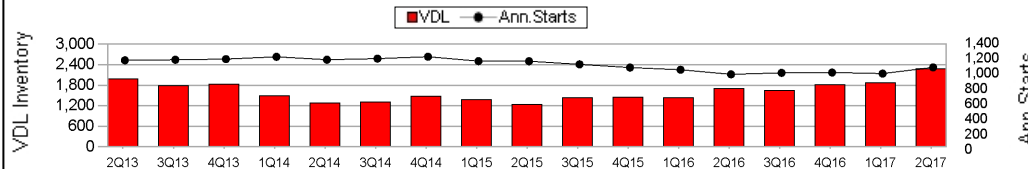
The Groves 5 Mile Radius

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
2Q13	272	1,132	41	157	414	612	6.5	341	1,175	1,987	20.3	2,982	708
3Q13	285	1,160	40	170	437	647	6.7	320	1,182	1,800	18.3	2,977	648
4Q13	265	1,135	40	167	404	611	6.5	229	1,191	1,829	18.4	3,018	840
1Q14	275	1,097	40	182	445	667	7.3	331	1,221	1,498	14.7	3,238	464
2Q14	275	1,100	44	182	469	695	7.6	303	1,183	1,291	13.1	3,880	487
3Q14	345	1,160	33	159	492	684	7.1	334	1,197	1,320	13.2	7,997	717
4Q14	355	1,250	31	141	411	583	5.6	254	1,222	1,490	14.6	8,184	883
1Q15	234	1,209	30	149	443	622	6.2	273	1,164	1,381	14.2	8,502	1,047
2Q15	331	1,265	30	145	418	593	5.6	302	1,163	1,246	12.9	8,331	1,118
3Q15	260	1,180	35	158	433	626	6.4	293	1,122	1,436	15.4	7,930	1,238
4Q15	294	1,119	38	193	313	544	5.8	212	1,080	1,461	16.2	7,744	1,051
1Q16	233	1,118	42	184	329	555	6.0	244	1,051	1,442	16.5	7,265	1,112
2Q16	231	1,018	40	193	333	566	6.7	242	991	1,714	20.8	8,994	1,459
3Q16	247	1,005	43	181	407	631	7.5	312	1,010	1,647	19.6	8,920	1,221
4Q16	290	1,001	46	188	324	558	6.7	217	1,015	1,824	21.6	8,669	1,378
1Q17	222	990	46	237	283	566	6.9	230	1,001	1,874	22.5	8,406	1,433
2Q17	253	1,012	43	215	378	636	7.5	323	1,082	2,288	25.4	7,668	1,656

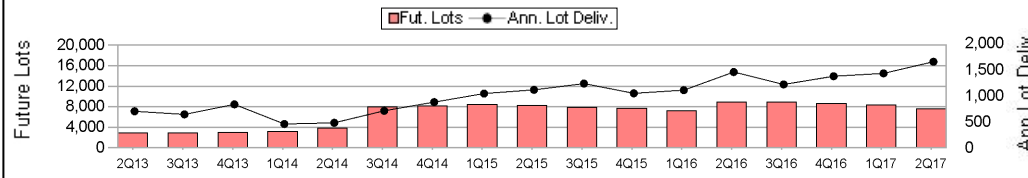
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

POSTAL COUNTS

	3 MILES	5 MILES	7 MILES
Current Households	24,079	43,148	81,262
Current Population	73,156	127,360	235,886
2010 Census Average Persons per Household	3.04	2.95	2.90
2010 Census Population	55,090	98,346	180,267
Population Growth 2010 to 2018	33.57%	32.94%	32.88%

CENSUS HOUSEHOLDS

1 Person Household	14.54%	16.42%	17.32%
2 Person Households	28.54%	30.12%	31.51%
3+ Person Households	56.91%	53.47%	51.17%
Owner-Occupied Housing Units	84.94%	79.82%	77.25%
Renter-Occupied Housing Units	15.06%	20.18%	22.75%

RACE AND ETHNICITY

2018 Estimated White	66.65%	65.44%	66.74%
2018 Estimated Black or African American	18.12%	18.72%	17.34%
2018 Estimated Asian or Pacific Islander	4.61%	4.40%	4.20%
2018 Estimated Other Races	10.17%	10.95%	11.18%
2018 Estimated Hispanic	25.36%	26.47%	26.93%

INCOME

2018 Estimated Average Household Income	\$117,115	\$113,833	\$116,858
2018 Estimated Median Household Income	\$97,968	\$93,517	\$89,982
2018 Estimated Per Capita Income	\$40,054	\$38,777	\$41,088

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	19.34%	20.81%	21.88%
2018 Estimated Bachelors Degree	26.98%	25.33%	24.42%
2018 Estimated Graduate Degree	11.18%	10.60%	10.99%

AGE

2018 Median Age	33.8	33.7	34.8
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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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