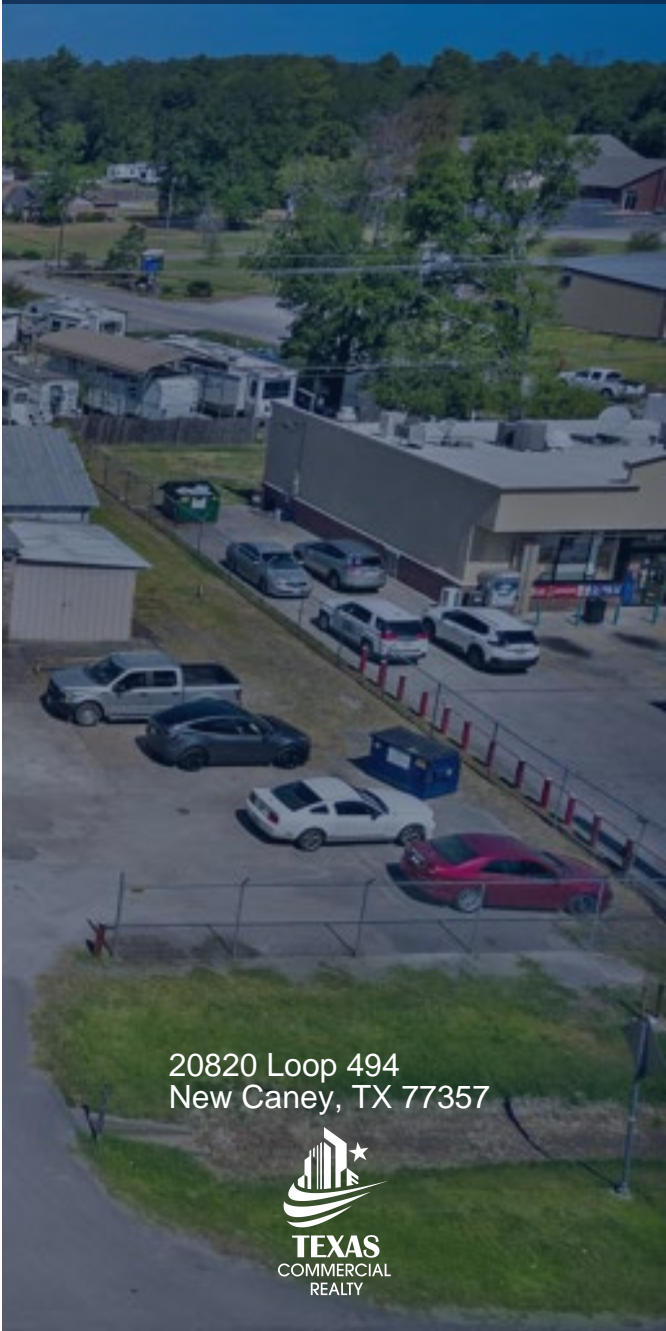


Brochure

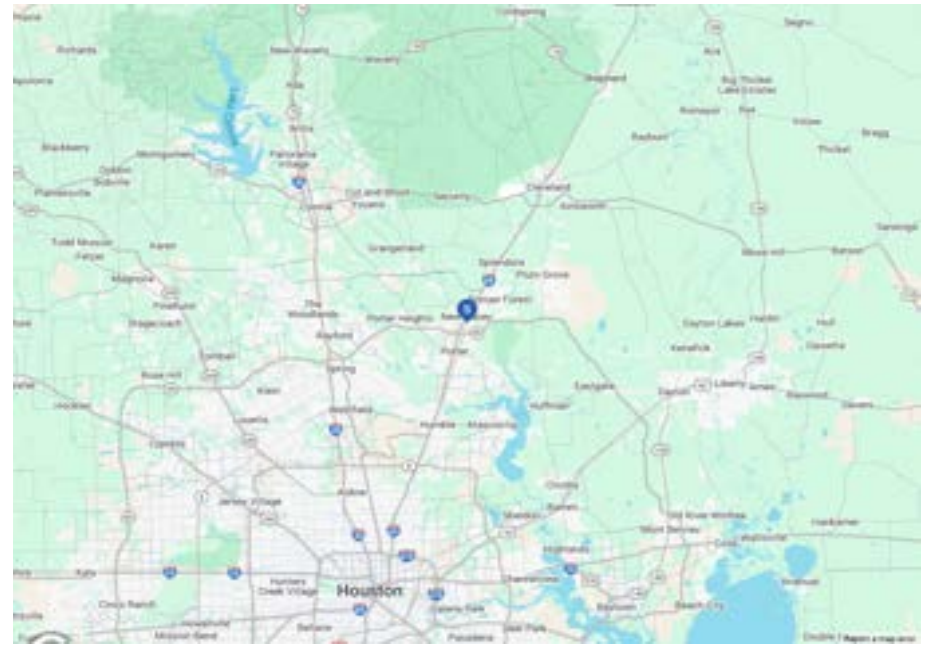


20820 Loop 494
New Caney, TX 77357

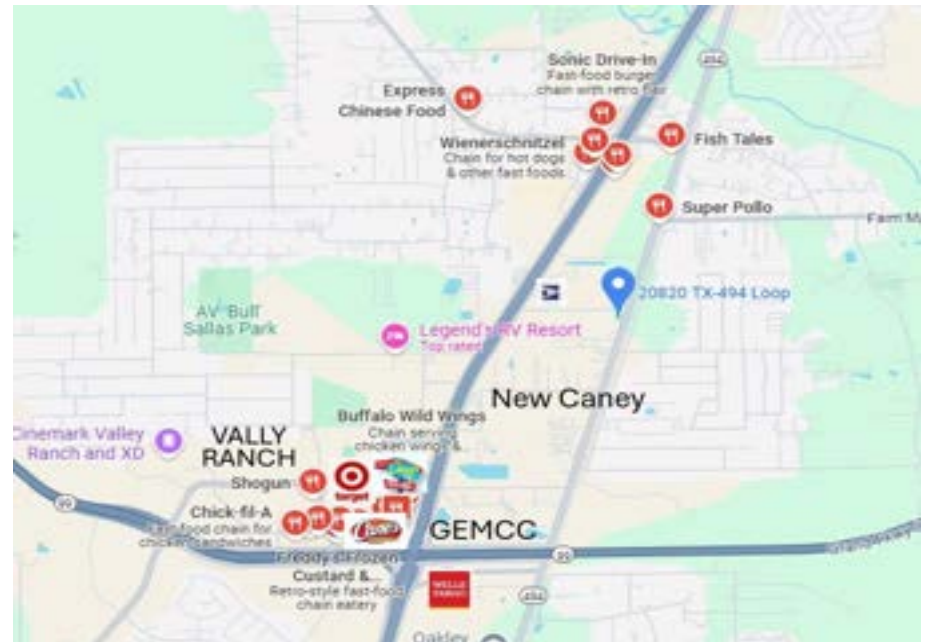


- Easy access to TX-99 and I-69 with frontage on Loop 494.
 +/- .6770 Acres. Property at the curve of Ford Road.
 -- 14.8 Miles to IAH Airport
 -- 38 Miles to Downtown Houston

Regional Map



Locator Map



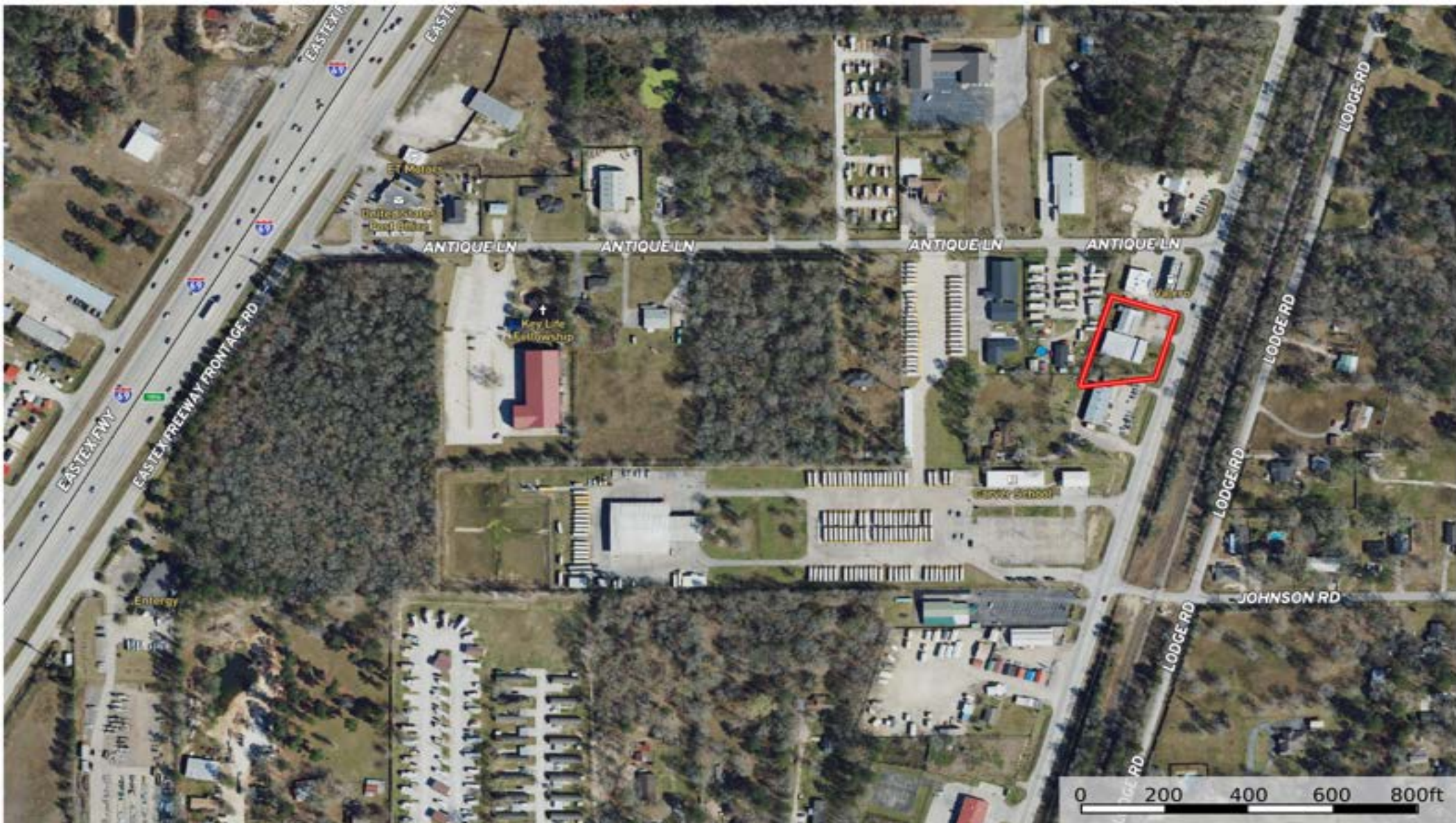
PROPERTY FEATURES

BUILDING SF	12,080
LAND SF	29,400
LAND ACRES	.6770
YEAR BUILT	1981
OFFICE SF	1440

CONSTRUCTION

EXTERIOR	Metal
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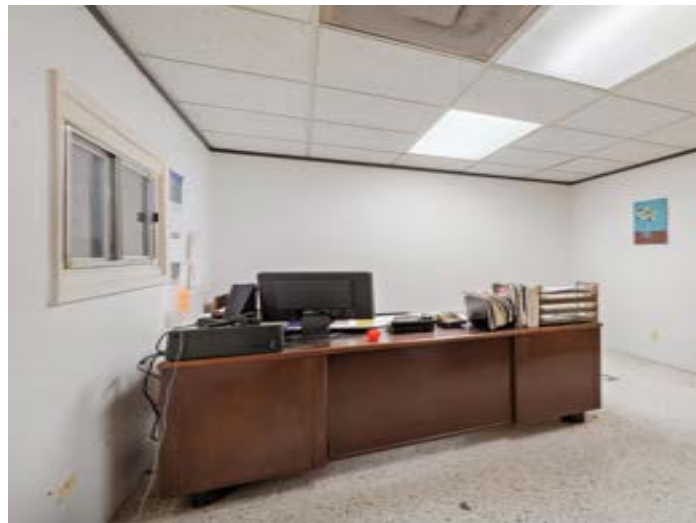
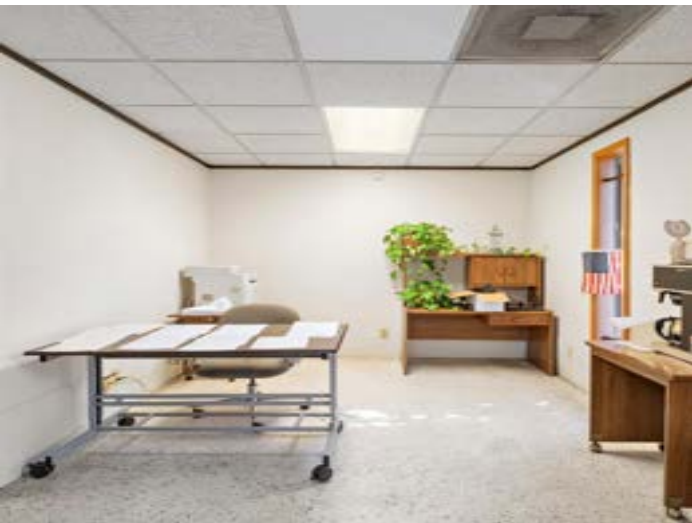


Boundary

cheryl chinen



id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.







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:
 - o that the owner will accept a price less than the written 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 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.

<u>Texas Commercial Realty, Inc</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9014626</u> License No.	<u>cheryl@txcommercialrealtyinc.com</u> Email	<u>(832) 224-6126</u> Phone
<u>Cheryl Chinen</u> Designated Broker of Firm	<u>728428</u> License No.	<u>cheryl@cherylchinen.com</u> Email	<u>(832) 392-5644</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Cheryl Chinen</u> Sales Agent/Associate's Name	<u>728428</u> License No.	<u>cheryl@cherylchinen.com</u> Email	<u>832-392-5644</u> Phone

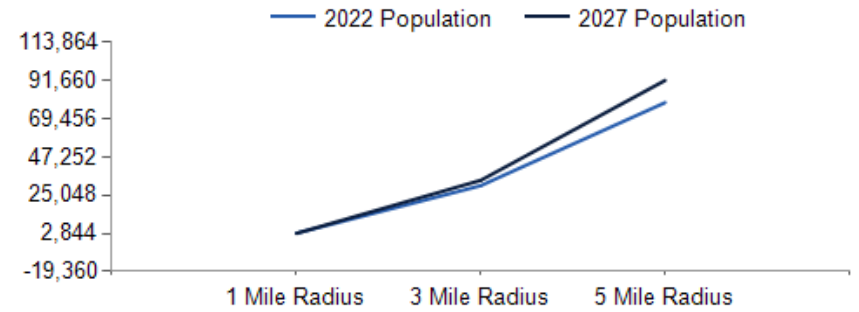
Buyer/Tenant/Seller/Landlord Initials

Date

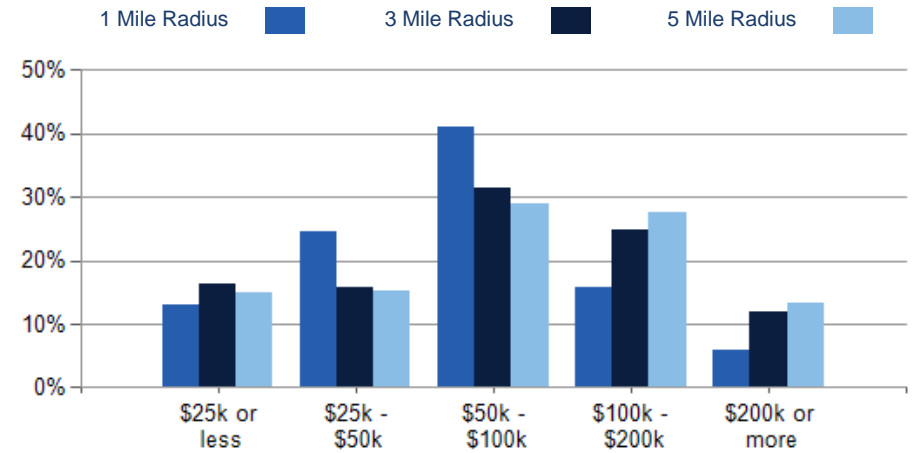
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,318	11,691	35,054
2010 Population	1,921	16,681	45,259
2022 Population	2,889	30,545	78,780
2027 Population	2,844	33,665	91,660
2022-2027: Population: Growth Rate	-1.55%	9.80%	15.35%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	43	679	1,840
\$15,000-\$24,999	90	958	2,065
\$25,000-\$34,999	205	850	2,099
\$35,000-\$49,999	45	719	1,864
\$50,000-\$74,999	227	1,794	4,580
\$75,000-\$99,999	193	1,369	2,940
\$100,000-\$149,999	114	1,785	4,703
\$150,000-\$199,999	46	694	2,410
\$200,000 or greater	61	1,186	3,442
Median HH Income	\$61,586	\$75,230	\$78,556
Average HH Income	\$85,304	\$108,662	\$114,815

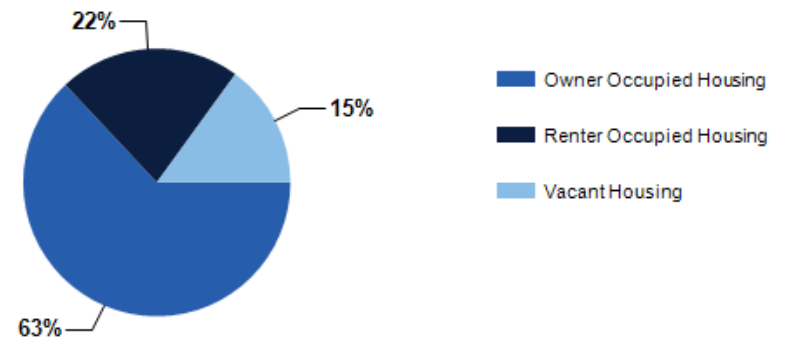
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	516	4,263	12,676
2010 Total Households	633	5,550	15,299
2022 Total Households	1,025	10,036	25,943
2027 Total Households	1,024	11,171	30,444
2022 Average Household Size	2.79	3.04	3.03
2022-2027: Households: Growth Rate	-0.10%	10.85%	16.25%



2022 Household Income

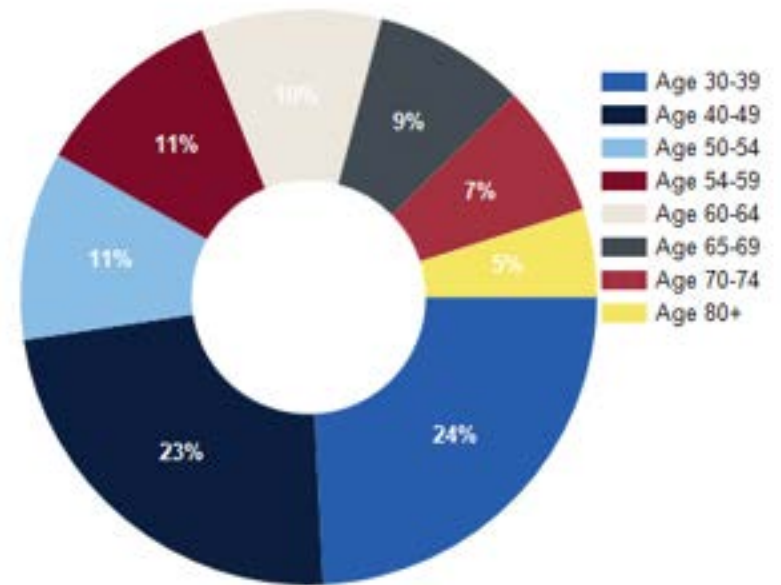


2022 Own vs. Rent - 1 Mile Radius

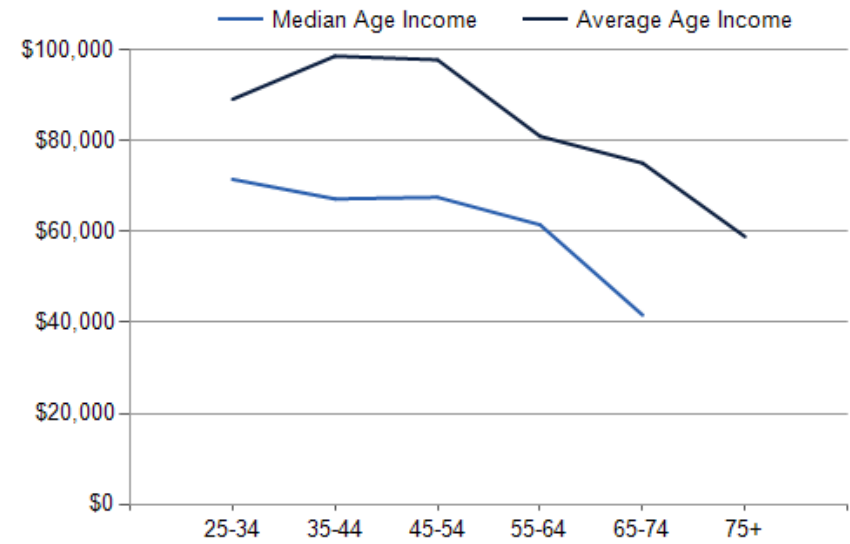


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	189	2,154	5,464
2022 Population Age 35-39	208	2,129	5,494
2022 Population Age 40-44	207	2,060	5,369
2022 Population Age 45-49	177	1,842	4,799
2022 Population Age 50-54	174	1,848	4,917
2022 Population Age 55-59	176	1,858	4,856
2022 Population Age 60-64	166	1,812	4,787
2022 Population Age 65-69	140	1,582	4,143
2022 Population Age 70-74	122	1,241	3,193
2022 Population Age 75-79	81	789	2,021
2022 Population Age 80-84	34	411	1,054
2022 Population Age 85+	24	276	691
2022 Population Age 18+	2,145	22,854	58,951
2022 Median Age	37	36	37
2027 Median Age	38	38	37



2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,532	\$82,206	\$83,913
Average Household Income 25-34	\$89,173	\$114,303	\$115,985
Median Household Income 35-44	\$67,231	\$88,011	\$97,524
Average Household Income 35-44	\$98,688	\$129,376	\$134,646
Median Household Income 45-54	\$67,589	\$87,521	\$97,583
Average Household Income 45-54	\$97,857	\$127,683	\$133,481
Median Household Income 55-64	\$61,538	\$75,065	\$83,025
Average Household Income 55-64	\$81,034	\$105,352	\$120,061
Median Household Income 65-74	\$41,647	\$59,147	\$61,743
Average Household Income 65-74	\$75,120	\$91,508	\$94,931
Average Household Income 75+	\$58,917	\$66,900	\$69,663



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