

FOR SALE

25,869 SF of Land on Nantucket



PROPERTY DATA

- 25,869 SF of land for sale
- 140' frontage x 184.78' depth
- Strategic Galleria location on Nantucket, just north of Westheimer
- Excellent town home / condominium site
- Opportunity for up to eight individual units

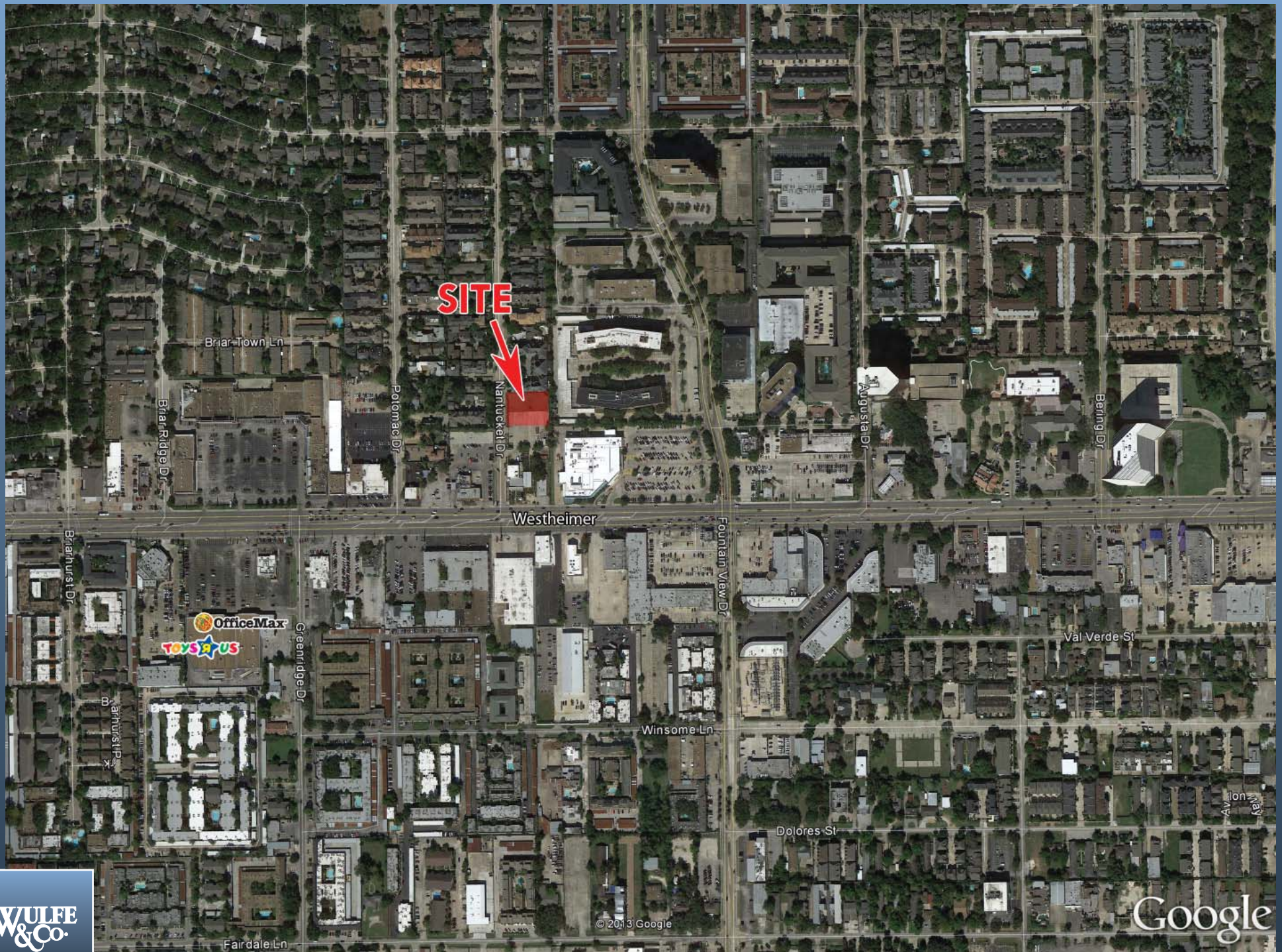
DEMOGRAPHICS

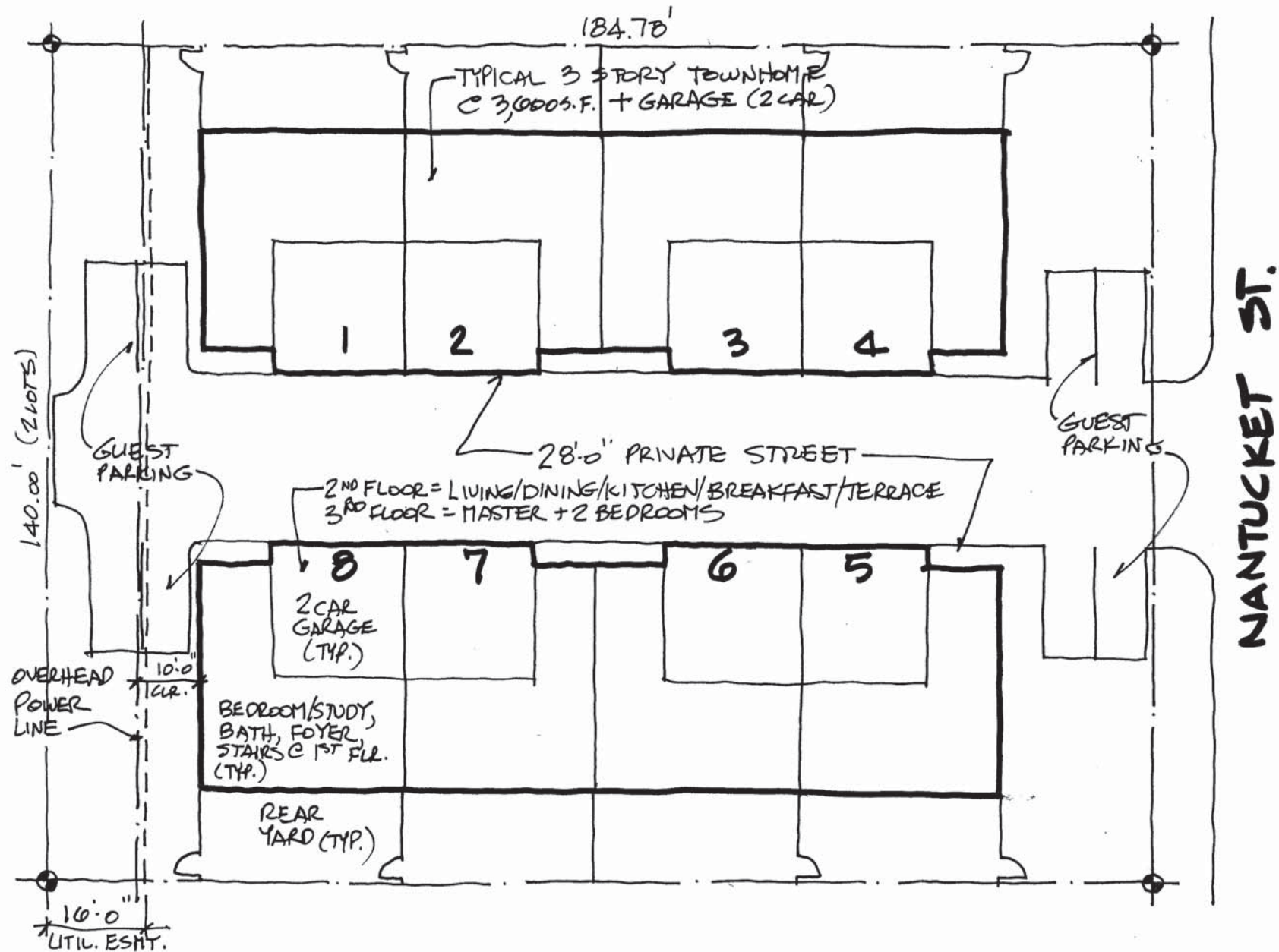
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Estimate	34,375	213,855	516,123
Avg HH Income			
2017 Estimate	\$103,825	\$121,254	\$130,241
Traffic Count			
Westheimer	71,641 cars per day		

CONTACT

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NANTUCKET DEVELOPMENT

MURRAY & ASSOCIATES, ARCHITECTS
12.5.15

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7391/-95.4869

RS1

2601 Nantucket Dr		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77057				
POPULATION	2017 Estimated Population	34,375	213,855	516,123
	2022 Projected Population	37,009	229,976	552,835
	2010 Census Population	32,077	192,809	466,411
	2000 Census Population	26,873	178,456	448,090
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.4%
	Historical Annual Growth 2000 to 2017	1.6%	1.2%	0.9%
	2017 Median Age	32.4	33.9	34.9
HOUSEHOLDS	2017 Estimated Households	18,262	98,358	226,515
	2022 Projected Households	20,059	108,023	248,171
	2010 Census Households	16,600	86,275	199,252
	2000 Census Households	15,806	82,098	194,294
	Projected Annual Growth 2017 to 2022	2.0%	2.0%	1.9%
	Historical Annual Growth 2000 to 2017	0.9%	1.2%	1.0%
RACE AND ETHNICITY	2017 Estimated White	60.3%	59.5%	59.1%
	2017 Estimated Black or African American	11.5%	11.8%	12.0%
	2017 Estimated Asian or Pacific Islander	10.7%	10.0%	11.3%
	2017 Estimated American Indian or Native Alaskan	1.8%	1.0%	0.8%
	2017 Estimated Other Races	15.6%	17.8%	16.9%
	2017 Estimated Hispanic	37.6%	43.4%	39.3%
INCOME	2017 Estimated Average Household Income	\$103,825	\$121,254	\$130,241
	2017 Estimated Median Household Income	\$69,090	\$81,197	\$87,464
	2017 Estimated Per Capita Income	\$55,157	\$55,827	\$57,250
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	8.6%	11.4%	10.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.2%	4.7%
	2017 Estimated High School Graduate	11.0%	16.0%	15.5%
	2017 Estimated Some College	16.7%	15.3%	15.0%
	2017 Estimated Associates Degree Only	5.8%	4.7%	4.5%
	2017 Estimated Bachelors Degree Only	33.0%	28.3%	27.6%
	2017 Estimated Graduate Degree	21.8%	20.1%	22.3%
BUSINESS	2017 Estimated Total Businesses	3,552	20,103	40,327
	2017 Estimated Total Employees	35,327	211,922	436,036
	2017 Estimated Employee Population per Business	9.9	10.5	10.8
	2017 Estimated Residential Population per Business	9.7	10.6	12.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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