

### Beltway 8 & Ralston Pad Sites

Beltway 8/Sam Houston Pkwy & Ralston Rd

Humble, Texas 77396



**Available:** Pad Sites with freeway frontage available for

Restaurant, Retail, Medical & Office Development

**Pricing:** Call for Pricing

**Description:** - Excellent Freeway Exposure on Beltway 8

- Commercial Pad Sites Available

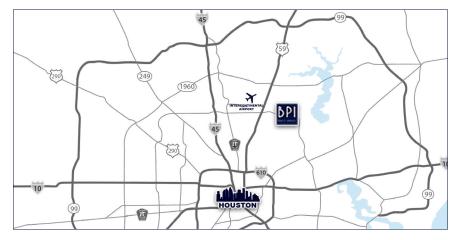
Excellent Location for banks, fast food restaurants and retail

- Near Generation Park Development

- High Growth area between Fall Creek, Park Lakes, Summerwood and Spring Trace

Traffic Counts: Beltway 8: 76,596 VPD (TXDOT 2019)

Demographics:	1 mile	3 mile	5 mile
2023 Population	9,121	76,186	168,262
Daytime Population	5,543	56,436	130,364
Average HH Income	\$95,585	\$114,149	\$112,467



For More Information:

**David K. Ferguson | BPI Realty Services** david@bpirealty.com | 713-350-2783





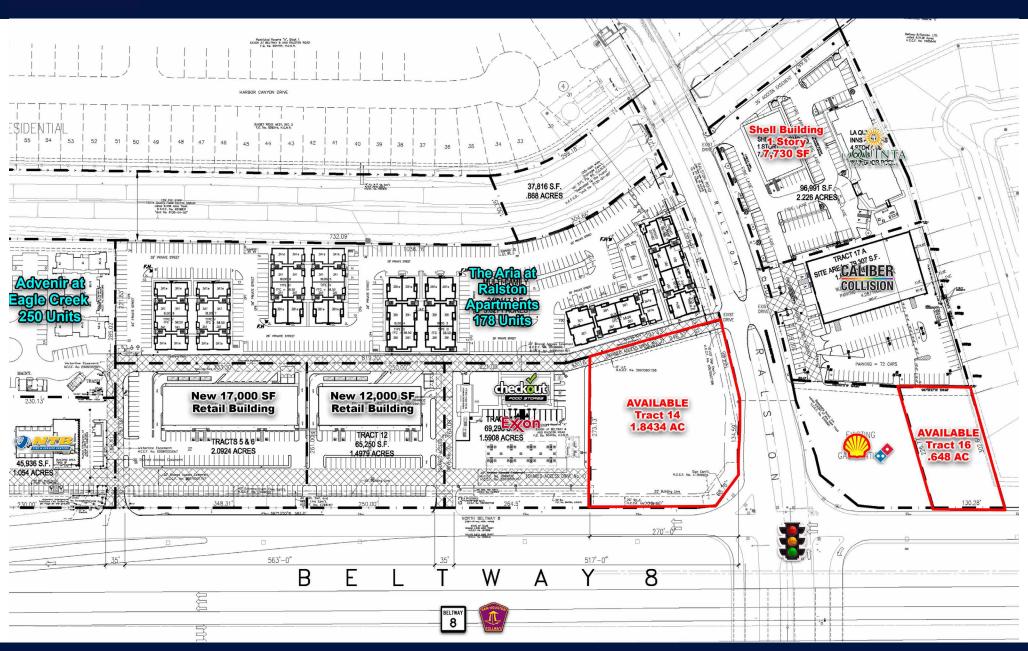




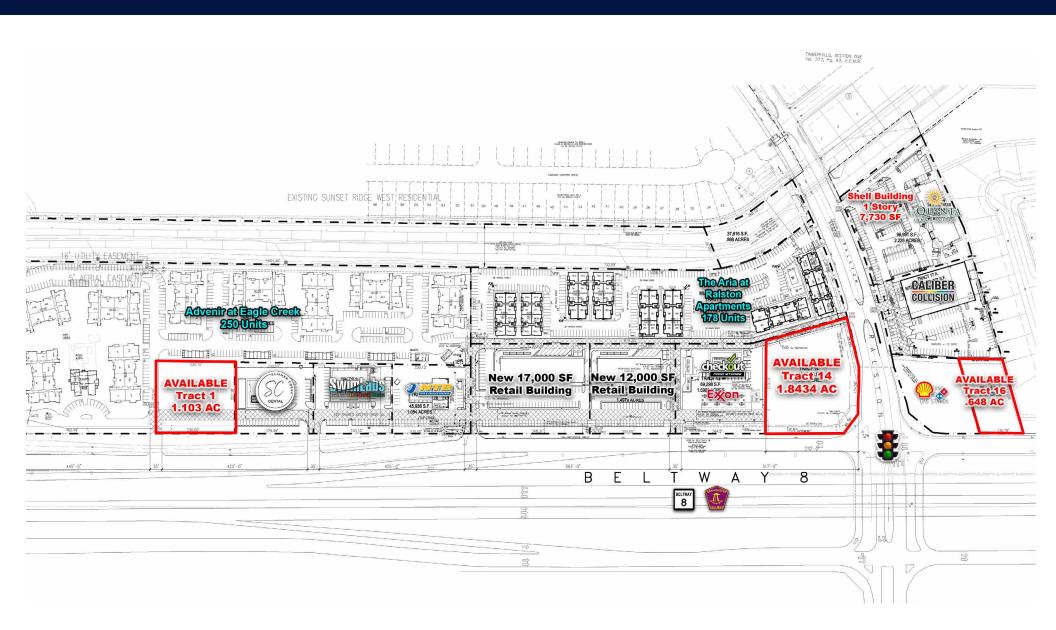


















### **Beltway 8 & Ralston Pad Sites**

Beltway 8/Sam Houston Pkwy & Ralston Rd

Humble, Texas 77396

2023 Population (3 mi Radius) 76,186

Households (3 mi Radius) **24,174** 

Daytime Population (3 mi Radius)
56,436

Average HH Income (3 mi Radius) \$114,149

Median Home Value (3 mi Radius) \$277,157

	1 mile	3 miles	5 miles	■ 計画 本語 製 製 製 製 製 製 製 製 製 製 製 製 製 製 製 製 製 製	7/
Population Summary	1 111116	5 miles	5 iiiies	E 100 69	7 芦油
2010 Total Population	3,244	37.694	98,131	× 1.50 × 1.00	
2020 Total Population	6,843	62,358	150,496	Humible Humible	IstStE
2020 Group Quarters	0,013	2,344	2,634	2 2	
2023 Total Population	9.121	76,186	168,262		
2023 Group Quarters	0	2,344	2,635		CONT.
2028 Total Population	10,006	80,244	174,753		WIII CI
2023-2028 Annual Rate	1.87%	1.04%	0.76%	orge Bush	of to
2023 Total Daytime Population	5,543	56,436	130,364	rcontinental	not
Workers	613	16,054	43,051	Airport	5/
Residents	4,930	40,382	87,313		
Household Summary	1,550	10,302	07,513		
2010 Households	1,044	11,410	30,609		
2010 Average Household Size	3.11	3.09	3.12		
2010 Average Household Size	2,163	19,543	47,451	S SO SHARE S	
2020 Average Household Size	3.16	3.07	3.12	uston Pkwy I	
2020 Average Household Size	2,823				
2023 Average Household Size	3.23	24,174 3.05	53,530 3.09	der Rd	
2028 Households			55,979		
2028 Average Household Size	3,122 3.20	25,644 3.04			lub
2023-2028 Annual Rate	2.03%	1.19%	3.07 0.90%		ouston
2010 Families	773	8,977	24,139		
2010 Average Family Size 2023 Families	3.64	3.50	3.52		
	2,081	18,704 3.50	41,740	THE PARTY OF THE P	
2023 Average Family Size 2028 Families	3.81		3.53		11.
2028 Average Family Size	2,306	19,869	43,687	Mt Houston Rd	
· .	3.78	3.47	3.51		1
2023-2028 Annual Rate Housing Unit Summary	2.07%	1.22%	0.92%		
	381	4 401	15 547		1
2000 Housing Units		4,401	15,547	Little York No	G e
Owner Occupied Housing Uni Renter Occupied Housing Units	80.6%	76.5%	63.5%		o V
		18.5%	30.6%	0 0.8 1.6	Pr 1
Vacant Housing Units	2.9%	5.0%	6.0%	mi	
2010 Housing Units	1,105	12,350	33,095		1 mile
Owner Occupied Housing Uni	59.9%	66.7%	65.2%	2023 Households by Income	1 IIIIIe
Renter Occupied Housing Units Vacant Housing Units	5.5%	25.6% 7.6%	27.3% 7.5%	•	
	2,264	20,788	50,206	Household Income Base	2,823
2020 Housing Units		•		<\$15,000	7.7%
Vacant Housing Units	4.5% 3,136	6.0%	5.5% 56,981	\$15,000 - \$24,999	4.2%
2023 Housing Units Owner Occupied Housing Uni	55.8%	26,093 60.7%	63.0%	\$25,000 - \$34,999	4.4%
Renter Occupied Housing Units		31.9%	31.0%	\$35,000 - \$49,999	9.7%
Vacant Housing Units				\$50,000 - \$74,999	28.3%
	10.0%	7.4%	6.1%	\$75,000 - \$99,999	14.4%
2028 Housing Units Owner Occupied Housing Uni	3,389	27,409	59,235	\$100,000 - \$149,999	15.7%
Renter Occupied Housing Units	55.8%	61.1%	63.7%	\$150,000 - \$199,999	9.6%
Vacant Housing Units	7.9%	32.5%	30.8%	\$200,000+	6.1%
Median Household Income	7.9%	6.4%	5.5%	Average Household Income	95.585
	¢C0 F00	¢04.442	¢04.224	5	,
	\$69,599	\$84,443	\$84,334	2023 Population 25+ by Educ	
Median Home Value	\$79,174	\$95,842	\$95,285	Total	5,484
	270 740	*277.1F7	+261 420	Less than 9th Grade	5.7%
	270,748	\$277,157	\$261,438	9th - 12th Grade, No Diploma	2.4%
	334,306	\$332,092	\$310,896	High School Graduate	25.1%
Per Capita Income	¢21.701	426.460	#2F 020	GED/Alternative Credential	2.6%
	\$31,781	\$36,460	\$35,920	Some College, No Degree	
	\$37,164	\$41,853	\$41,069		17.4%
Median Age				Associate Degree	6.8%
2010	28.4	29.8	29.7	Bachelor's Degree	24.3%
2023	32.8	32.7	32.4	Graduate/Professional Degree	15.7%
2028	31.6	32.3	32.2		

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2%		1 mile	3 miles	5 miles
3%	2023 Households by Income			
5%	Household Income Base	2,823		
206		2,023	24,174	53,530
	<\$15,000	7.7%	24,174 6.5%	53,530 7.3%
5%	<\$15,000 \$15,000 - \$24,999			
981	\$15,000 - \$24,999 \$25,000 - \$34,999	7.7% 4.2% 4.4%	6.5% 3.3% 4.3%	7.3% 4.8% 5.1%
981 0%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999	7.7% 4.2% 4.4% 9.7%	6.5% 3.3% 4.3% 7.8%	7.3% 4.8% 5.1% 8.2%
981 0% 0%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999	7.7% 4.2% 4.4% 9.7% 28.3%	6.5% 3.3% 4.3% 7.8% 21.7%	7.3% 4.8% 5.1% 8.2% 18.6%
981 0%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999	7.7% 4.2% 4.4% 9.7% 28.3% 14.4%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5%
981 0% 0% 1%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3%
981 0% 0% 1% 235	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7%	7.3% 4.8% 5.1% 8.2% 13.5% 20.3% 11.7%
981 0% 0% 1% 235 7%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3%	7.3% 4.8% 5.1% 8.2% 18.6% 20.3% 21.7% 11.7%
981 0% 0% 1% 235 7% 8% 5%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7%	7.3% 4.8% 5.1% 8.2% 13.5% 20.3% 11.7%
981 0% 0% 1% 235 7% 8% 5%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational #	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b>	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational #	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$74,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 995,585 ational # 5,484 5.7%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149 46,314 5.7%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5% 334 285	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b>	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational #	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149  46,314 5.7% 4.2%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5%	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$74,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 995,585 ational # 5,484 5.7%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149 46,314 5.7%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5% 334 285 438	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade 9th - 12th Grade, No Diploma	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 995,585 ational # 5,484 5.7% 2.4%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149  46,314 5.7% 4.2%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467
981 0% 0% 1% 235 7% 8% 5% 334 285	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade 9th - 12th Grade, No Diploma High School Graduate	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational / 5,484 5.7% 2.4% 25.1%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149  46,314 5.7% 4.2% 19.5%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467  101,986 6.2% 5.3% 20.2%
981 00% 00% 11% 2235 77% 88% 55% 3334 2285 438 8996	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade 9th - 12th Grade, No Diploma High School Graduate GED/Alternative Credential	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational # 5.784 5.7% 2.4% 25.1%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149  46,314 5.7% 4.2% 19.5% 5.3%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467  101,986 6.2% 5.3% 20.2% 5.1%
981 00% 00% 11% 2235 77% 88% 55% 3334 2285 438 8996	\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$74,999 \$150,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Average Household Income <b>2023 Population 25+ by Educ</b> Total Less than 9th Grade 9th - 12th Grade, No Diploma High School Graduate GED/Alternative Credential Some College, No Degree	7.7% 4.2% 4.4% 9.7% 28.3% 14.4% 15.7% 9.6% 6.1% 95,585 ational # 5,484 5.7% 2.4% 2.5.1% 2.6% 17.4%	6.5% 3.3% 4.3% 7.8% 21.7% 14.4% 19.1% 12.7% 10.3% \$114,149  46,314 5.7% 4.2% 19.5% 5.3% 18.6%	7.3% 4.8% 5.1% 8.2% 18.6% 13.5% 20.3% 11.7% 10.4% \$112,467  101,986 6.2% 5.3% 20.2% 5.1% 18.3%

15.4%



### 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 sale sagents 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's questions and present any offer to or counter-off er 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the wriΣen asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 du ties 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	Information available at www.trec.texas.go