



HIGHWAY 6 & S POST OAK BLVD

NEC & NWC OF HIGHWAY 6 & S POST OAK BOULEVARD | CITY OF HOUSTON (ETJ), TEXAS

±52 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | RACHAEL KEENER | 281.477.4300

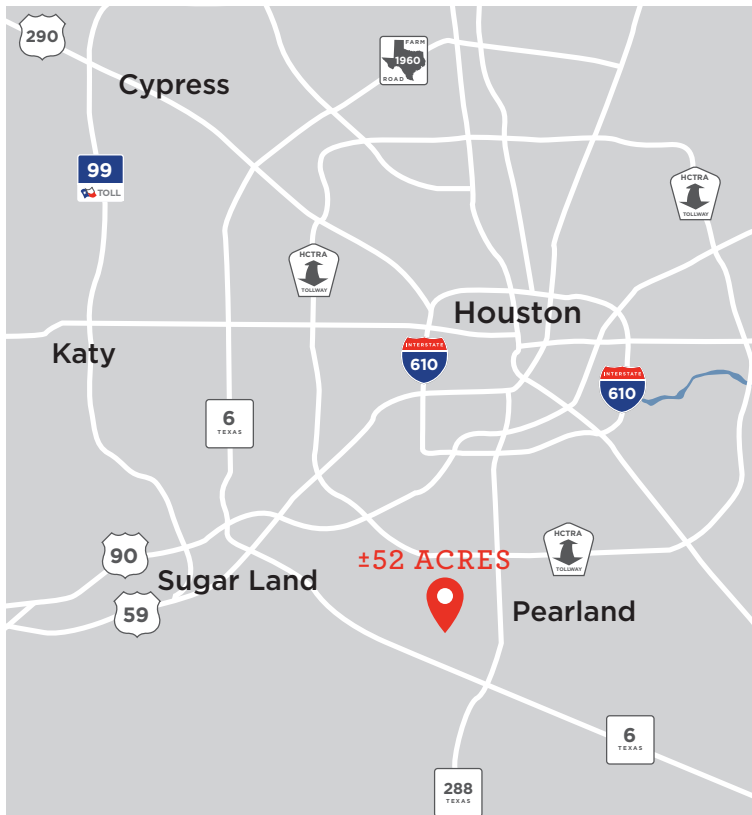
PROPERTY INSIGHTS

±52 ACRES AVAILABLE FOR SALE

The 52 acres fronting Hwy 6 at Post Oak, east of Fort Bend Toll, and west of Hwy 288, is in high growth Ft. Bend County. This site sits at a signalized intersection and straddles either side of Post Oak Blvd with 39 acres on the west side and 13 acres on the eastside, parcels can be subdivided. This trade area is under served in service, retail, and restaurant aspects. With the excellent visibility to Hwy 6 and the main entrance to Andover Farms Community this is a prime site for retail, entertainment, office, hotel, and medical uses.

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±52 acres
- ▶ **PRICE:**
Contact broker
- ▶ **SCHOOL DISTRICT:**
Fort Bend ISD
- ▶ **FRONTAGE:**
Over 3,000 ft of frontage on Hwy 6
- ▶ **TRAFFIC COUNTS:**
Approx. 25,136 vpd on Hwy 6



109,613
Current Population
Within 5-Mile Radius



56.75%
Population Growth
Within a 5-mile Radius
from 2010 to 2018



\$122,349
Average HHI Within
5-Mile Radius

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,965	14,161	33,385
Current Population	6,561	47,584	109,613
2010 Census Average Persons per Household	3.34	3.36	3.28
2010 Census Population	5,583	34,826	69,953
Population Growth 2010 to 2018	17.55%	36.69%	56.75%

CENSUS HOUSEHOLDS

1 Person Household	14.36%	13.46%	12.59%
2 Person Households	21.25%	22.65%	24.77%
3+ Person Households	64.39%	63.89%	62.64%
Owner-Occupied Housing Units	86.21%	86.45%	87.62%

RACE AND ETHNICITY

2018 Estimated White	18.36%	36.98%	43.48%
2018 Estimated Black or African American	65.09%	38.72%	31.49%
2018 Estimated Asian or Pacific Islander	2.33%	8.20%	12.42%
2018 Estimated Other Races	13.81%	15.61%	12.20%
2018 Estimated Hispanic	24.33%	28.52%	23.88%

INCOME

2018 Estimated Average Household Income	\$74,773	\$105,975	\$122,349
2018 Estimated Median Household Income	\$68,404	\$92,090	\$105,871
2018 Estimated Per Capita Income	\$22,245	\$31,503	\$38,050

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	21.76%	20.56%	17.90%
2018 Estimated Bachelors Degree	20.42%	26.04%	29.58%
2018 Estimated Graduate Degree	12.14%	14.54%	16.39%

AGE

2018 Median Age	31.1	32.6	33.9
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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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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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