



Sommerall

SITE
4.64 AC

Store It All

PENSKE

Advance Auto Parts

SUNOCO

QUICK N CLEAN

Copperfield Village & Copperwood Village

FARM 529 ROAD



NewQuest

4.64 ACRES – FM 529 & QUEENSTON

16746 FM 529 | Houston, Texas
±4.64 Acres Available for Sale

Nick Ramsey
281.477.4359 | nramsey@newquest.com

±4.64 Acres Available for Sale in Houston, Texas

- Located just west of Copperfield's major retail hub
- By lighted intersection with curb cuts in place at tract
- Strong daytime traffic and quick access to Hwy 6 and Hwy 290
- Site with an adjacent car wash on ±1.47 acres totaling ±6.12 acres
- Seller will divide

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5.5%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2022

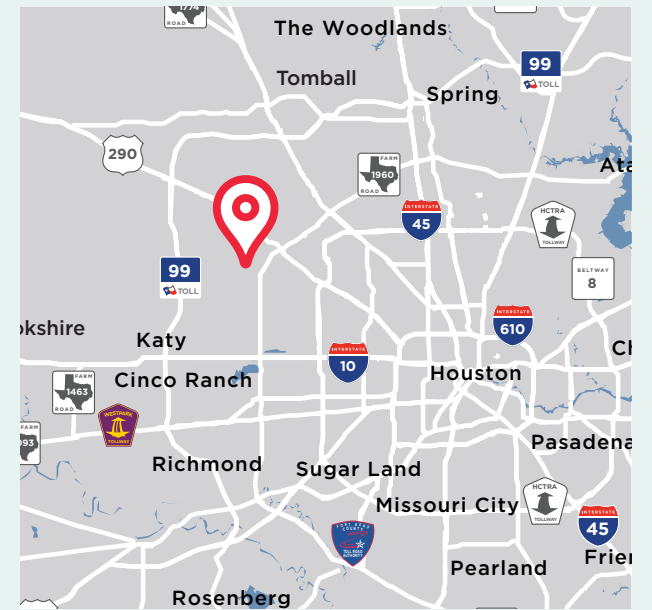


358K
CURRENT POPULATION
WITHIN 5 MILES



\$99K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
±4.64 acres
- **Price:**
Call broker for pricing
- **School District:**
Cy-Fair ISD
- **Utilities:**
On-site detention required
- **Detention:**
HC MUD 149
- **Traffic Counts:**
Approx. 36,499 VPD on FM 529.







Demographics

2020 Census, 2022 Estimates with Delivery Statistics as of 04/22

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,106	56,616	114,888
Current Population	19,488	176,931	357,996
2020 Census Population	20,662	176,169	339,342
Population Growth 2020 to 2023	-5.68%	0.43%	5.50%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	14.71%	15.80%	16.02%
2 Person Households	27.01%	26.15%	26.56%
3+ Person Households	58.28%	58.05%	57.41%
Owner-Occupied Housing Units	63.78%	66.56%	68.69%
Renter-Occupied Housing Units	36.22%	33.44%	31.31%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.56%	34.46%	34.35%
Black or African American	14.89%	19.24%	19.15%
Asian or Pacific Islander	7.89%	9.38%	10.91%
Other Races	39.15%	35.75%	34.46%
Hispanic	49.38%	42.96%	41.12%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$84,053	\$89,530	\$98,665
Median Household Income	\$77,581	\$80,764	\$88,043
Per Capita Income	\$26,306	\$28,688	\$31,726
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	25.84%	22.47%	21.76%
Estimated Bachelor's Degree	19.57%	23.24%	23.63%
Estimated Graduate Degree	4.76%	9.44%	10.01%
AGE	1 MILE	3 MILES	5 MILES
Median Age	32.4	32.3	32.3

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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
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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