



The Woodlands



George Bush Intercontinental Airport (IAH)



Imperial Valley Drive

Bammel Rd.

E Hardy Rd.



Carolee Booker Elementary School

Dekaney High School

Lewis Middle School

SITE



Imperial Trace

FOR SALE | CALL FOR OFFERS

±37.85 Acres on Imperial Valley Drive | Houston, Texas 77073

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1790 Hughes Landing Blvd
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+1 713 222 2111
www.collier.com/texas



FOR SALE | ±37.85 Acres on Imperial Valley Drive



AREA RETAIL MAP



DEKANEY HIGH SCHOOL

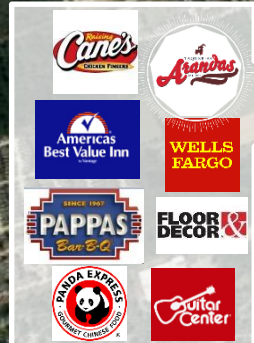
LEWIS MIDDLE SCHOOL

Bammel Rd.

E. Hardy Rd.

Imperial Valley Drive

±37.85 Acres | SITE



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AERIAL MAP



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±37.85 Acres on Imperial Valley Drive

OFFERING

SIZE	±37.85 Acres
PRICE	CALL FOR OFFERS

PROPERTY SUMMARY

LOCATION	Northeast quadrant Imperial Valley and North Vista Drive
UTILITIES	Available via nearby MUD
FRONTAGE	Imperial Valley – 932' North Vista Drive – 343'
SCHOOL DISTRICT	Spring ISD
PROXIMITY	Located near Bush Intercontinental Airport (IAH), just west of Interstate 45
ACCESS	Grand Parkway, Beltway 8, Hardy Toll Road, FM 1960/Cypress Creek Parkway
FEATURES	Single Family Zoning High traffic Great Visibility

DEMOGRAPHICS



1 Mile

15,200
POPULATION
(2018)

15,708
PROJECTED
POPULATION (2023)

\$66,018
AVERAGE HH
INCOME



3 Mile

109,555
POPULATION
(2018)

113,421
PROJECTED
POPULATION (2023)

\$60,265
AVERAGE HH
INCOME

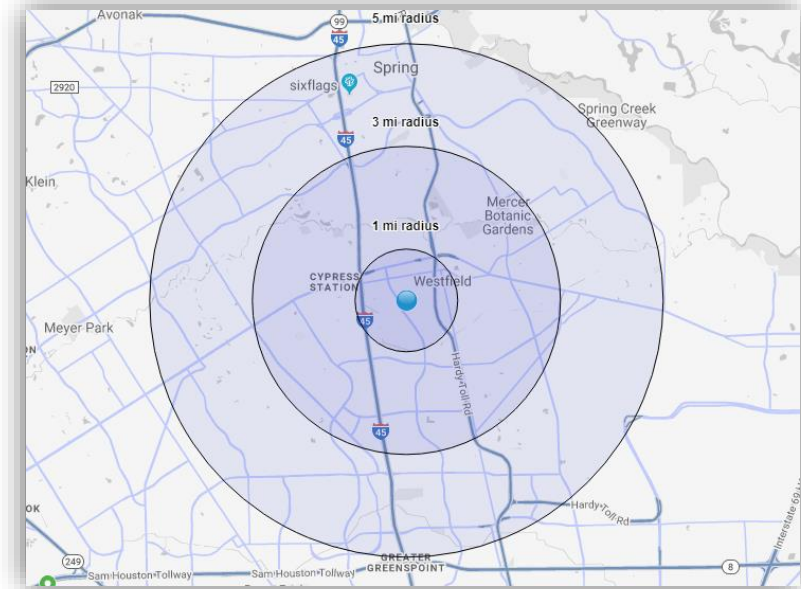


5 Mile

273,256
POPULATION
(2018)

282,336
PROJECTED
POPULATION (2023)

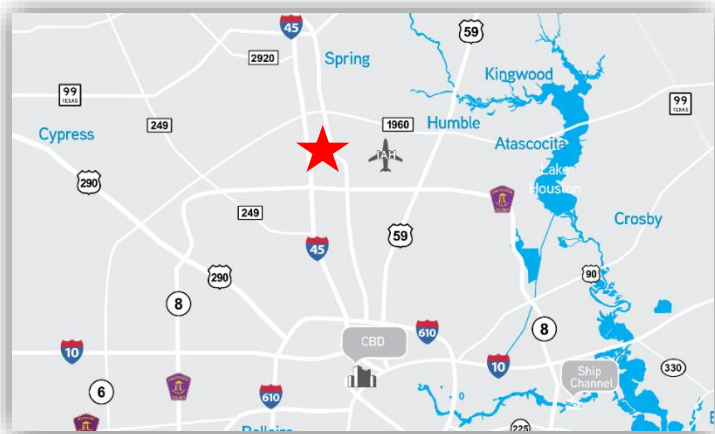
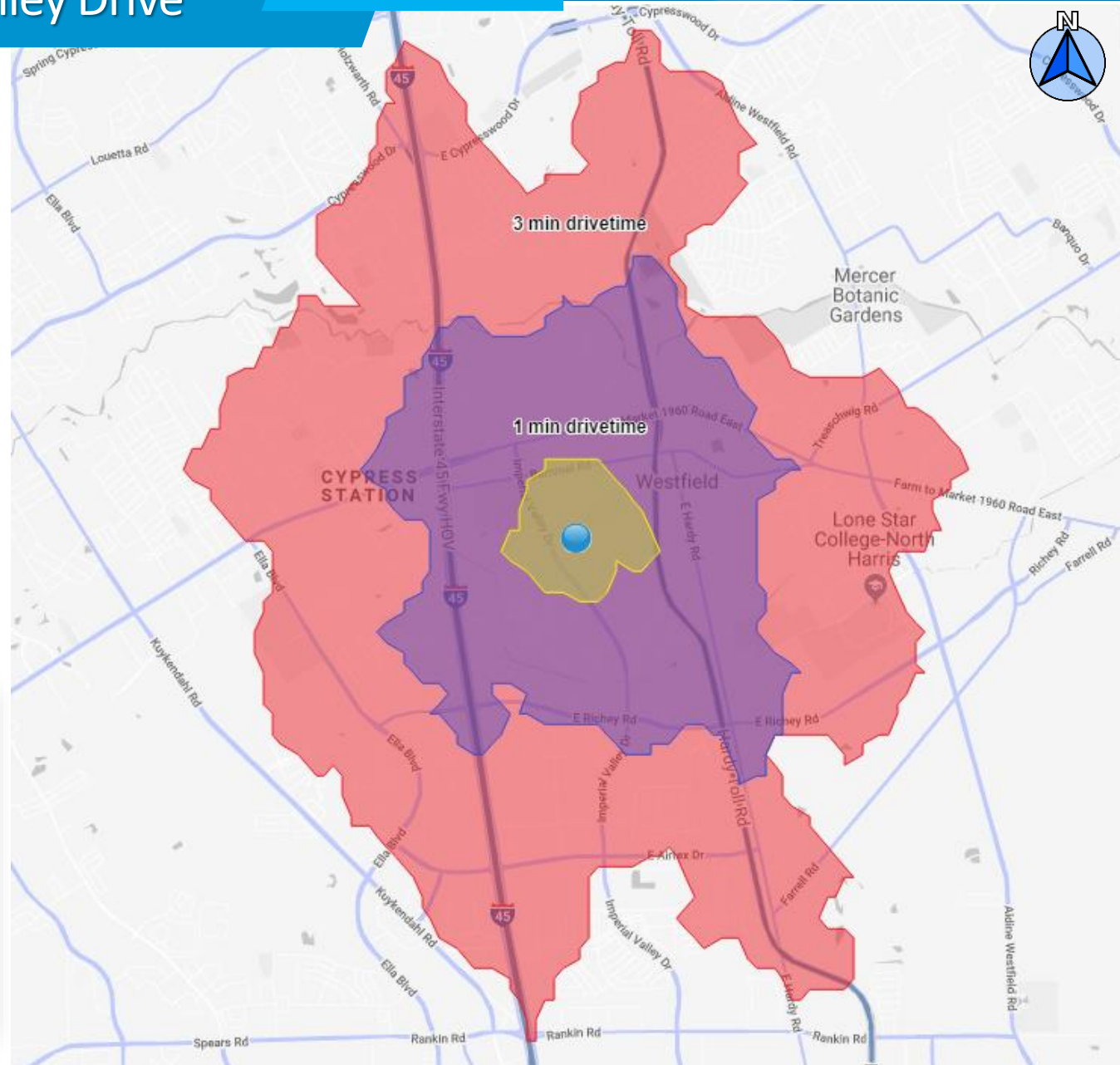
\$68,497
AVERAGE HH
INCOME



±37.85 Acres on Imperial Valley Drive



Destination	Distance	Drive Time
The Woodlands	13 Miles	23 minutes
Tomball	20 Miles	29 minutes
FM 2978	20 Miles	37 minutes
Grand Parkway	20 Miles	24 minutes
I-45	20 Miles	27 minutes
Kuykendahl	20 Miles	20 minutes



Greenspoint District

Houston's Greenspoint District is strategically positioned and globally connected, providing domestic international companies a convenient and cost-effective area to locate their business as well as access to a highly trained workforce. The District's proximity to the Gulf of Mexico and central U.S. location cut days and collars in the movement of production and supplies. These benefits have attracted a diverse mix of companies to Greenspoint, including industry leaders in manufacturing, healthcare, energy, technology, logistics, and distribution.

Location

Road infrastructure in the Greenspoint District is ideal for business. The area's epicenter sits at the crossroads of Interstate 45 (extends north to Dallas) and the Sam Houston Parkway (runs east/west and encircles Houston with a 92-mile loop). The Greenspoint District is convenient to other critical north-south corridors, including U.S. 290, Hardy Toll Road, Interstate 69, and State Highway 99.

International Airport and Seaport

George Bush Intercontinental Airport (IAH) boasts 700 daily departures and is located six miles from the District. IAH provides nonstop services to 116 U.S. destinations and nearly 70 direct flights to international destinations. IAH offers more daily flights to Mexico than any other U.S. airport.

The Port of Houston is a key logistical asset located just 22 miles from the Greenspoint District via the Sam Houston Tollway. The Port of Houston is the first ranked U.S. port in terms of foreign tonnage, as well as the largest Texas port and the largest container port on the Gulf Coast of the United States.

Professional Workforce

With more than 9.1 million workers, Texas has the nation's second-largest civilian labor force, and Houston continues to lead the state in job growth. Situated on Houston's north side, the Greenspoint District provides access to 1.2 million qualified job candidates within a 30-minute drive time. Sixty percent of that working population is between the ages of 30 and 54; and 60 percent of current Greenspoint workers have attended college or received a degree, outpacing both Texas and the U.S. Strategic location and global connections make the Greenspoint District ideal when considering a U.S. location.

Source: www.areadevelopment.com



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date