

# 1.48 ACRES — BELTWAY 8 & KEMPWOOD

NWC OF BELTWAY 8 & KEMPWOOD | HOUSTON, TEXAS

FOR SALE OR GROUND LEASE AVAILABLE



# PROJECT HIGHLIGHTS

## 1.48 Acres — Beltway 8 & Kempwood NWC OF BELTWAY 8 & KEMPWOOD | HOUSTON, TEXAS

- 1.48 acres **corner site available** at the northwest corner of Kempwood & Beltway 8, next to future Staybridge Inn
- Southeast corner is Houston Christian High School campus / Baseball USA
- Lighted intersection with **149,648 vehicles per day on Beltway 8**
- Access from Kempwood and Beltway 8
- **Centrally located** between Interstate 10 and Highway 290
- **Great restaurant location with high daytime population**
- 312,000 SF **Class A office building under construction** north of site



**\$124K AVG HHI**

within 5 miles



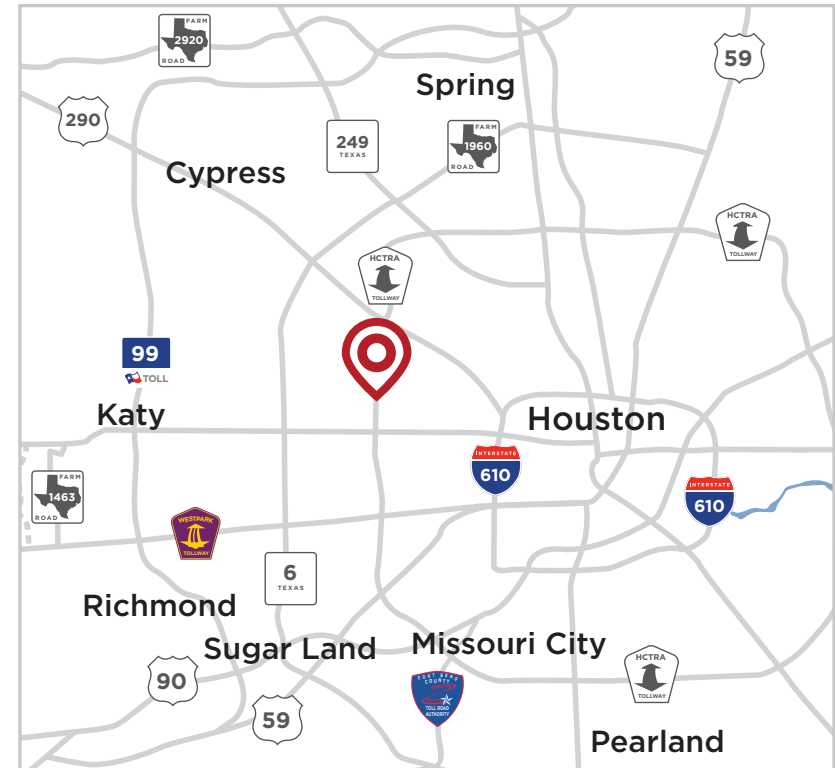
**261,351 POPULATION**

within 5 miles



**16% GROWTH**

from 2010 - 2020 within 3 miles



### MAJOR AREA EMPLOYERS



**REBECCA LE**  
281.477.4327  
rle@newquest.com





Memorial City Mall

MEMORIAL HERMANN

CITYCENTRE  
TOWN & COUNTRY  
VILLAGE

HCC

KATY FREEWAY 366,000 VPD

ENERGY  
CORRIDOR

HAMMERLY 18,049 VPD

SAM HOUSTON TOLL 149,648 VPD

BRITTMOORE 17,447 VPD

HOUSTON CHRISTIAN HIGH SCHOOL

TRANSCORE

EZ TAG

FLOTEK

WALLIS STATE BANK  
WallisBank.com

KEMPWOOD DR

KEMPWOOD DR

Shred-it

110 ACRE SITE  
WestPoint Corporate Center  
4 Million SF Office/Hotel Retail

**SITE**

STAYBRIDGE SUITES

HELIX ENERGY SOLUTIONS  
CAMERON





# DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,224	29,947	93,704
Current Population	9,052	88,341	261,351
2010 Census Population	10,056	76,774	233,010
Population Growth 2010 to 2020	-8.61%	15.67%	12.64%
2020 Median Age	35.0	34.4	35.2

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$99,531	\$104,184	\$124,353
Median Household Income	\$72,807	\$73,144	\$86,422
Per Capita Income	\$35,104	\$36,884	\$46,239

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	55.92%	57.69%	58.98%
Black or African American	6.95%	8.22%	10.60%
Asian or Pacific Islander	10.97%	9.18%	9.74%
Hispanic	54.26%	54.66%	46.11%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	23.46%	23.17%	24.39%
2 Person Households	29.44%	28.46%	29.57%
3+ Person Households	47.09%	48.37%	46.04%
Owner-Occupied Housing Units	61.61%	55.73%	56.40%
Renter-Occupied Housing Units	38.39%	44.27%	43.60%

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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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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