



5.3 ACRES – SOUTH BELTWAY 8 HOUSTON ETJ

NEC OF S. BELTWAY 8 AND BRUNSWICK CROSSING LANE | HOUSTON, TEXAS

±5.382 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | 281.477.4300

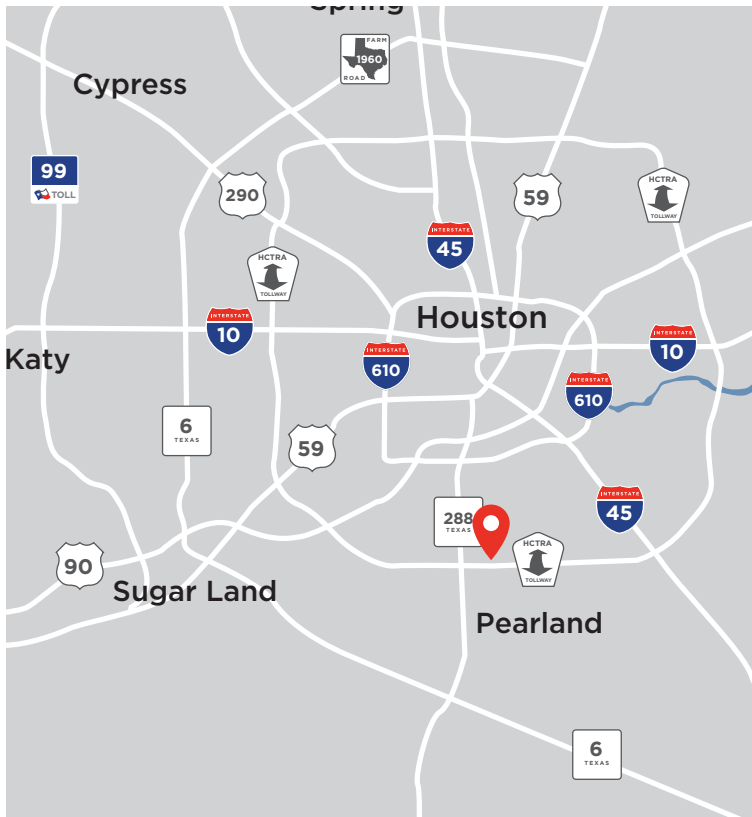
PROPERTY INSIGHTS

±5.3 ACRES AVAILABLE FOR SALE IN HOUSTON ETJ

► **BRAD LYBRAND**

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Come join the booming South Beltway 8 market in the City of Houston, ETJ. The area has recently seen a spike in industrial and distribution projects along with retail users. The site has good line of sight and access with frontage on Beltway 8 feeder road and Brunswick Crossing. All utilities are available and off-site detention is provided. Excellent for a wide variety of uses.



PROPERTY HIGHLIGHTS

- APPROXIMATE SIZE:
±5.382 acres
- PRICE:
\$13.00 PSF
- SCHOOL DISTRICT:
Houston ISD
- FRONTAGE:
Approx. 251.7 ft on Beltway 8 (Sam Houston Tollway)
Approx. 753.5 ft. on Brunswick Crossing Lane
- TRAFFIC COUNTS:
Approx. 29,382 VPD on Sam Houston Pkwy feeder



210,948

Current Population
Within 5-Mile Radius



46.75%

Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$90,782

Average HHI Within
5-Mile Radius



Shadow Creek Marketplace

- Kroger
- Wendy's
- Bank of America
- CHASE
- Walmart
- Little Caesars
- SMOOTHIE KING
- Sprint
- SportClips
- SUBWAY

AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,089	21,923	71,219
Current Population	8,763	62,423	210,948
2010 Census Average Persons per Household	2.84	2.85	2.96
2010 Census Population	5,976	46,825	160,640
Population Growth 2010 to 2018	46.75%	33.63%	31.70%

CENSUS HOUSEHOLDS

1 Person Household	21.92%	21.96%	20.65%
2 Person Households	29.28%	29.77%	27.23%
3+ Person Households	48.80%	48.27%	52.13%
Owner-Occupied Housing Units	80.74%	77.98%	71.12%
Renter-Occupied Housing Units	19.26%	22.02%	28.88%

RACE AND ETHNICITY

2018 Estimated White	24.52%	30.08%	37.81%
2018 Estimated Black or African American	63.73%	52.18%	41.51%
2018 Estimated Asian or Pacific Islander	2.75%	7.99%	8.40%
2018 Estimated Other Races	8.68%	9.27%	11.77%
2018 Estimated Hispanic	22.76%	20.64%	26.38%

INCOME

2018 Estimated Average Household Income	\$64,150	\$84,868	\$90,782
2018 Estimated Median Household Income	\$69,502	\$71,467	\$76,273
2018 Estimated Per Capita Income	\$23,571	\$31,188	\$32,083

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	18.19%	23.86%	23.93%
2018 Estimated Bachelors Degree	17.04%	20.08%	20.29%
2018 Estimated Graduate Degree	11.70%	12.66%	14.02%

AGE

2018 Median Age	33.1	34.6	33.8
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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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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