



# 3.77 ACRES – LA PORTE, TX

SWQ OF HWY 146 S & W FAIRMONT PKWY | LA PORTE, TEXAS

±3.77 ACRES AVAILABLE FOR SALE OR LEASE

KRYSTAL PEELER | BRAD LYBRAND | 281.477.4300

# PROPERTY INSIGHTS

## ±3.77 ACRES AVAILABLE FOR SALE OR LEASE IN LA PORTE, TEXAS

High visibility pad sites fronting Hwy 146 in La Porte, TX. Excellent frontage to depth ratio. Zoned General Commercial allowing for wide variety development opportunities. La Porte is under served in the retail & restaurant sectors. Excellent for fast casual dining. Immediate proximity to 3 hotels with limited dining options.

Less than 2 miles east of Morgans Landing which will have 640 homes at total build out. Less than 2 miles south of

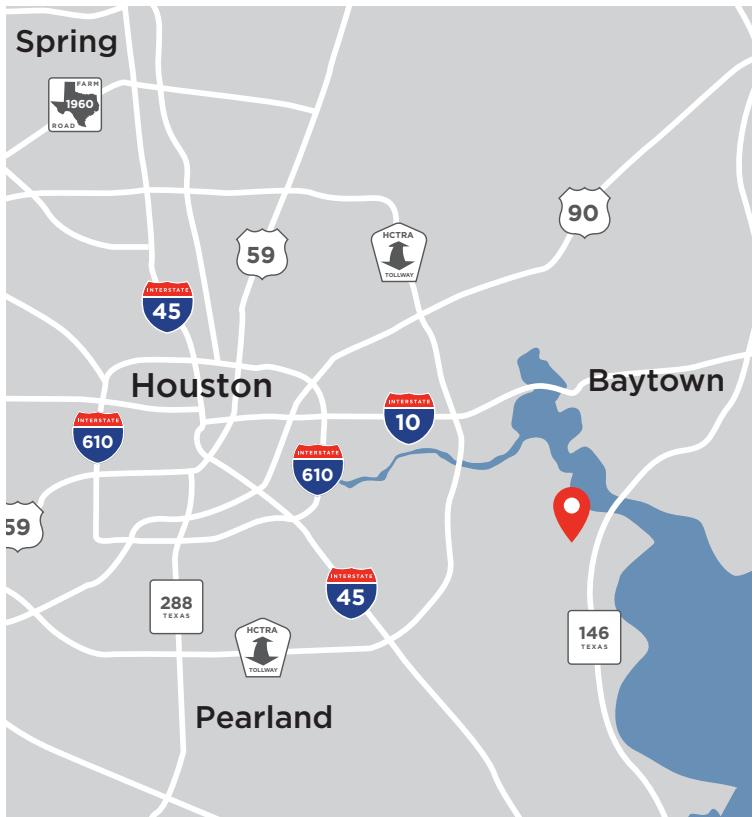
Barbours Cut Container Terminal & Bayport Container Terminal. This facility is considered the most modern and environmentally sensitive container terminals on the U.S. Gulf coast. When fully developed, this state-of-the-art terminal will have a total of seven container berths with the capacity to handle 2.3 million TEUs on a complex which includes 376 acres of container yard and a 123-acre intermodal facility.

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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±3.77 acres
- ▶ **PRICE:**  
Contact broker for pricing
- ▶ **SCHOOL DISTRICT:**  
La Porte ISD
- ▶ **FRONTAGE:**  
Approx. 400 ft on Hwy 146 S
- ▶ **TRAFFIC COUNTS:**  
Approx. 57,263 VPD on Hwy 146 S



# 56,598

Current Population  
Within 5-Mile Radius



# 53.19%

Population Growth  
Within a 1-mile Radius  
from 2020 to 2022



# \$122,898

Average HHI Within  
5-Mile Radius



Lomax Elementary  
457 Students

La Porte Municipal Airport

Fairmont Park East  
1,465 Homes

Morgan's Landing  
645 Homes  
(planned)

La Porte  
1,313 Homes

Bay Front to La Porte  
543 Homes

La Porte High School  
1,957 Students

**SITE**

AERIALS + ACREAGE



# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,434	9,525	20,359
Current Population	3,769	25,912	56,598
2020 Census Average Persons per Household	2.63	2.72	2.78
2020 Census Population	2,460	22,674	53,329
Population Growth 2020 to 2022	53.19%	14.28%	6.13%

## CENSUS HOUSEHOLDS

1 Person Household	31.49%	21.80%	19.69%
2 Person Households	34.93%	34.30%	33.44%
3+ Person Households	33.58%	43.91%	46.87%
Owner-Occupied Housing Units	69.25%	77.77%	77.86%
Renter-Occupied Housing Units	30.75%	22.23%	22.14%

## RACE AND ETHNICITY

2022 Estimated White	57.97%	63.19%	64.29%
2022 Estimated Black or African American	10.68%	7.94%	6.92%
2022 Estimated Asian or Pacific Islander	1.47%	1.49%	2.33%
2022 Estimated Other Races	28.66%	26.46%	25.66%
2022 Estimated Hispanic	41.25%	37.36%	35.31%

## INCOME

2022 Estimated Average Household Income	\$69,267	\$121,935	\$122,898
2022 Estimated Median Household Income	\$69,409	\$86,837	\$90,846
2022 Estimated Per Capita Income	\$26,912	\$44,843	\$44,335

## EDUCATION (AGE 25+)

2022 Estimated High School Graduate	29.88%	29.52%	28.00%
2022 Estimated Bachelors Degree	14.34%	13.98%	18.18%
2022 Estimated Graduate Degree	5.00%	6.64%	8.56%

## AGE

2022 Median Age	37.8	38.3	37.0
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# TEXAS OVERVIEW

**53** FORTUNE 500 COMPANIES CALL TEXAS HOME



RECESSION PROOF RANKED AMONG TOP RECESSION-PROOF STATES IN AMERICA



POPULATION 29,527,941



2<sup>ND</sup> LARGEST STATE ECONOMY IN THE U.S.A.



#1 JOBS CREATOR IN THE NATION 317,000 JOBS ADDED SINCE 2020



#1 STATE FOR BUSINESS CLIMATE BUSINESS FACILITIES MAGAZINE | 2022



#1 STATE IN AMERICA TO START A BUSINESS



BEST STATE FOR BUSINESS 18<sup>TH</sup> YEAR IN A ROW



TOP STATE FOR GROWTH 14+ MILLION WORKERS 374,000 NEW RESIDENTS | 2020



LARGEST MEDICAL CENTER 2<sup>ND</sup> LARGEST CANCER CENTER MD ANDERSON, HOUSTON



NO STATE INCOME TAX

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
Fastest-growing city in the nation | 2010-2020  
26% Population growth since April 2010

## DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022  
22 Fortune 500 companies  
153 Corporate headquarters  
8,300 Californians move in area yearly  
4+ Million strong workforce  
3<sup>rd</sup> least expensive of the 10 largest U.S. cities

## HOUSTON

#1 for Corporate Moves | 2020  
#2 in Business Expansion | 2015-2020  
#3 in the World in "Cities of the Future" Analysis | 2020  
#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened or secured by Amazon since 2018  
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.  
Ranked in Time Magazine's 'World's 100 Greatest Places of 2021'

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the 3<sup>rd</sup> year in a row | 2020  
41,401 Homes sold in 2021  
In 2021, an average of 116 people moved to Austin per day

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America



66% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE OF DALLAS, HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION FOR THE 6<sup>TH</sup> YEAR IN A ROW

# WHY TEXAS



## ECONOMIC POWERHOUSE

RANKED **9<sup>TH</sup> LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF BRAZIL



## NATION'S #1 EXPORTER

EXPORTED **\$375 BILLION IN GOODS** IN 2021  
NATION'S LARGEST EXPORTER FOR THE 20<sup>TH</sup> CONSECUTIVE YEAR



## TOP OIL & GAS EXPORTER

PRODUCES **42% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION  
**LEAD THE NATION IN TECH EXPORTS** FOR THE 9TH YEAR IN A ROW



## HOME TO WORLD-LEADING COMPANIES

**53 FORTUNE 500 COMPANIES**, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **3 MILLION** SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR **9% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$232 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

**14+ MILLION** WORKERS



## WORLD-CLASS AIRPORTS

**26 COMMERCIAL AIRPORTS** SERVED 73 BILLION TEXAS TRAVELERS IN 2021



## TOP-NOTCH SCHOOLS

HOME TO **6 UNIVERSITIES** IN THE TOP 100 NATIONAL UNIVERSITIES AND **20 UNIVERSITIES** IN THE TOP 100 REGIONAL UNIVERSITIES | U.S NEW EDUCATION RANKINGS 2022

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Krystal Peeler (Mutina)</b>	<b>635691</b>	<b>kpeeler@newquest.com</b>	<b>(281)477-4300</b>
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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