

3.09 ACRES

SWQ OF I-10 & BARKER CYPRESS RD | HOUSTON, TEXAS

LAND AVAILABLE FOR SALE



PROJECT HIGHLIGHTS

3.09 Acres

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- High freeway exposure and positioned directly across from Texas Children's Hospital and West Houston Methodist Center
- High daytime corridor with site positioned in proximity to the Park Row Business Park
- 340' of frontage along I-10 with direct curb cut access
- Ideal for retail, restaurant, hotel, and medical users
- Property is outside the 100-year and 500-year floodplains



TRAFFIC COUNTS

193,668 VPD on I-10

38,081 VPD on Barker Cypress



\$108K AVG HHI

within 3 miles



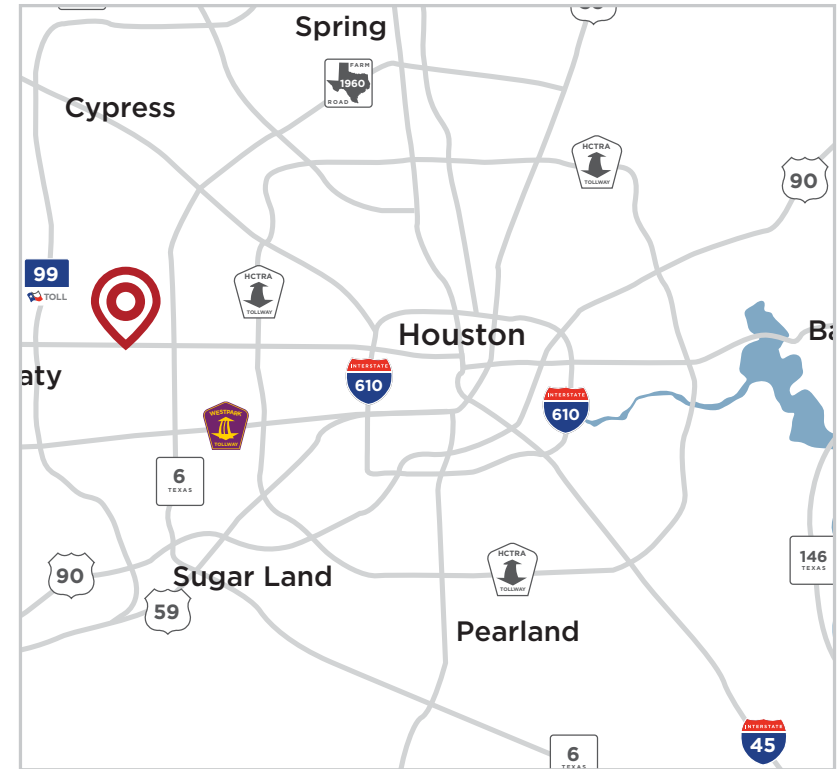
269,839 POPULATION

within 5 miles



27% GROWTH

from 2010 - 2020 within 5 miles



MAJOR AREA RETAILERS



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DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,138	25,659	94,412
Current Population	13,815	74,571	269,839
2010 Census Population	7,225	62,240	213,093
Population Growth 2010 to 2020	91%	20%	27%
2020 Median Age	34	34	34

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$96,435	\$108,299	\$98,543
Median Household Income	\$86,694	\$83,146	\$75,580
Estimated Per Capita Income	\$39,166	\$39,186	\$36,021

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	58%	60%	58%
Black or African American	13%	13%	15%
Asian or Pacific Islander	16%	12%	12%
Hispanic	27%	36%	35%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	2%	20%	22%
2 Person Households	29%	29%	28%
3+ Person Households	41%	52%	50%
Owner-Occupied Housing Units	40%	64%	64%
Renter-Occupied Housing Units	60%	36%	36%

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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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