

For Sale

SITE

8,276 VPD

5,486 VPD

14,552 VPD

8,888 VPD

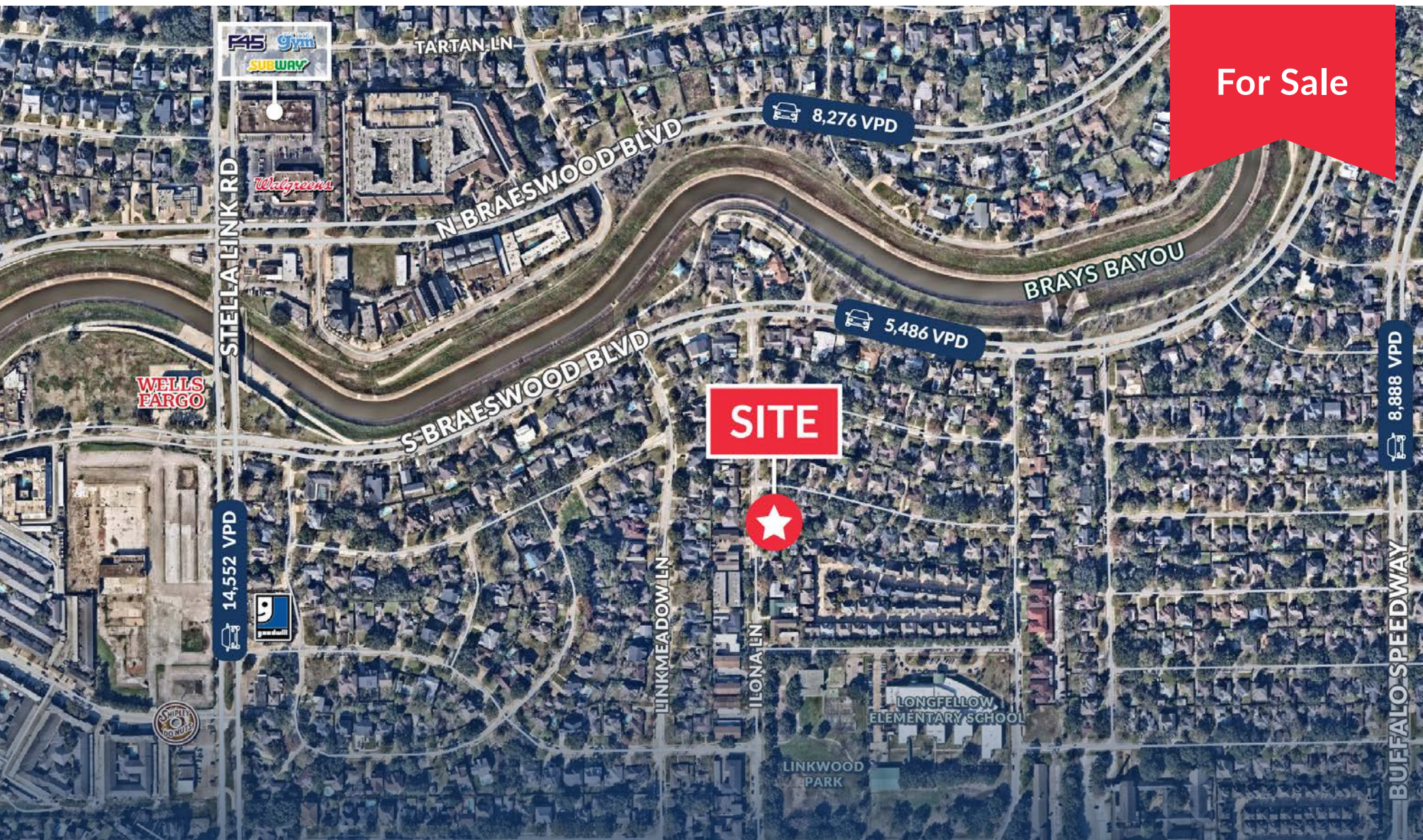
 NewQuest

8711 & 8715 ILONA LANE, HOUSTON, TX 77025

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2 Ideal Townhome Development Tracts Near Texas Medical Center Available for Sale

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Project Highlights

Two 8,400-SF Tracts with Duplexes Available For Sale in Houston, TX

- All 4 units are 3BR / 2BA, each unit is 1,675-SF and leased out with short term leases
- In close proximity to the Texas Medical Center, the worlds largest medical complex, boasting a workforce of 92,500, along with 34,000 students and annual patient visits amounting to 7.1 million. Also nearby are Rice University (10 minutes away), Meyerland Plaza (7 minutes away), NRG Stadium (6 minutes away), and Hermann Park
- Property is zoned to highly rated Bellaire High School
- Majority of parcel and buildable area is in the 500 year flood plain (neither flooded during Harvey)
- Deed restrictions allow for multiple unit development

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12%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024

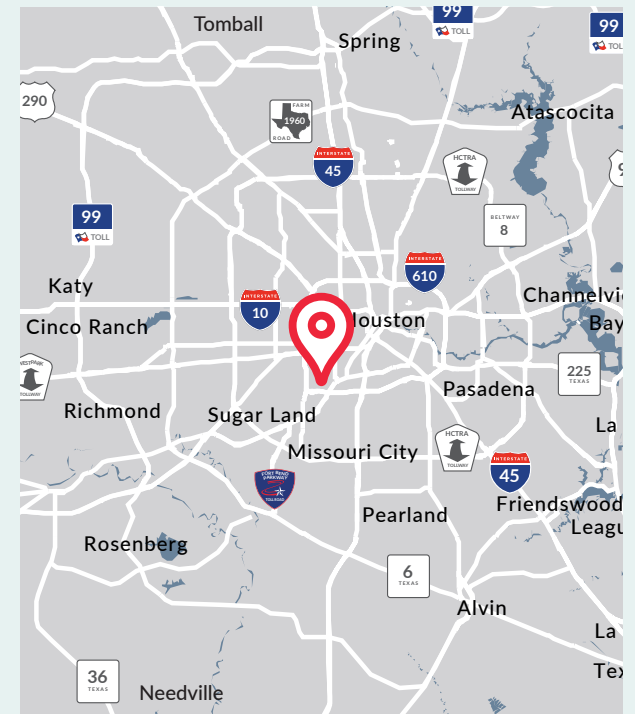


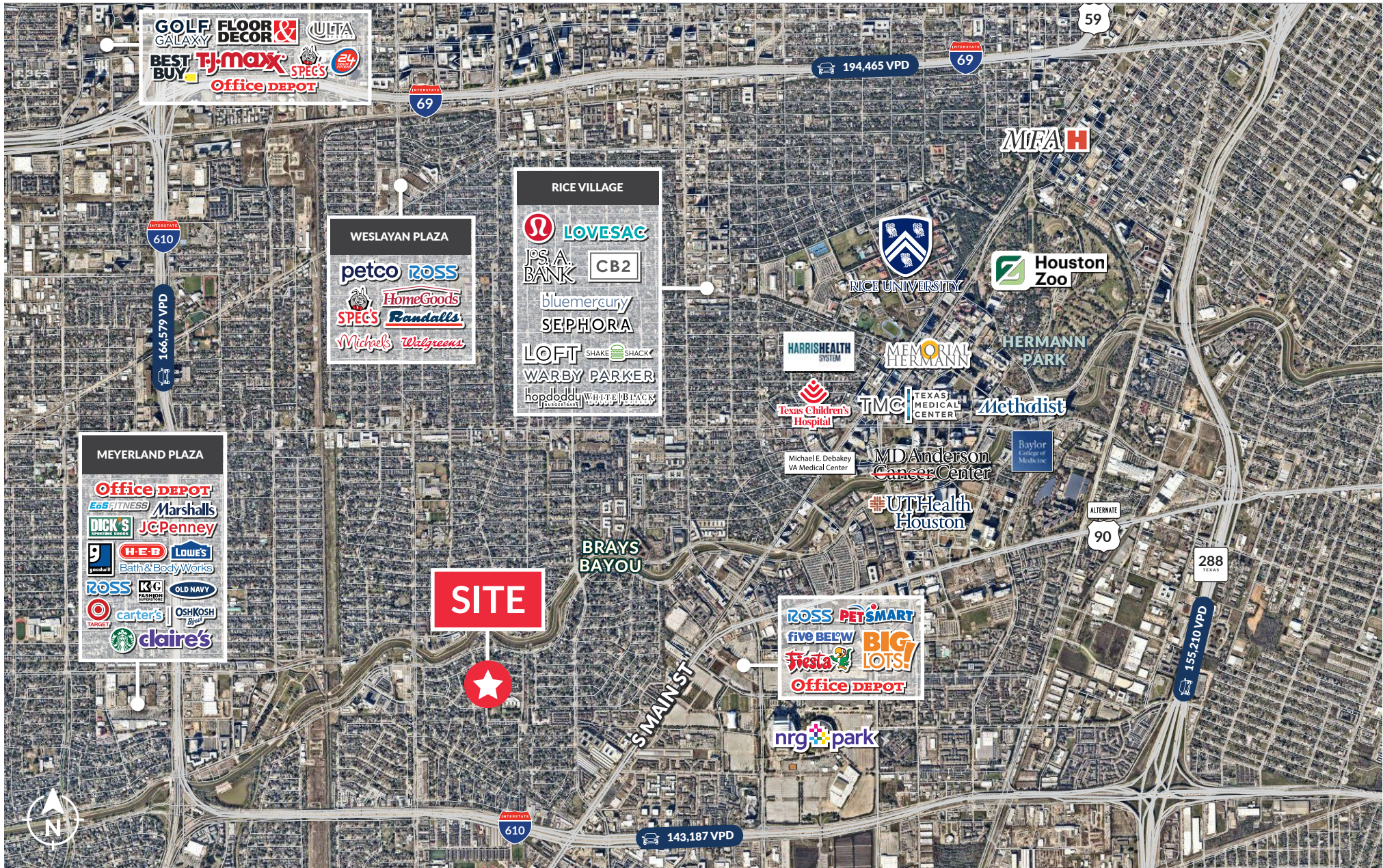
507K
CURRENT POPULATION
WITHIN 5 MILES



\$183K
AVERAGE HHI
WITHIN 3 MILES

- **Approximate Size:**
±16,796-SF with two 3,346-SF buildings each
- **School District:**
HISD
- **Frontage:**
±140 feet on Ilona Ln
- **Traffic Counts:**
Approx. 8,888 VPD on Buffalo Speedway
Approx. 8,276 VPD on N Braeswood Blvd
Approx. 5,486 VPD on S Braeswood Blvd
Approx. 14,552 VPD on Stella Link Rd
- **Utilities:**
To The Property
- **Engineering/Detention:**
Needs to be analyzed
- **Restrictions:**
Residential Build





06.24 | 01.24

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	10,172	70,562	228,071
Current Population	21,685	148,916	507,062
2020 Census Average Persons per Household	2.13	2.11	2.22
2020 Census Population	20,342	138,239	451,160
Population Growth 2020 to 2024	6.61%	7.72%	12.39%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	50.61%	53.06%	49.97%
2 Person Households	23.08%	26.89%	27.04%
3+ Person Households	26.30%	20.05%	22.99%
Owner-Occupied Housing Units	44.04%	42.90%	37.43%
Renter-Occupied Housing Units	55.96%	57.10%	62.57%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	45.11%	45.16%	39.21%
Black or African American	14.50%	16.38%	19.94%
Asian or Pacific Islander	5.39%	5.59%	5.82%
Other Races	33.98%	32.14%	33.97%
Hispanic	52.27%	49.46%	47.99%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$177,958	\$183,894	\$137,803
Median Household Income	\$109,192	\$112,563	\$88,902
Per Capita Income	\$80,089	\$83,591	\$60,738
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	10.43%	9.64%	16.72%
Estimated Bachelor's Degree	28.72%	30.47%	25.00%
Estimated Graduate Degree	36.02%	37.82%	24.51%
AGE	1 MILE	3 MILES	5 MILES
Median Age	36.5	35.0	33.8

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.

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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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