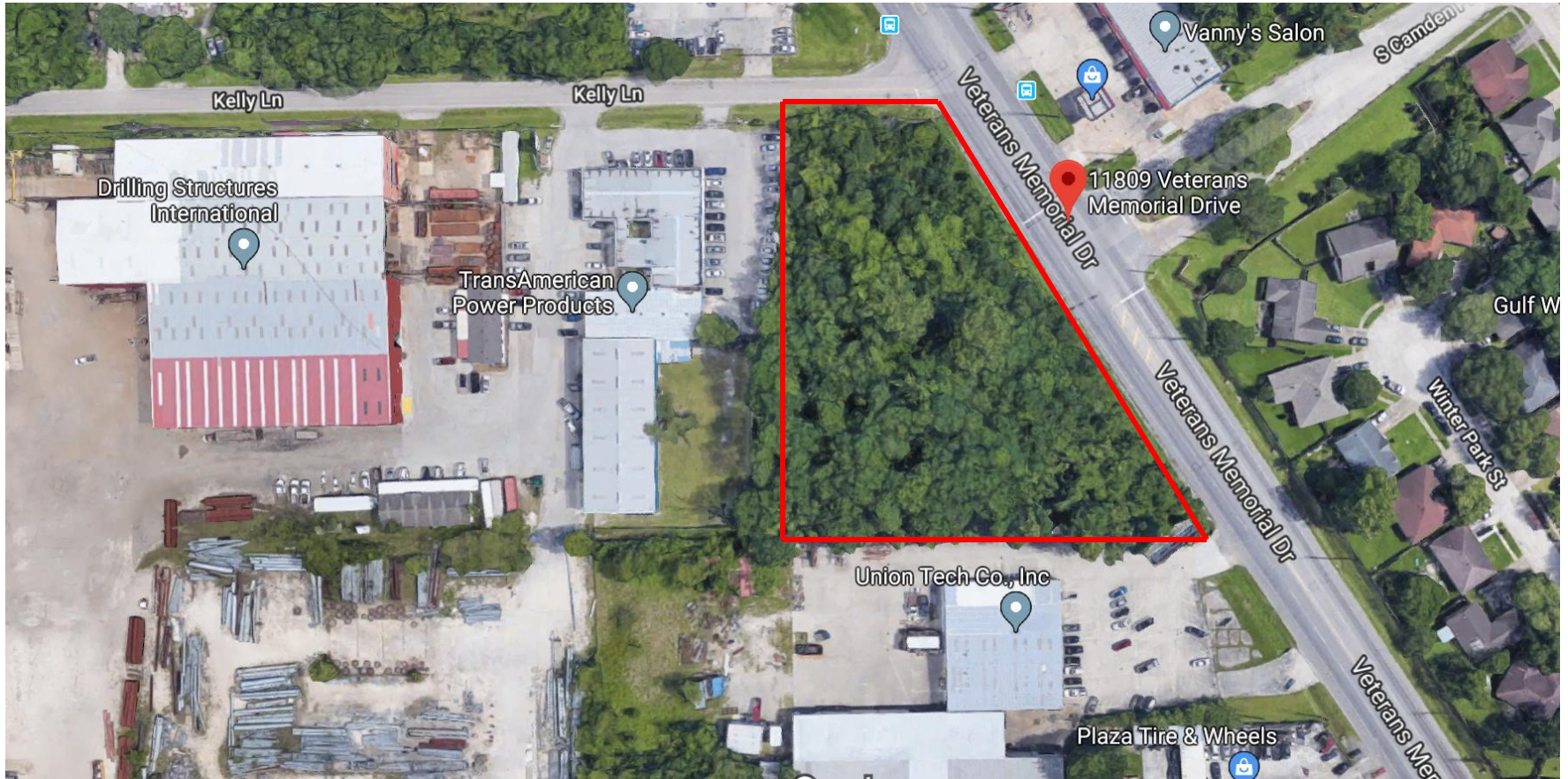


FOR SALE

11809 Veterans Memorial

Houston, TX 77067



2.26 AC Veterans Memorial & Kelly Lane for sale.

Jane Nguyen, Broker | 281-933-6999 | jane.nguyen@alpharealtors.net



FOR SALE

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High traffic area with lots of large national retailers.

FOR SALE

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Houston, TX 77067



Over 420 sf frontage offering great visibility.

Perfect for gas station and a retail center with drive through, or stand alone building, car wash, etc.

Can be divided. Utilities ready (MUD 72).

Demographic

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	24,900		149,908		365,578	
2017 Estimate	23,025		137,948		335,744	
2010 Census	20,513		118,663		284,638	
Growth 2017 - 2022	8.14%		8.67%		8.89%	
Growth 2010 - 2017	12.25%		16.25%		17.95%	
2017 Population by Hispanic Origin	11,878		64,770		150,103	
2017 Population	23,025		137,948		335,744	
White	11,955	51.92%	73,059	52.96%	195,986	58.37%
Black	8,081	35.10%	45,821	33.22%	101,759	30.31%
Am. Indian & Alaskan	283	1.23%	1,661	1.20%	4,289	1.28%
Asian	2,300	9.99%	14,849	10.76%	27,450	8.18%
Hawaiian & Pacific Island	26	0.11%	180	0.13%	439	0.13%
Other	380	1.65%	2,376	1.72%	5,822	1.73%
U.S. Armed Forces	0		15		72	
Households						
2022 Projection	6,997		47,034		121,674	
2017 Estimate	6,454		43,140		111,534	
2010 Census	5,653		36,315		93,499	
Growth 2017 - 2022	8.41%		9.03%		9.09%	
Growth 2010 - 2017	14.17%		18.79%		19.29%	
Owner Occupied	4,322	66.97%	24,804	57.50%	55,663	49.91%
Renter Occupied	2,132	33.03%	18,336	42.50%	55,871	50.09%
2017 Households by HH Income	6,453		43,140		111,532	
Income: <\$25,000	1,161	17.99%	10,096	23.40%	27,783	24.91%
Income: \$25,000 - \$50,000	1,861	28.84%	12,159	28.18%	31,117	27.90%
Income: \$50,000 - \$75,000	1,466	22.72%	8,261	19.15%	20,519	18.40%
Income: \$75,000 - \$100,000	862	13.36%	5,465	12.67%	13,309	11.93%
Income: \$100,000 - \$125,000	597	9.25%	3,451	8.00%	7,538	6.76%
Income: \$125,000 - \$150,000	303	4.70%	1,540	3.57%	4,127	3.70%
Income: \$150,000 - \$200,000	132	2.05%	1,400	3.25%	3,708	3.32%
Income: \$200,000+	71	1.10%	768	1.78%	3,431	3.08%
2017 Avg Household Income	\$62,804		\$61,940		\$63,826	
2017 Med Household Income	\$52,813		\$48,502		\$47,088	

FOR SALE

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Houston, TX 77067

For more information

Vivian Dang
281-933-6999



Information About Brokerage Services

11-2-2015

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.

<u>ALPHA REALTORS</u>	<u>9000046</u>	<u>Offers@AlphaRealtors.net</u>	<u>(281) 933-6999</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jane Nguyen</u>	<u>383545</u>	<u>Jane.Nguyen@AlphaRealtors.net</u>	<u>(281) 933-6999</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Vivian Dang</u>	<u>676974</u>	<u>Vivian.Dang@AlphaRealtors.net</u>	<u>(832) 844-6999</u>

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Equal Housing

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