

W CLAY AND WAUGH FOURPLEXES

1410 W. CLAY ST. AND 1220 WAUGH DR. | HOUSTON, TEXAS



**TWO MULTIFAMILY INVESTMENT PROPERTIES
AVAILABLE SEPARATELY OR TOGETHER**



PROJECT HIGHLIGHTS

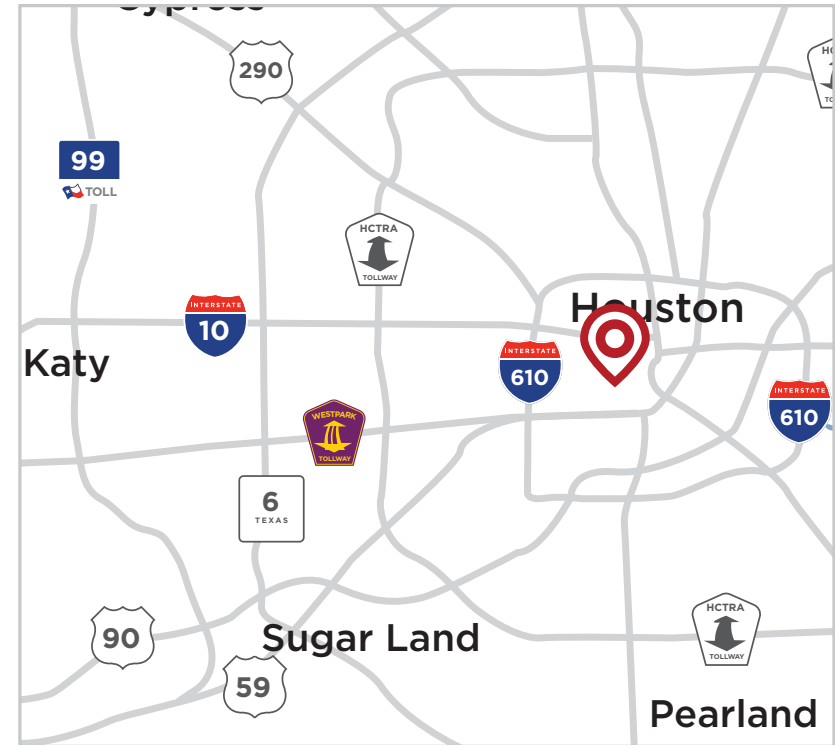
W Clay and Waugh Fourplexes

1410 W. CLAY ST. AND 1220 WAUGH DR. | HOUSTON, TX

Great opportunity for an investor looking for one or two well located fourplexes with a great long term outlook. The Waugh Drive property consists of a 2,976 SF fourplex sitting on 4,199 SF of land. The West Clay property consists of a 3,016 SF fourplex sitting on 5,101 SF of land. Total land square footage of the two adjoining properties is 9,300 SF. There is one vacancy in each of the properties.

This is ideal for an investor to buy and hold with the idea of building townhomes in this dynamic market in the future. Also good for an owner occupant to offset the high cost of home ownership in an area that might otherwise be out of reach financially. Properties can be bought separately or together.

- Excellent inner-loop location close to shopping, restaurant, bars, and parks
- Well-maintained building with loyal tenants
- Each vacancy is 1 bed/1 bath and ±750 SF
- Opportunity to increase rents and/or convert to short term rental



TRAFFIC COUNTS

28,344 VPD on Waugh Drive



\$180K AVG HHI

within 1 mile



476,099 POPULATION

within 5 miles

BOB CONWELL

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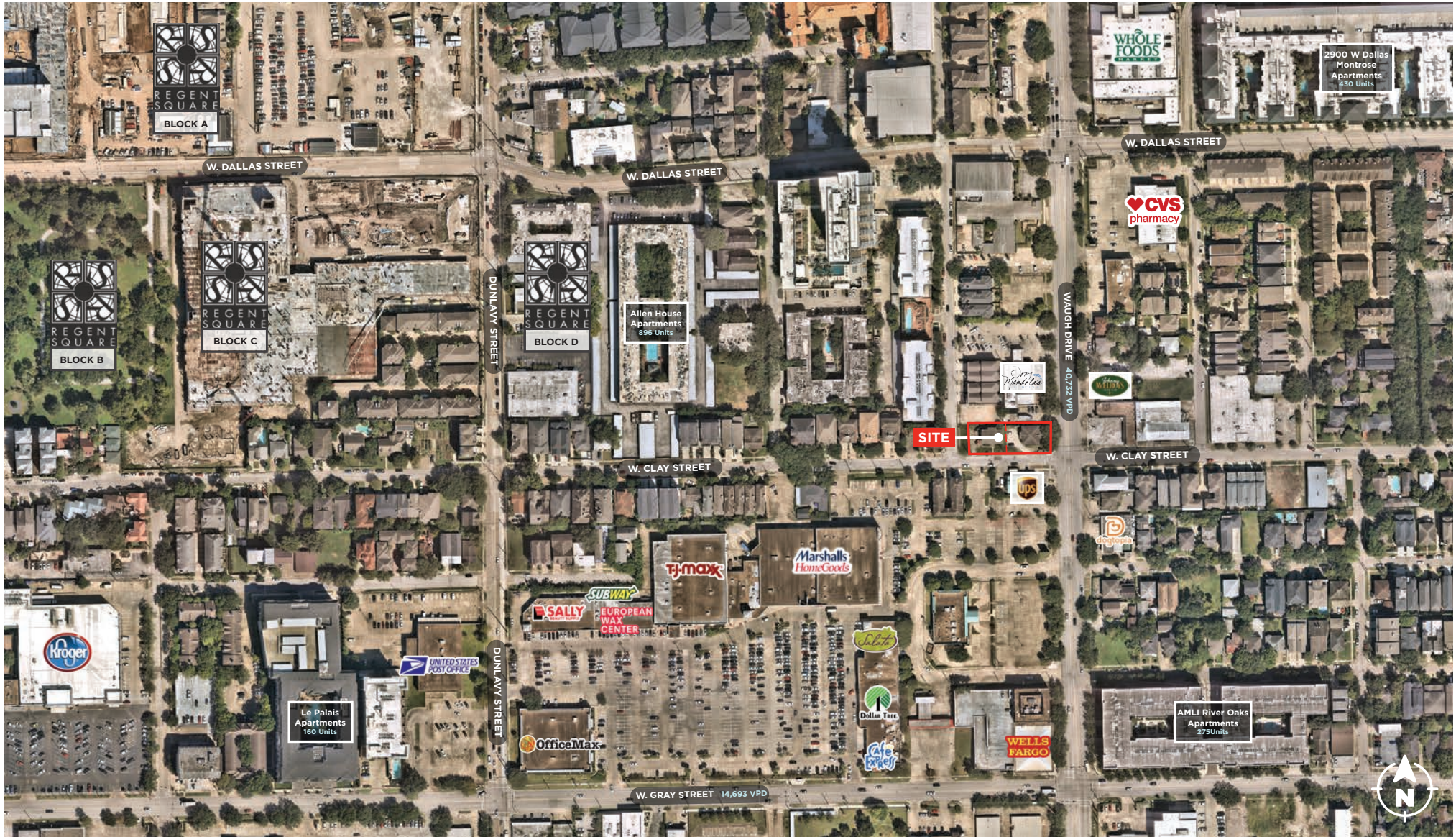
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AUSTEN BALDRIDGE

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SITE

W. CLAY STREET

WAUGH DRIVE 28,344 VPD



1410 W. Clay St.



1220 Waugh Dr.



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	19,174	107,648	229,652
Current Population	32,396	198,694	476,099
2010 Census Population	25,205	157,421	392,297
Population Growth 2010 to 2020	30.25%	42.35%	30.60%
2020 Median Age	35.0	34.8	35.5

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$179,864	\$157,663	\$142,623
Median Household Income	\$113,385	\$100,851	\$93,671
Per Capita Income	\$108,507	\$81,251	\$68,330

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	69.72%	61.72%	57.16%
Black or African American	10.87%	18.98%	20.91%
Asian or Pacific Islander	7.86%	7.09%	8.15%
Hispanic	30.17%	31.41%	34.53%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	51.39%	48.49%	43.24%
2 Person Households	35.08%	33.25%	31.66%
3+ Person Households	13.53%	18.26%	25.09%
Owner-Occupied Housing Units	41.49%	42.69%	44.05%
Renter-Occupied Housing Units	58.51%	57.31%	55.95%

TEXAS OVERVIEW

95

FORTUNE 500
COMPANIES
CALL TEXAS HOME



POPULATION
28,995,881



RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



#1 JOBS CREATOR
IN THE NATION
342,800 JOBS
ADDED IN 2019



2ND LARGEST
STATE ECONOMY
IN THE U.S.A.



#1 STATE IN
AMERICA
TO START A BUSINESS

#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2020



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



BEST STATE
FOR BUSINESS
15TH YEAR IN A ROW



NO STATE
INCOME TAX



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
#4 Fastest-growing city in the nation
Leads the country in employment and
population growth | 2020

DALLAS

#6 Fastest-growing housing market | 2020
21 Fortune 500 companies
300 Corporate headquarters
8,300 Californians move in area yearly
Top 10 Hottest Job Markets | 2019

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

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
3rd year in a row | 2020
Record-breaking \$17.5B in Residential
Closings | 2020

SAN ANTONIO

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

 **NewQuest**
PROPERTIES®



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



NAMED THE #1 CORPORATE MOVE DESTINATION
FOR THE 6TH YEAR IN A ROW

WHY TEXAS



ECONOMIC POWERHOUSE

RANKED **9TH LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



NATION'S #1 EXPORTER

EXPORTED **\$331 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24% OF THE NATION'S MARKETED NATURAL GAS PRODUCTION**
\$13.9 BILLION IN STATE & LOCAL TAXES IN 2020



HOME TO WORLD-LEADING COMPANIES

51 FORTUNE 500 COMPANIES, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN COMPANIES**: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



2ND LARGEST WORKFORCE IN AMERICA

14+ MILLION WORKERS



WORLD-CLASS AIRPORTS

380 AIRPORTS SERVE TEXAS TRAVELERS



TOP-NOTCH SCHOOLS

37 PUBLIC UNIVERSITIES AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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