



2.46 ACRES - WILSON ROAD

NEQ OF WILSON ROAD AND BELTWAY 8

2.46 ACRES AVAILABLE FOR SALE

KEVIN SIMS | DAVID MEYERS | 281.477.4300

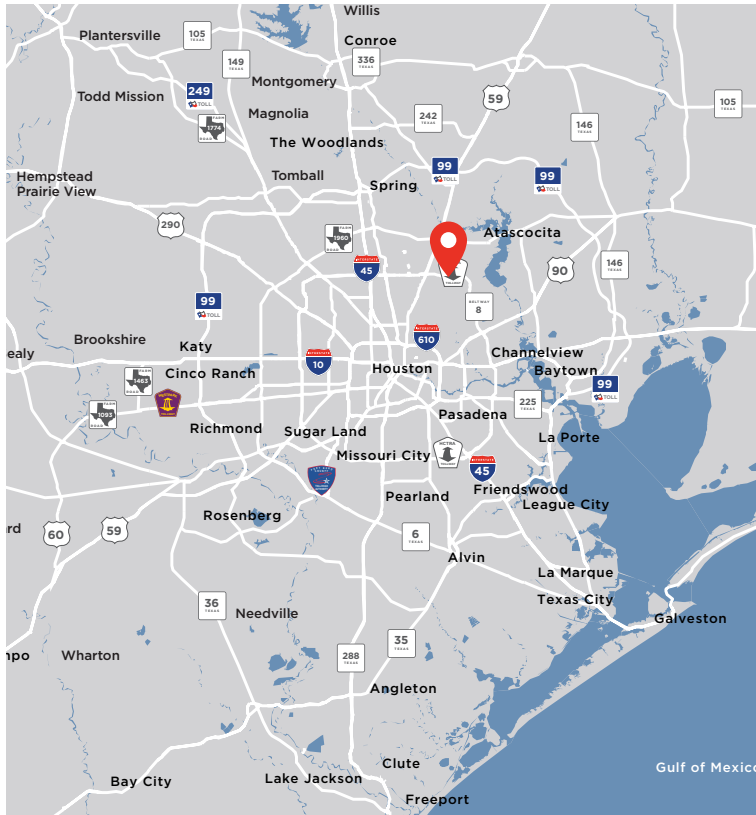
PROPERTY INSIGHTS

2.46 ACRES AVAILABLE FOR SALE JUST NORTH OF FALLCREEK

- 2.46 acres adjacent to ShowBiz Cinema in Fall Creek
- All utilities and detention in place
- Ideal for restaurant, medical, hotel, retail or automotive

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AREA RETAILERS



153,240

Current Population
Within a 5-Mile Radius



130.98%

Population Growth
Within a 1-Mile Radius
from 2010 to 2021



\$112,010

Average HHI Within
a 1-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,173	19,673	49,886
Current Population	14,144	62,258	153,240
2010 Census Average Persons per Household	3.39	3.16	3.07
2010 Census Population	6,124	38,659	103,688
Population Growth 2010 to 2021	130.98%	61.05%	47.79%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	17.02%	16.59%	18.62%
2 Person Household	26.53%	26.38%	26.29%
3+ Person Household	56.45%	57.02%	55.09%
Owner-Occupied Housing Units	70.96%	72.09%	65.25%
Renter-Occupied Housing Units	29.04%	27.91%	34.75%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2021 Estimated White	31.13%	32.96%	35.04%
2021 Estimated Black or African American	30.78%	29.46%	29.23%
2021 Estimated Asian or Pacific Islander	6.36%	4.39%	3.94%
2021 Estimated Other Races	30.48%	32.03%	30.77%
2021 Estimated Hispanic	36.70%	38.80%	37.22%

INCOME

	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$112,010	\$107,308	\$94,896
2021 Estimated Median Household Income	\$70,278	\$83,076	\$80,918
2021 Estimated Per Capita Income	\$37,994	\$34,648	\$31,361

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2021 Estimated High School Graduate	23.66%	25.53%	26.02%
2021 Estimated Bachelors Degree	24.09%	19.32%	19.04%
2021 Estimated Graduate Degree	16.15%	11.44%	9.44%

AGE

	1 MILE	3 MILES	5 MILES
2021 Median Age	30.5	31.0	31.8

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
Kevin Sims	515478	ksims@newquest.com	(281)477-4300
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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