

111 ACRES - NORTH OF FM 1960

5301 FM 1960 W, HUMBLE, TX 77338

±111 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | JON JAMISON | 281.477.4300

PROPERTY INSIGHTS

±111 ACRES AVAILABLE FOR SALE NORTH OF FM 1960

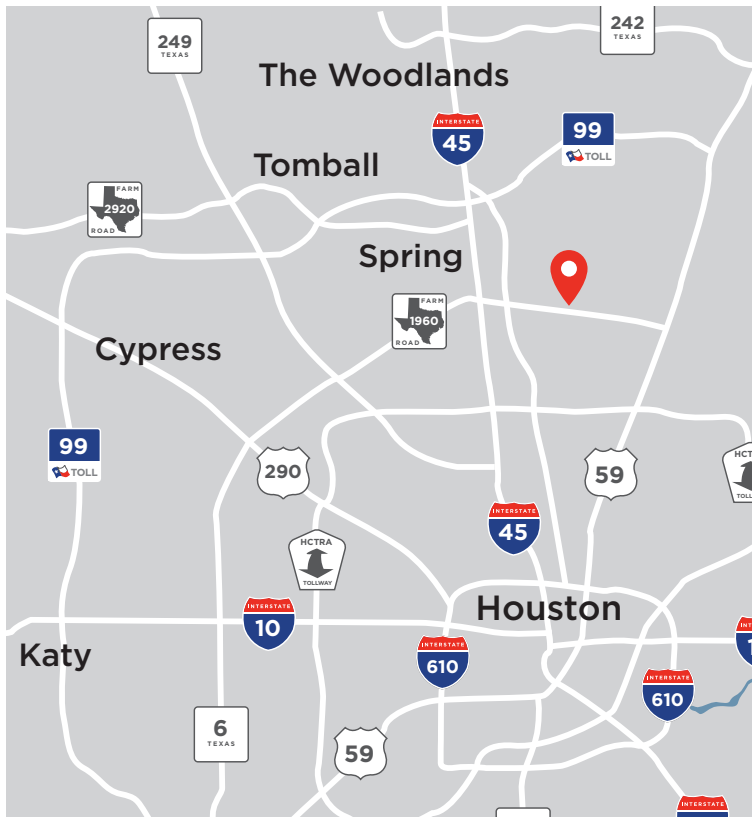
- 111 Acres fronting the north side of FM 1960 in the north Houston trade area in the City of Houston ETJ. Immediate proximity to George Bush Intercontinental Airport (IAH), one of the largest economic generators in the region. IAH is one of the busiest airports in the United States & ranks nationally in several passenger trip & cargo shipping categories. The subject property is rarity to find such a large contiguous tract close in with a blank slate for development.
- Excellent proximity to major thoroughfares with a 5 to 10 minute drive time to I-45, Hardy Toll Road & US 59. Excellent for industrial, distribution, flex or single user in a wide variety of business disciplines.

▶ BRAD LYBRAND

BLYBRAND@NEWQUEST.COM
713.438.9516

▶ JON JAMISON

JJAMISON@NEWQUEST.COM
281.477.4389



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±111 acres
- ▶ PRICE:
Contact broker for pricing
- ▶ SCHOOL DISTRICT:
Aldine ISD
- ▶ UTILITIES:
Inquire
- ▶ FRONTAGE:
Approx. 819 ft on FM 1960
Approx. 2,539 ft on Broze Rd.



131,147
Current Population
Within 5-Mile Radius



42,401
Current Households
Within a 5-mile Radius



\$65,653
Average HHI Within
3-Mile Radius



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 07/19

POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Current Households	427	16,453	42,401
Current Population	1,238	50,264	131,147
2010 Census Average Persons per Household	2.90	3.05	3.09
2010 Census Population	474	40,430	103,538
Population Growth 2010 to 2019	161.18%	24.34%	26.73%

CENSUS HOUSEHOLDS

1 Person Household	25.50%	17.75%	18.71%
2 Person Households	30.37%	26.38%	25.09%
3+ Person Households	44.13%	55.87%	56.20%
Owner-Occupied Housing Units	59.46%	71.25%	64.50%
Renter-Occupied Housing Units	40.54%	28.75%	35.50%

RACE AND ETHNICITY

2019 Estimated White	47.98%	54.53%	52.09%
2019 Estimated Black or African American	28.16%	23.77%	24.88%
2019 Estimated Asian or Pacific Islander	4.09%	4.12%	4.42%
2019 Estimated Other Races	1.02%	0.59%	0.60%
2019 Estimated Hispanic	38.18%	38.53%	39.93%

INCOME

2019 Estimated Average Household Income	\$69,254	\$65,653	\$62,526
2019 Estimated Median Household Income	\$45,201	\$62,970	\$60,613
2019 Estimated Per Capita Income	\$25,878	\$22,051	\$20,937

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	29.94%	29.40%	29.36%
2019 Estimated Bachelors Degree	12.21%	12.88%	13.91%
2019 Estimated Graduate Degree	3.77%	5.93%	5.81%

AGE

2019 Median Age	32.8	31.4	30.8
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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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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