

# 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

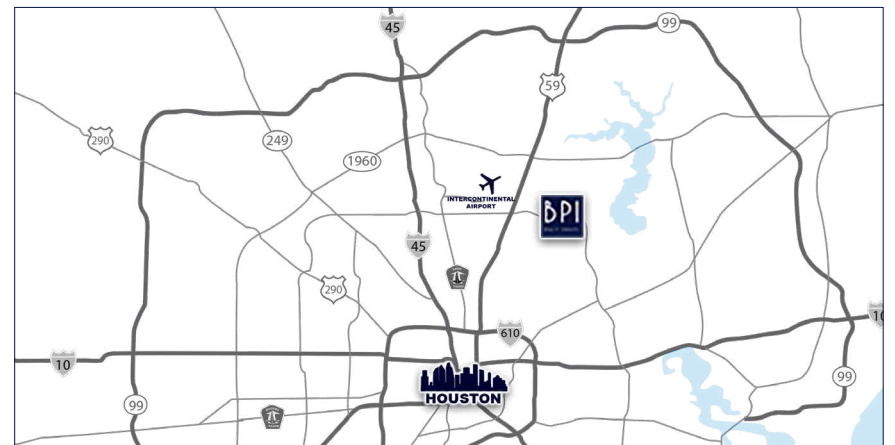
**Pricing:** Call for Pricing

**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

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REALTY SERVICES

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**AVAILABLE  
1.8434 AC**

**AVAILABLE  
1.103 AC**

**Advenir at  
Eagle Creek  
250 Units**

**New 17,000 SF  
Retail Building**

**New 12,000 SF  
Retail Building**

**Exxon**

**checkout  
FOOD STORES**

**The Aria at  
Ralston  
Apartments  
178 Units**

**Ralston Rd**

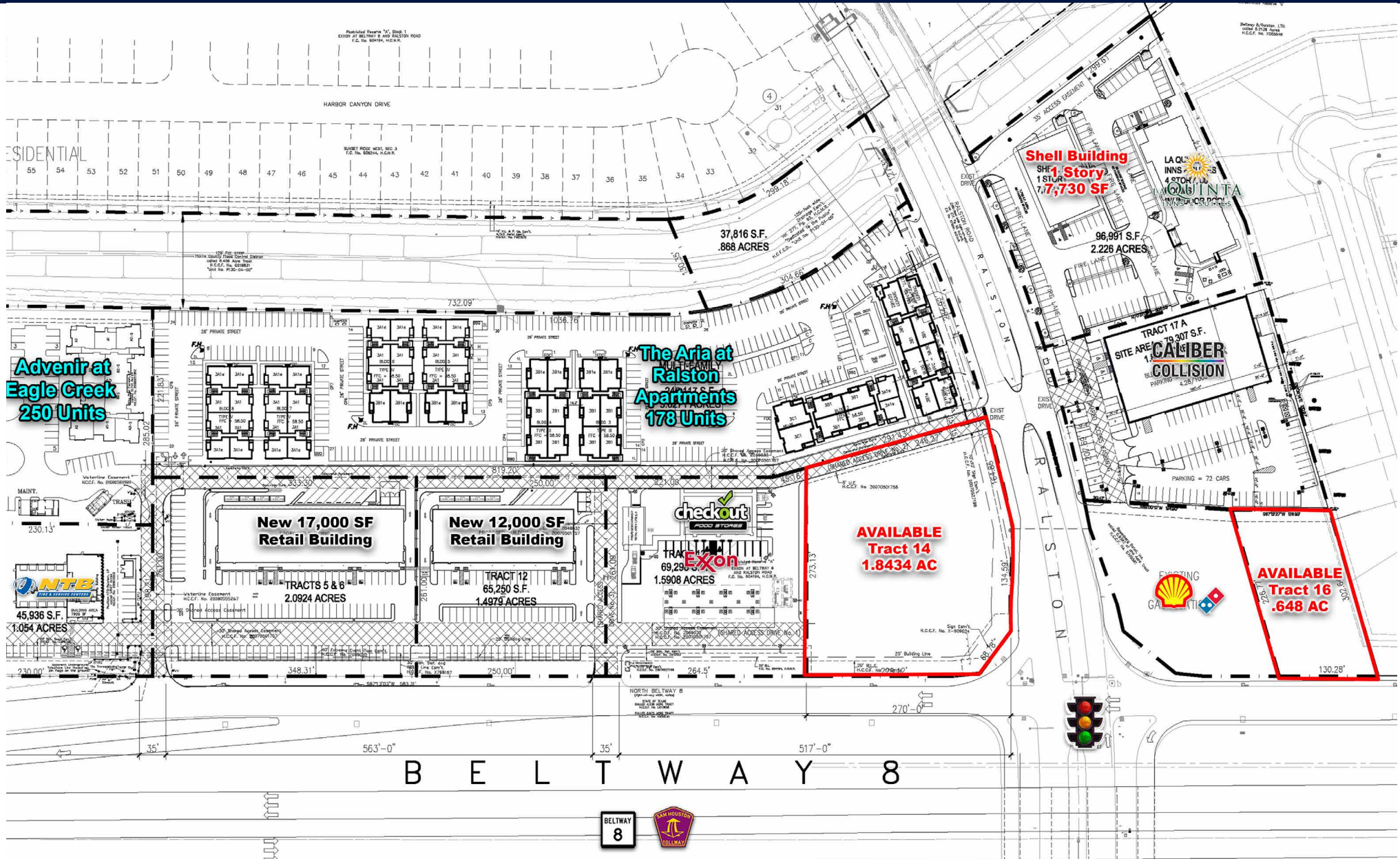
**BELTWAY  
8**



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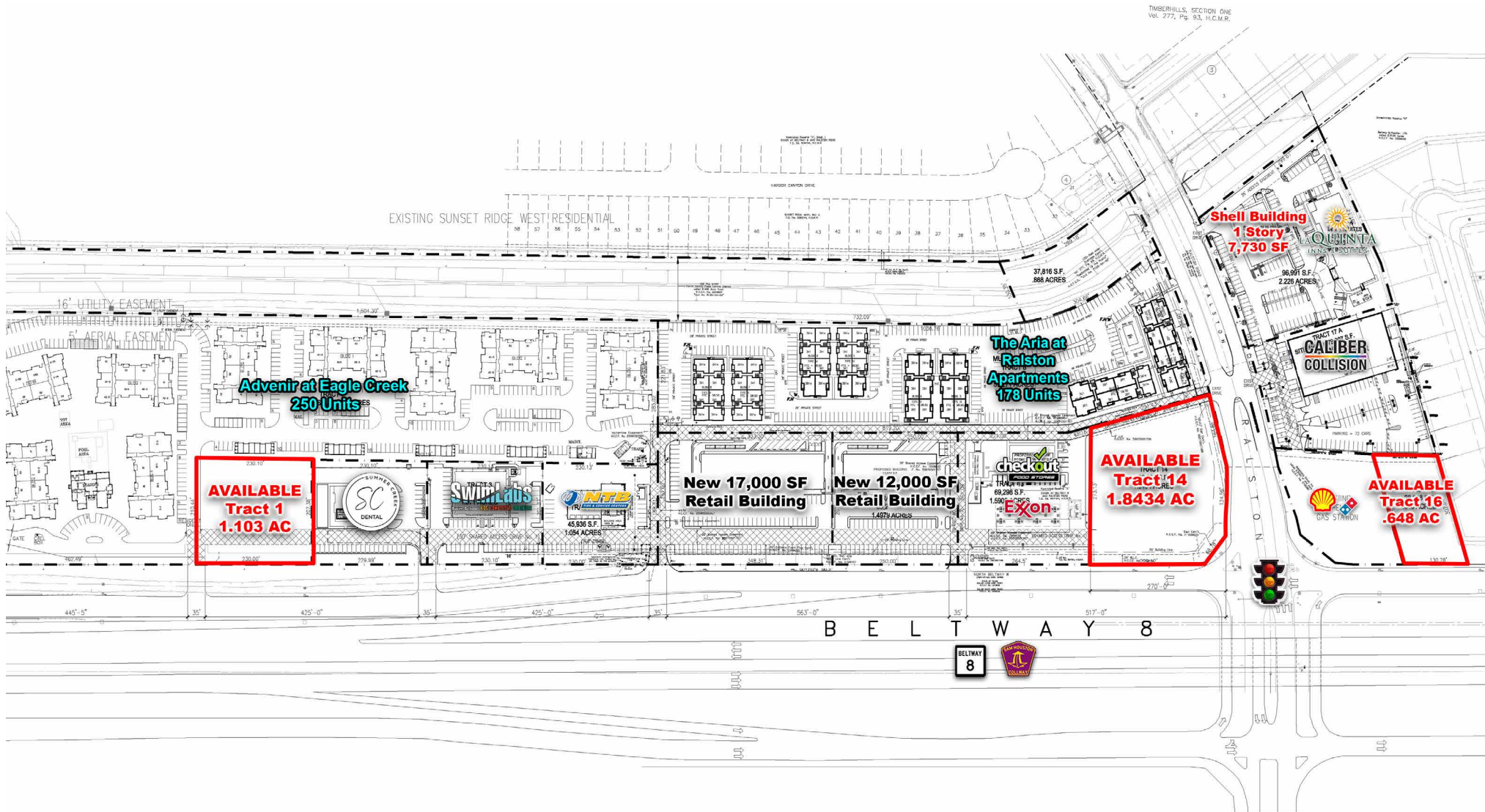
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**2023 Population**  
(3 mi Radius)

**76,186**

**Households**  
(3 mi Radius)

**24,174**

**Daytime Population**  
(3 mi Radius)

**56,436**

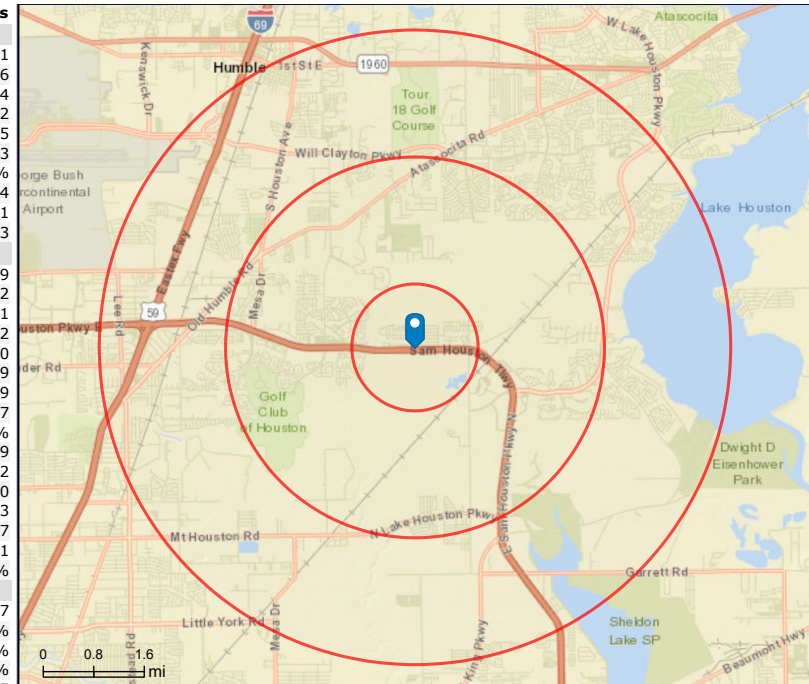
**Average HH Income**  
(3 mi Radius)

**\$114,149**

**Median Home Value**  
(3 mi Radius)

**\$277,157**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,244	37,694	98,131
2020 Total Population	6,843	62,358	150,496
2020 Group Quarters	0	2,344	2,634
2023 Total Population	9,121	76,186	168,262
2023 Group Quarters	0	2,344	2,635
2028 Total Population	10,006	80,244	174,753
2023-2028 Annual Rate	1.87%	1.04%	0.76%
2023 Total Daytime Population	5,543	56,436	130,364
Workers	613	16,054	43,051
Residents	4,930	40,382	87,313
<b>Household Summary</b>			
2010 Households	1,044	11,410	30,609
2010 Average Household Size	3.11	3.09	3.12
2020 Total Households	2,163	19,543	47,451
2020 Average Household Size	3.16	3.07	3.12
2023 Households	2,823	24,174	53,530
2023 Average Household Size	3.23	3.05	3.09
2028 Households	3,122	25,644	55,979
2028 Average Household Size	3.20	3.04	3.07
2023-2028 Annual Rate	2.03%	1.19%	0.90%
2010 Families	773	8,977	24,139
2010 Average Family Size	3.64	3.50	3.52
2023 Families	2,081	18,704	41,740
2023 Average Family Size	3.81	3.50	3.53
2028 Families	2,306	19,869	43,687
2028 Average Family Size	3.78	3.47	3.51
2023-2028 Annual Rate	2.07%	1.22%	0.92%
<b>Housing Unit Summary</b>			
2000 Housing Units	381	4,401	15,547
Owner Occupied Housing Uni	80.6%	76.5%	63.5%
Renter Occupied Housing Units	16.5%	18.5%	30.6%
Vacant Housing Units	2.9%	5.0%	6.0%
2010 Housing Units	1,105	12,350	33,095
Owner Occupied Housing Uni	59.9%	66.7%	65.2%
Renter Occupied Housing Units	34.6%	25.6%	27.3%
Vacant Housing Units	5.5%	7.6%	7.5%
2020 Housing Units	2,264	20,788	50,206
Vacant Housing Units	4.5%	6.0%	5.5%
2023 Housing Units	3,136	26,093	56,981
Owner Occupied Housing Uni	55.8%	60.7%	63.0%
Renter Occupied Housing Units	34.2%	31.9%	31.0%
Vacant Housing Units	10.0%	7.4%	6.1%
2028 Housing Units	3,389	27,409	59,235
Owner Occupied Housing Uni	55.8%	61.1%	63.7%
Renter Occupied Housing Units	36.4%	32.5%	30.8%
Vacant Housing Units	7.9%	6.4%	5.5%
<b>Median Household Income</b>			
2023	\$69,599	\$84,443	\$84,334
2028	\$79,174	\$95,842	\$95,285
<b>Median Home Value</b>			
2023	\$270,748	\$277,157	\$261,438
2028	\$334,306	\$332,092	\$310,896
<b>Per Capita Income</b>			
2023	\$31,781	\$36,460	\$35,920
2028	\$37,164	\$41,853	\$41,069
<b>Median Age</b>			
2010	28.4	29.8	29.7
2023	32.8	32.7	32.4
2028	31.6	32.3	32.2



	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	2,823	24,174	53,530
<\$15,000	7.7%	6.5%	7.3%
\$15,000 - \$24,999	4.2%	3.3%	4.8%
\$25,000 - \$34,999	4.4%	4.3%	5.1%
\$35,000 - \$49,999	9.7%	7.8%	8.2%
\$50,000 - \$74,999	28.3%	21.7%	18.6%
\$75,000 - \$99,999	14.4%	14.4%	13.5%
\$100,000 - \$149,999	15.7%	19.1%	20.3%
\$150,000 - \$199,999	9.6%	12.7%	11.7%
\$200,000+	6.1%	10.3%	10.4%
Average Household Income	95,585	\$114,149	\$112,467
<b>2023 Population 25+ by Educational</b>			
Total	5,484	46,314	101,986
Less than 9th Grade	5.7%	5.7%	6.2%
9th - 12th Grade, No Diploma	2.4%	4.2%	5.3%
High School Graduate	25.1%	19.5%	20.2%
GED/Alternative Credential	2.6%	5.3%	5.1%
Some College, No Degree	17.4%	18.6%	18.3%
Associate Degree	6.8%	8.1%	8.3%
Bachelor's Degree	24.3%	23.3%	22.8%
Graduate/Professional Degree	15.7%	15.4%	13.8%





# 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.

_____	_____	_____	_____
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.gov](http://www.trec.texas.gov)