

5.42 Acres For Sale - La Porte, TX

NEQ E. Spencer Hwy & Sens
Rd, La Porte, Texas 77571

Spencer Hwy

frankel

DEVELOPMENT GROUP

Bruce W. Frankel
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TRACT DETAILS

Location NEQ E. Spencer Hwy & Sens Rd
La Porte, Texas 77571

Available 5.42 Total Acres;
236,127 SF

- Dimensions
- S Boundary (Spencer Hwy): 547.02'
 - W Boundary (Sens Rd): 453.44'
 - N Boundary: 569.24'
 - E Boundary: 452.44'

PROPERTY HIGHLIGHTS

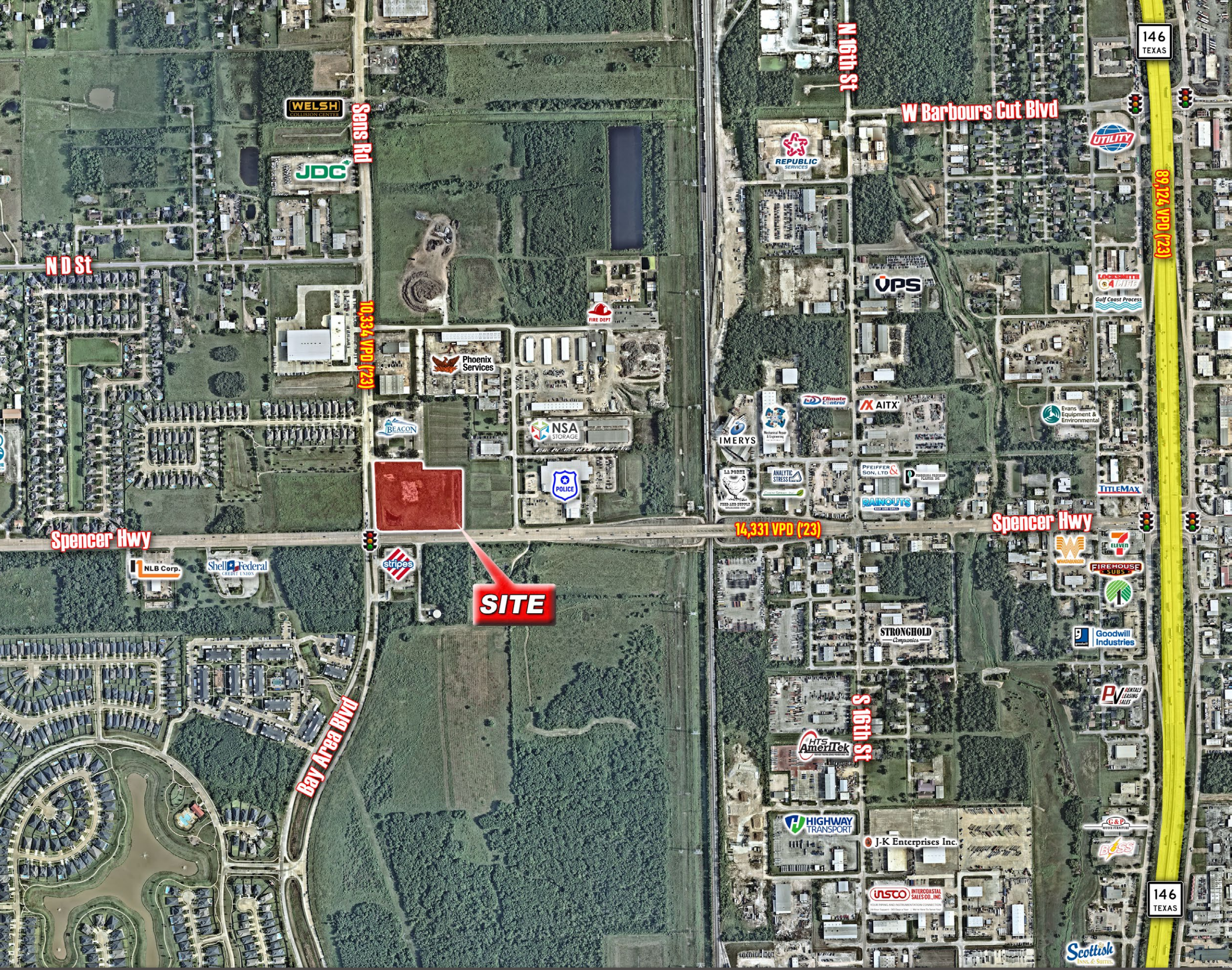
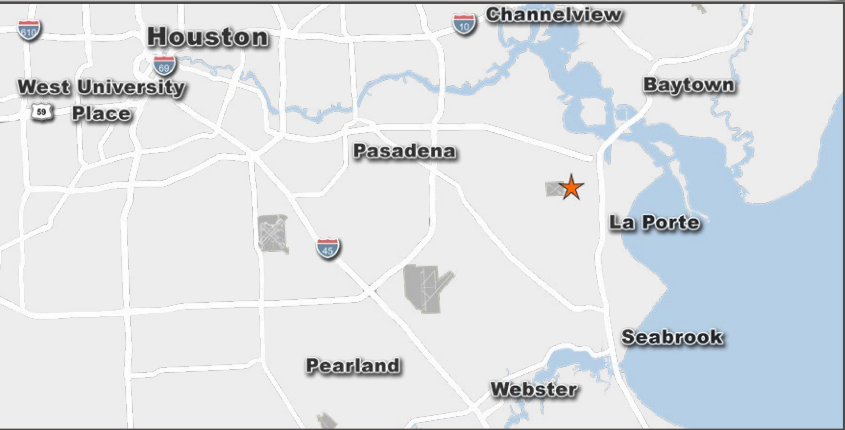
- Large contiguous tract for commercial development
- Frontage along Spencer Highway (major thorough-fare) & Sens Rd.
- Located 1 mile east of the La Porte Municipal Airport
- Strong demographics and traffic
- Signalized intersection
- 1/2 a Mile west of TX-146 (Grand Parkway)

DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 4,536	1-mi: \$140,197
3-mi: 32,232	3-mi: \$117,572
5-mi: 69,655	5-mi: \$115,648

TRAFFIC COUNTS

Sens Rd: 10,334 VPD (TXDOT 2024)
TX-146: 14,331 VPD (TXDOT 2024)

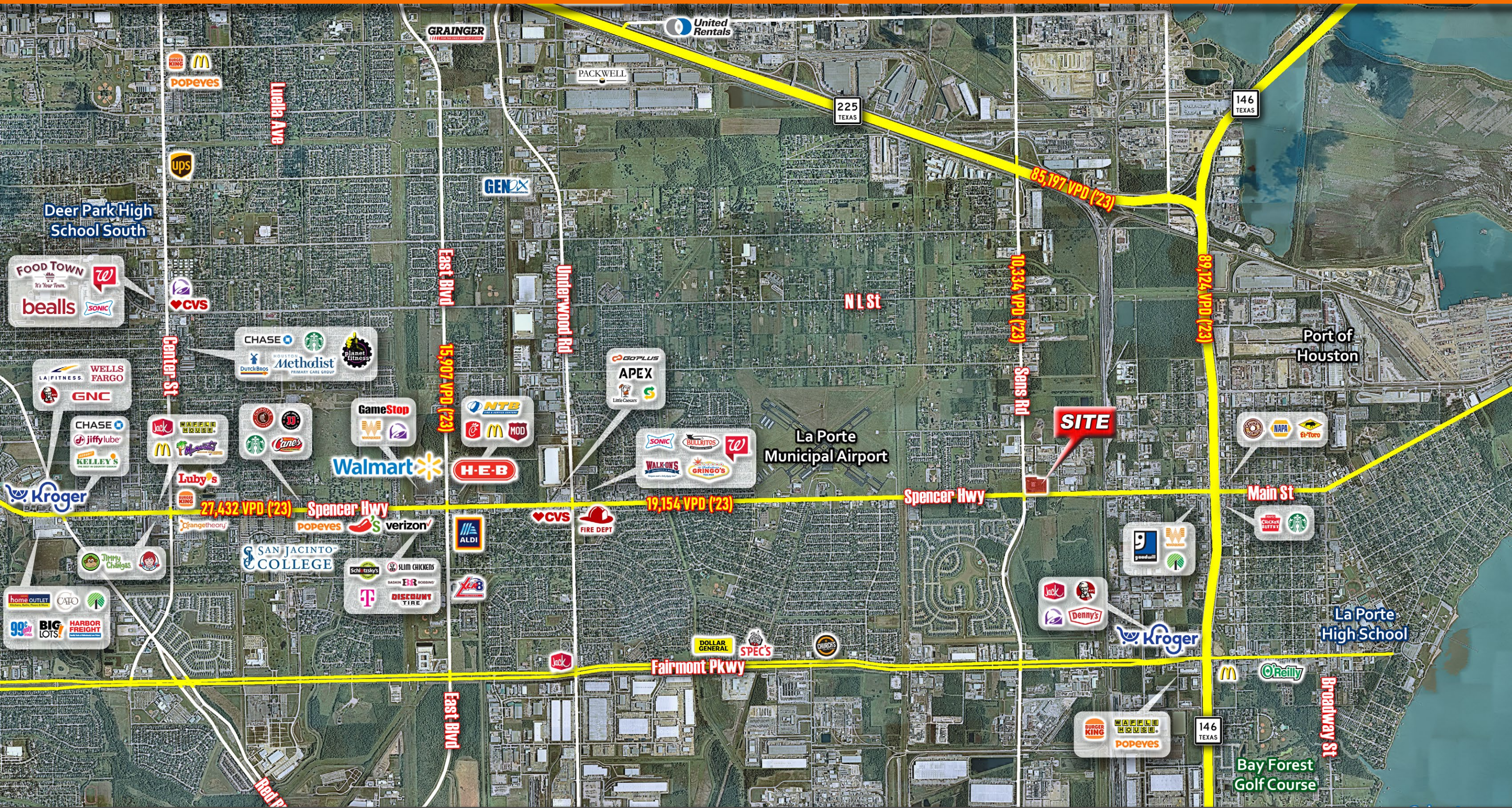


5.42 ACRES AVAILABLE

NEQ Spencer Hwy & Sens Rd | La Porte, Texas

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ED BETWEEN BLOCKS

AND 896 AND A

D 1140, TOWN OF LA

861 AND 868 OF THE

OCKS 1218 AND 1255

AY HAS BEEN VACATED,

K 1267 AND 1268 OF

AK 1267, TOWN OF LA

T RETAINED BY THE CITY

OSSED.

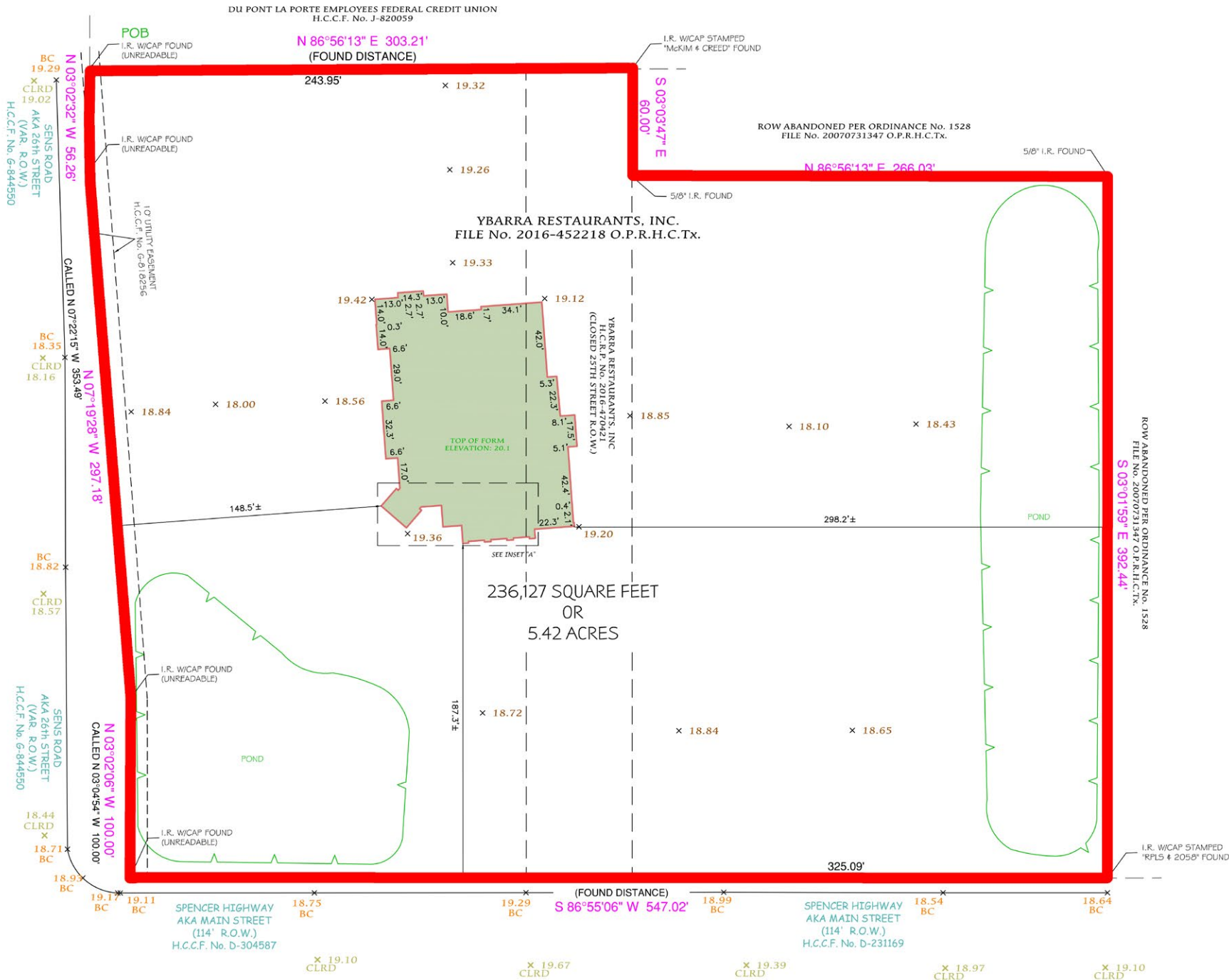
LOTS 21 THROUGH 30

MPRISED OF LOTS 1

OF THIS SURVEY, THE

PER OCCUPATION AND

THROUGH DRAFTING



METES AND BOUNDS DESCRIPTION OF

A tract of land containing 236,127 square feet (5.42 acres), being tracts of land described in deed to Ybarra Restaurants, Inc. under Harris County Real Property Numbers (H.C.R.P. No.) 2016-452218, 2016-470421 and 2016-563879, being situated in the Richard Pearsall Survey, Abstract No. 625, with said 236,127 square foot tract of land being further described in metes and bounds as follows:

BEGINNING at an iron rod with plastic cap found which is unreadable, at the Southwest corner of a called 6.421 acre tract of land described in deed to Du Pont La Porte Employees Federal Credit Union under H.C.C.F. No. J-820059, at the Northwest corner of the Ybarra tract described in deed under H.C.R.P. No. 2016-452218, on the existing East right-of-way line of Sens Road, right-of-way width varies, per Harris County clerk's File number (H.C.C.F. No.) G-84450,

THENCE N 86°56'13" E, along and with the South line of the Credit Union tract, the North line of the Ybarra tract and the North line of this tract, at a distance of 243.95 feet, pass the Northeast corner of "Tract 1" of the Ybarra tract described in deed under H.C.R.P. No. 2016-452218, continuing a total found distance of 303.21 feet (called distance could not be verified due to illegible recorded plat) to an iron rod with plastic cap found stamped "MCKIM CREED" at the occupied Northwest corner of North "A" Street, based on a width of 60 feet per volume 67, page 1 of the Harris County Deed Records (plat is illegible), at the most North corner and for an angle point of the herein described tract;

THENCE S 03°03'47" E, along and with the occupied West line of North "A" Street and an interior line of this tract, a found distance of 60.00 feet to a 5/8 inch iron rod found at an angle point of this tract;

THENCE N 86°56'13" E, along and with the occupied South line of North "A" Street and an interior line of this tract, a found distance of 266.03 feet to a 5/8 inch iron rod found at the Northeast corner of the herein described tract;

THENCE S 03°01'59" E, along and with the East line of this tract, a found distance of 392.44 feet to an iron rod with cap found stamped "RPLS 2058", on the North right-of-way line of Spencer Highway, also known as West Main Street, based on a width of 114.00 feet, per H.C.C.F. No. D-304587, at the Southeast corner of this tract;

THENCE S 86°55'06" W, along and with the North right-of-way line of Spencer Highway and the South line of this tract, at a found distance of 325.09 feet, pass the Southeast corner of "Tract 1" of the Ybarra tract described in deed under H.C.R.P. No. 2016-452218, continuing a total found distance of 547.02 feet, to an iron rod with unreadable plastic cap found at the Northeast intersection of Spencer Highway and Sens Road, at the Southwest corner of the Ybarra tract described in deed under H.C.R.P. No. 2016-452218 and the Southwest corner of this tract;

THENCE along and with the East right-of-way line of Sens Road, the West line of the Ybarra tract described in deed under H.C.R.P. No. 2016-452218 and the West line of this tract, the following courses for angles:

N 03°02'06" W (called N 03°04'54" W), a distance of 100.00 feet to an iron rod with unreadable plastic cap found;

N 07°19'28" W (called N 07°22'15" W), a distance of 297.18 feet (called 353.49 feet), to an iron rod with unreadable plastic cap found;

THENCE N 03°02'32" W, continuing along said East right-of-way line and said West lines, a found distance of 56.26 feet, to the **POINT OF BEGINNING** and containing 5.42 acres of land.

5.42 ACRES AVAILABLE

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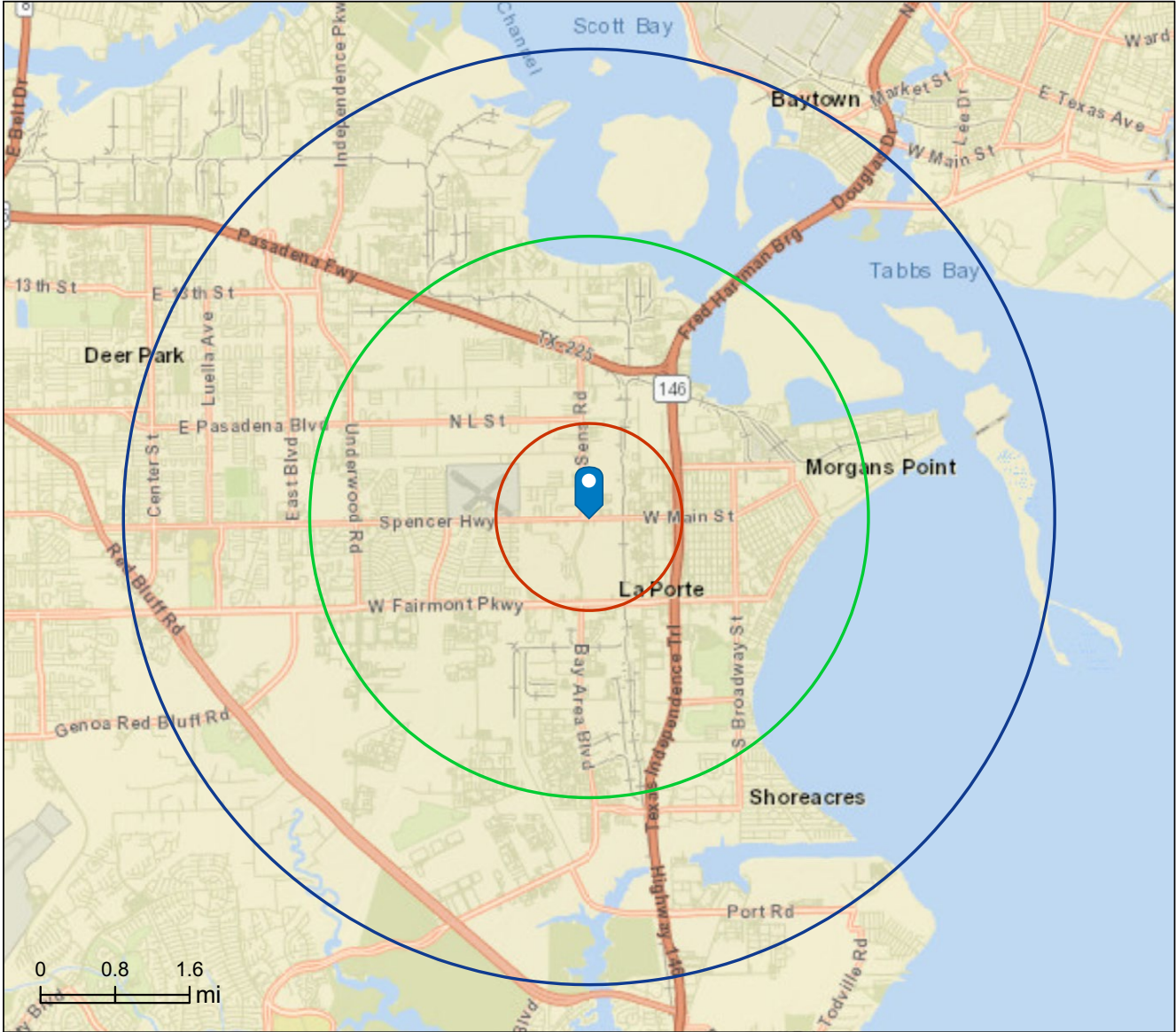
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DEVELOPMENT GROUP



	1 mile	3 miles	5 miles
Population Summary			
2024 Total Population	4,536	32,232	69,655
2024 Group Quarters	2	88	150
2029 Total Population	4,501	32,165	70,346
2024-2029 Annual Rate	-0.15%	-0.04%	0.20%
2024 Total Daytime Population	5,684	38,843	74,396
Workers	3,614	22,665	39,204
Residents	2,070	16,178	35,192
Household Summary			
2024 Households	1,528	11,725	25,411
2024 Average Household Size	2.97	2.74	2.74
2029 Households	1,543	11,911	26,085
2029 Average Household Size	2.92	2.69	2.69
2024-2029 Annual Rate	0.20%	0.32%	0.52%
2010 Families	590	7,311	16,853
2010 Average Family Size	3.59	3.31	3.27
2024 Families	1,181	8,465	18,418
2024 Average Family Size	3.31	3.22	3.20
2029 Families	1,184	8,533	18,751
2029 Average Family Size	3.27	3.18	3.16
2024-2029 Annual Rate	0.05%	0.16%	0.36%
Housing Unit Summary			
2024 Housing Units	1,589	12,508	27,003
Owner Occupied Housing Units	74.5%	69.1%	69.4%
Renter Occupied Housing Units	21.6%	24.7%	24.7%
Vacant Housing Units	3.8%	6.3%	5.9%
2029 Housing Units	1,600	12,737	27,786
Owner Occupied Housing Units	76.5%	70.7%	69.9%
Renter Occupied Housing Units	19.9%	22.8%	24.0%
Vacant Housing Units	3.6%	6.5%	6.1%
Median Household Income			
2024	\$119,246	\$97,171	\$92,054
2029	\$135,963	\$110,507	\$106,790
Median Home Value			
2024	\$247,800	\$247,512	\$269,576
2029	\$314,487	\$318,435	\$341,423
Per Capita Income			
2024	\$48,857	\$42,972	\$41,893
2029	\$57,370	\$51,299	\$49,611
Median Age			
2024	38.3	38.6	38.3
2029	39.3	39.8	39.2
2024 Households by Income			
Household Income Base	1,528	11,721	25,406
<\$15,000	3.5%	5.6%	5.7%
\$15,000 - \$24,999	1.4%	3.5%	4.0%
\$25,000 - \$34,999	3.2%	5.0%	5.2%
\$35,000 - \$49,999	4.8%	8.8%	9.7%
\$50,000 - \$74,999	14.1%	16.2%	16.9%
\$75,000 - \$99,999	7.2%	12.0%	11.6%
\$100,000 - \$149,999	30.6%	23.2%	21.8%
\$150,000 - \$199,999	19.6%	14.6%	14.1%
\$200,000+	15.4%	11.1%	11.0%
Average Household Income	\$140,197	\$117,572	\$115,648

POPULATION
(3 mi Radius, 2024)

32,232

DAYTIME
POPULATION
(3 mi Radius, 2024)

38,843

HOUSEHOLDS
(3 mi Radius, 2024)

11,725

AVERAGE INCOME
(3 mi Radius)
2024 Average:

\$117,572

5.42 ACRES AVAILABLE

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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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
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

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