

14.2 ACRES – BELTWAY 8 AND TANNER

SEC OF BELTWAY 8 AND TANNER RD. | HOUSTON, TEXAS

±14.2 ACRES AVAILABLE FOR SALE

JEFF LOKEY | RANDY NERREN | 281.477.4380



PROPERTY INSIGHTS

±14.2 ACRES AVAILABLE FOR SALE ON BELTWAY 8 AND TANNER RD.

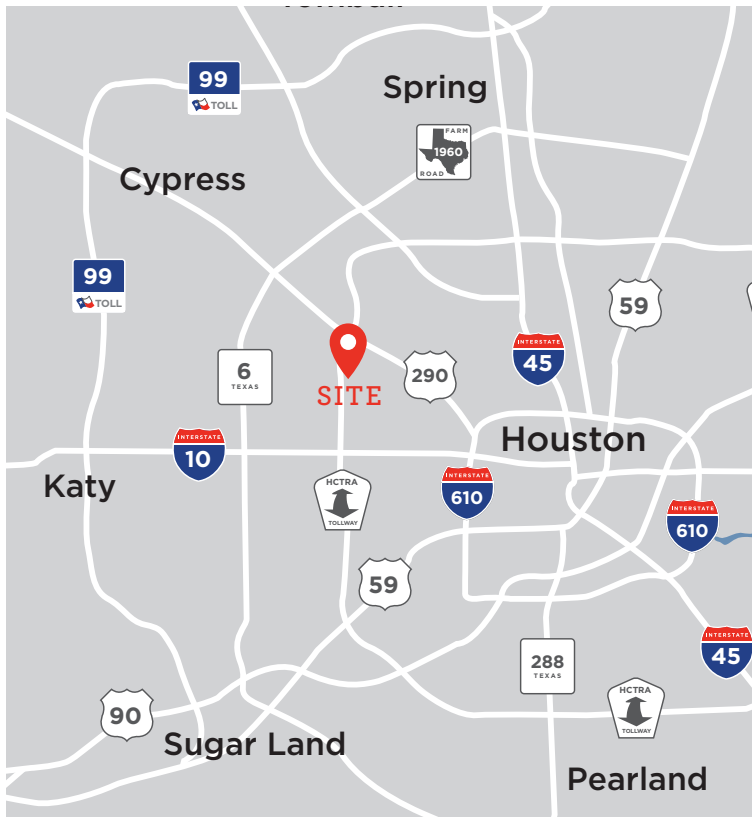
- Excellent developable tracts, located between I-10 and US 290.
- This property is strategically located at a signalized corner with ±124,119 VPD on Beltway 8.
- Property has 3 road frontages lending itself to multiple developable sites with excellent ingress and egress.
- Access from Beltway 8 feeder Rd., Tanner Rd. and Dancy Rd.

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
Site A: ±2.6 acres
Site B: ±3.198 acres
Site C: ±1.36 acres
Site D: ±7.03 acres
- ▶ PRICE:
Contact broker for pricing
- ▶ SCHOOL DISTRICT:
Cy-Fair ISD
- ▶ UTILITIES:
Available
- ▶ TRAFFIC COUNTS:
Approx. 124,119 VPD on Beltway 8
Approx. 9,911 VPD on Tanner Rd



282,845

Current Population
Within 5-Mile Radius



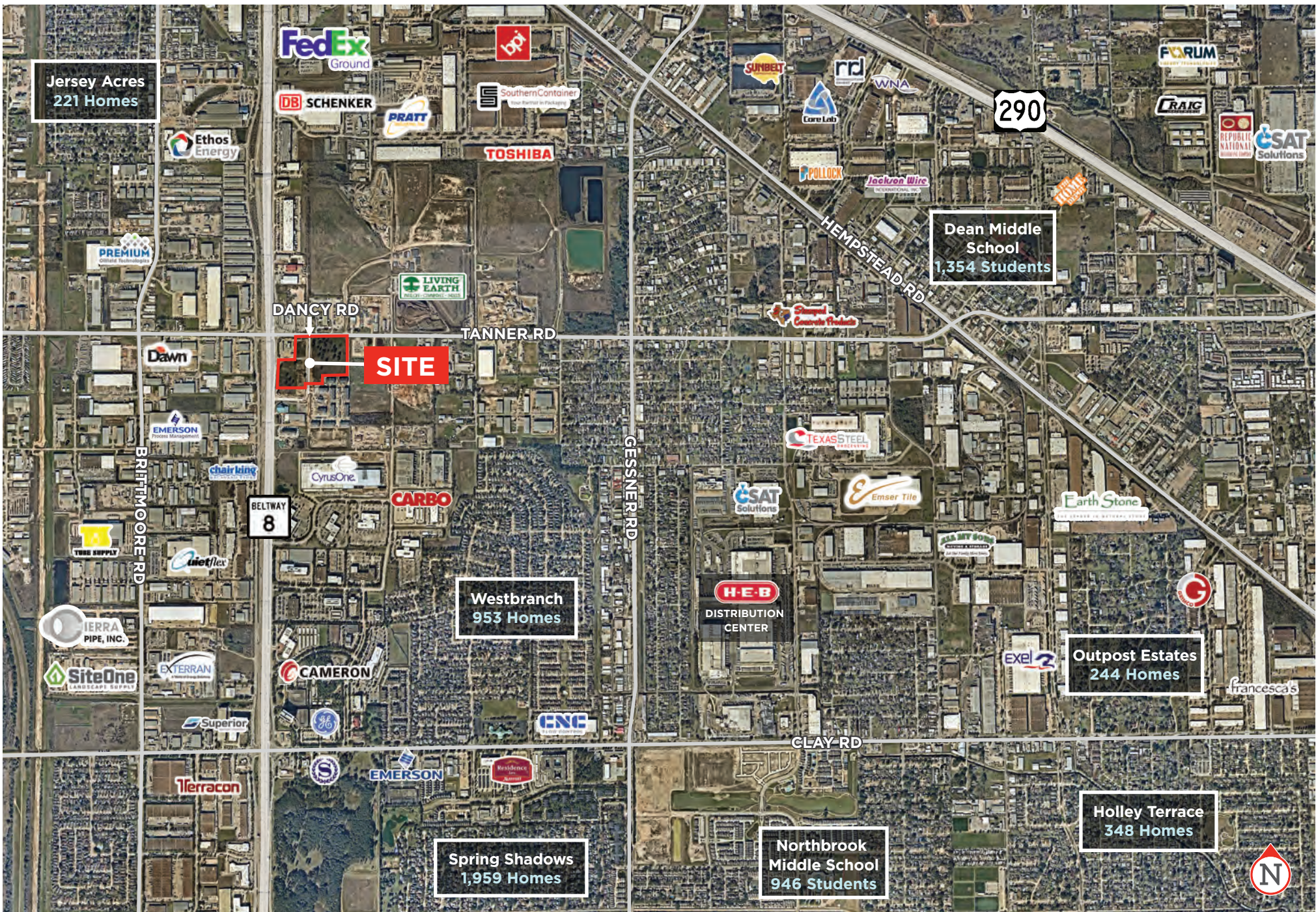
100,201

Current Households
Within a 5-mile Radius



\$128,500

Average HHI Within
3-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 4/2023

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES	10 MINS DRIVETIME
Current Households	1,853	25,913	100,201	37,993
Current Population	5,672	73,482	282,845	106,716
2020 Census Average Persons per Household	3.06	2.84	2.82	2.81
2020 Census Population	5,454	66,763	263,101	96,441
Population Growth 2020 to 2023	4.00%	10.06%	7.50%	10.65%

CENSUS HOUSEHOLDS

1 Person Household	21.86%	24.05%	24.62%	24.30%
2 Person Households	27.50%	29.62%	27.91%	29.85%
3+ Person Households	50.65%	46.33%	47.47%	45.85%
Owner-Occupied Housing Units	64.74%	56.02%	51.54%	54.00%
Renter-Occupied Housing Units	35.26%	43.98%	48.46%	46.00%

RACE AND ETHNICITY

2023 Estimated White	28.08%	38.02%	36.92%	39.20%
2023 Estimated Black or African American	10.91%	11.10%	12.43%	11.37%
2023 Estimated Other Races	42.31%	38.97%	40.05%	37.67%
2023 Estimated Hispanic	55.13%	49.49%	50.78%	47.99%

INCOME

2023 Estimated Average Household Income	\$112,006	\$128,500	\$114,491	\$129,799
2023 Estimated Median Household Income	\$78,253	\$93,308	\$82,350	\$90,478
2023 Estimated Per Capita Income	\$36,757	\$45,621	\$40,935	\$46,604

EDUCATION (AGE 25+)

2023 Estimated High School Graduate	22.63%	21.86%	22.33%	21.08%
2023 Estimated Bachelors Degree	17.83%	24.06%	21.91%	25.14%
2023 Estimated Graduate Degree	7.96%	11.71%	11.20%	12.64%

AGE

2023 Median Age	35.2	35.6	34.5	35.5
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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
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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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