

FOR SALE

**+ 38 ACRES**

14699 Almeda School Rd  
Houston, TX 77047



S Sam Houston Pkwy W

BELTWAY  
8

1,260'

1,323'

**AVAILABLE**

Almeda School Rd

1,290'

1,293'

Riley Rd

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S Sam Houston Pkwy W BELTWAY 8



**FOR SALE > 38.23 ACRES**  
 14699 Almeda School Rd  
 Houston, TX 77047

**FEATURES**

- 38.23 Acres
- Houston ISD
- City of Pearland
- Lower Kirby Management District
- Zoning M1 – Light Industrial
- Contact Broker for pricing

Located just off the newly improved Beltway 8  
 The property is located just off the newly improved Beltway 8 (100K+ cars pass daily).  
 The quick access to Beltway 8 and Highway 288 provide convenient access to Downtown Houston as well as the Texas Medical Center and the Southwest & Southeast Houston submarkets.

**Est. Tax Rate (2019)**

Houston ISD	\$1.14
Harris County	\$0.73
City of Pearland	\$0.74
Lower Kirby Pearland Mgmt District	\$0.70
<b>TOTAL (\$ per \$100 Value)</b>	<b>\$3.31</b>

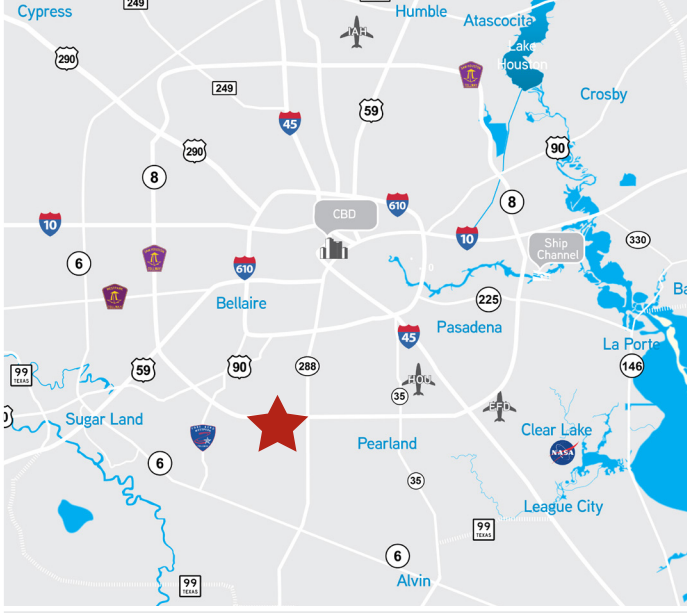
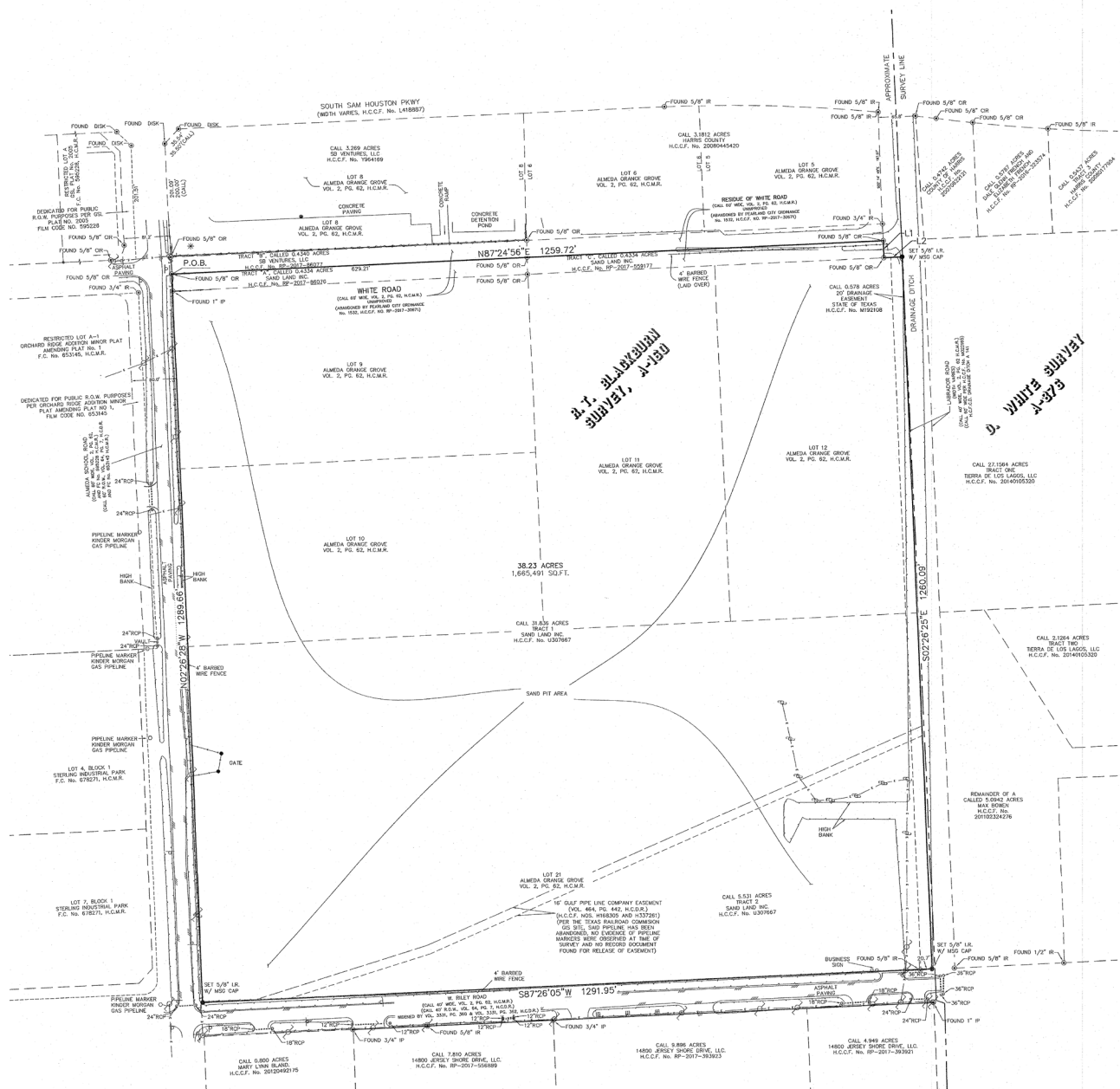
**Demographics (2020)**

	1 Mile	3 Miles	5 Miles
Est. Population	2,394	91,050	198,830
Avg. Household Income	\$58,045	\$101,308	\$93,703
Total # Businesses	183	2,030	4,712
Total # Employees	2,418	18,752	40,941
Median Home Value	\$71,767	\$175,172	\$170,511

**Est. Traffic Counts (2020)**

Intersection	Cars Per Day
Almeda School Rd	3,326
Beltway 8 at Almeda School Rd	116,432
Beltway 8 Feeder Rd at Almeda School Rd	16,632
Almeda Rd at Riley Rd	10,803
Hwy 288 at Beltway 8	105,268

# SURVEY



## Contact Us

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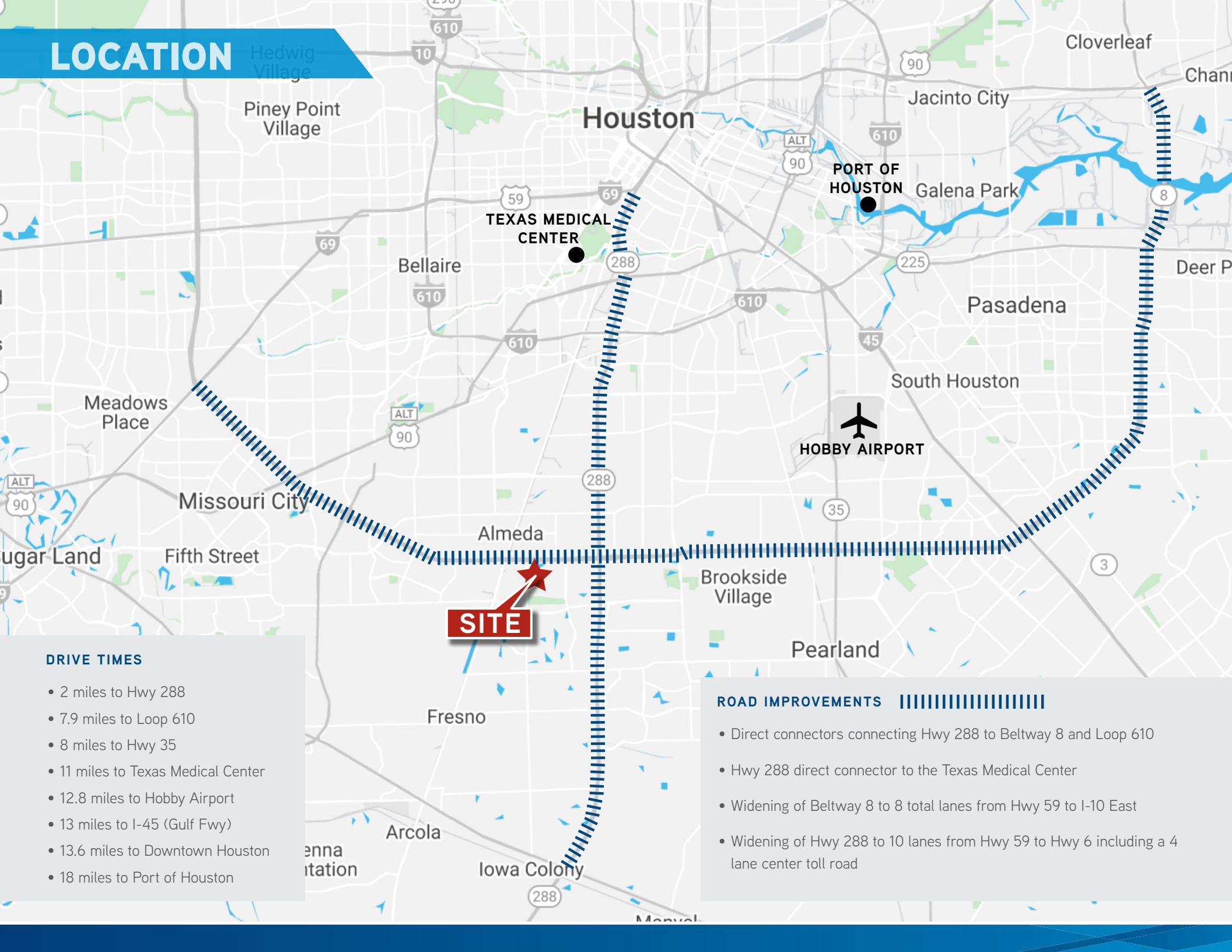
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# LOCATION



## DRIVE TIMES

- 2 miles to Hwy 288
- 7.9 miles to Loop 610
- 8 miles to Hwy 35
- 11 miles to Texas Medical Center
- 12.8 miles to Hobby Airport
- 13 miles to I-45 (Gulf Fwy)
- 13.6 miles to Downtown Houston
- 18 miles to Port of Houston

## ROAD IMPROVEMENTS



- Direct connectors connecting Hwy 288 to Beltway 8 and Loop 610
- Hwy 288 direct connector to the Texas Medical Center
- Widening of Beltway 8 to 8 total lanes from Hwy 59 to I-10 East
- Widening of Hwy 288 to 10 lanes from Hwy 59 to Hwy 6 including a 4 lane center toll road



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date