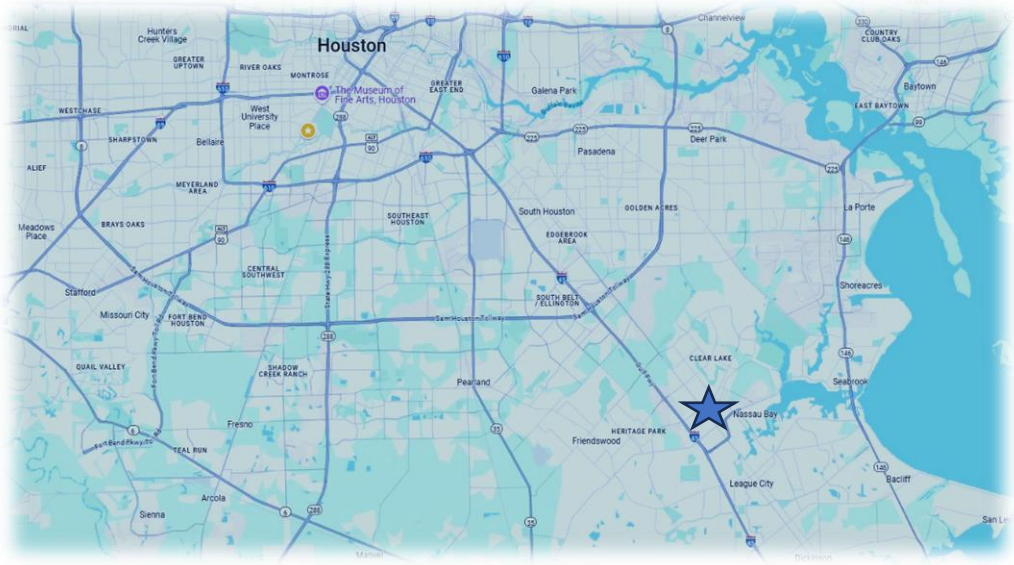


Available For Sale

204 & 212 Ibis Street, Webster, TX 77598

2 Lots – NASA By-Pass Business Park

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 Houston, TX 77069
 281.444.2044
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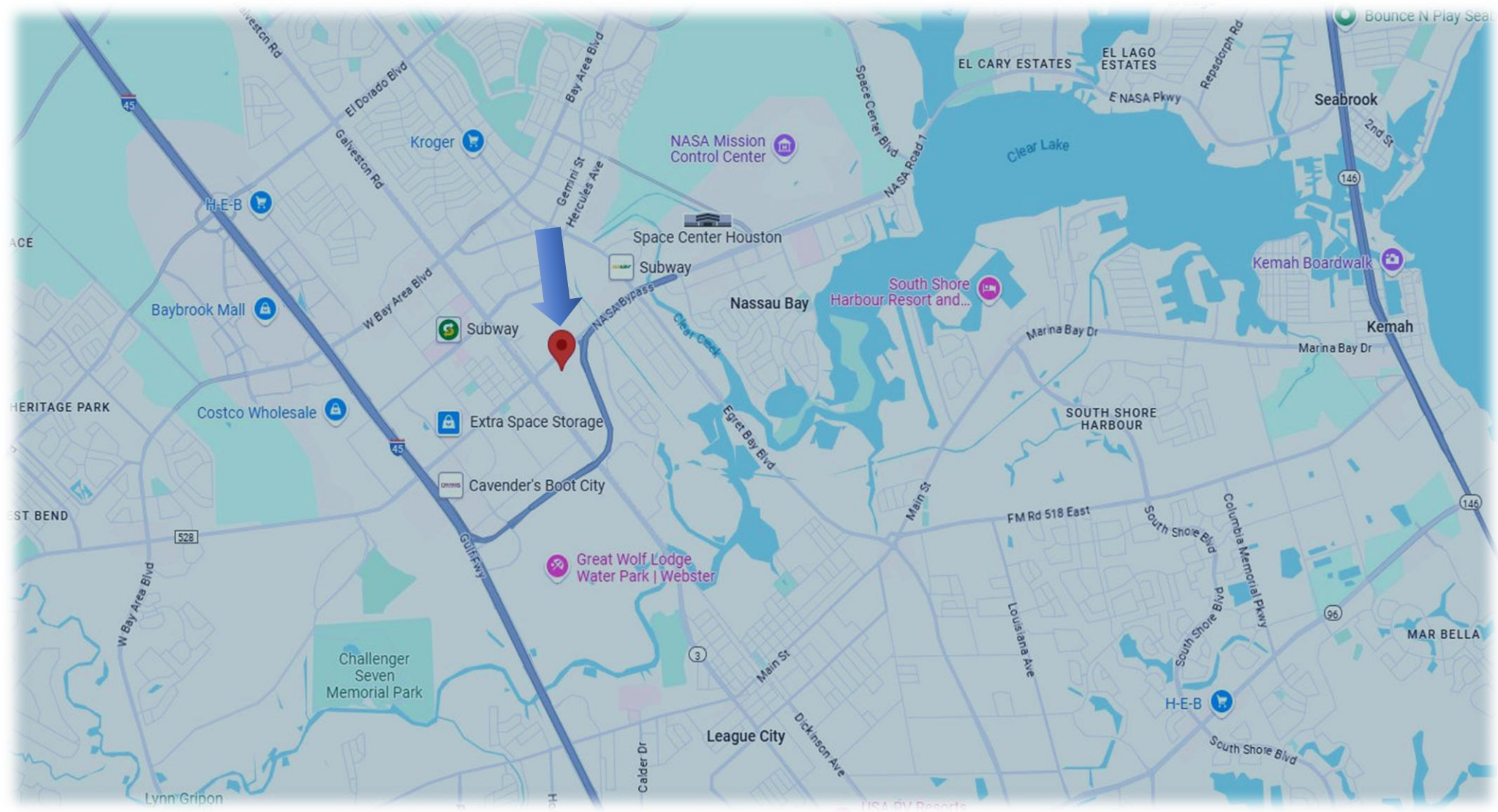
204 & 212 Ibis Street - 2 Vacant Lots - NASA By-Pass Business Park		
Pricing:	Call For Pricing	Highlights * Buy one or both lots. * Lots can be combined. * Strategic location. * Quick access. * Current development ongoing in the business park. * A well protected investment.
Size:	Lot 2 - 30,840 SF Lot 3 - 30,536 SF	
Zoning:	PD - Planned Unit Dev.	
Floodplain:	None	
Utilities:	All Utilities In Place	
Potential Uses:	Office Flex Entertainment	
Traffic - NASA ByPass & Hwy 3:	40,167 CPD	
Traffic - E. NASA Pkwy s & OGR:	30,026 CPD	



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NASA By-Pass Business Park Map



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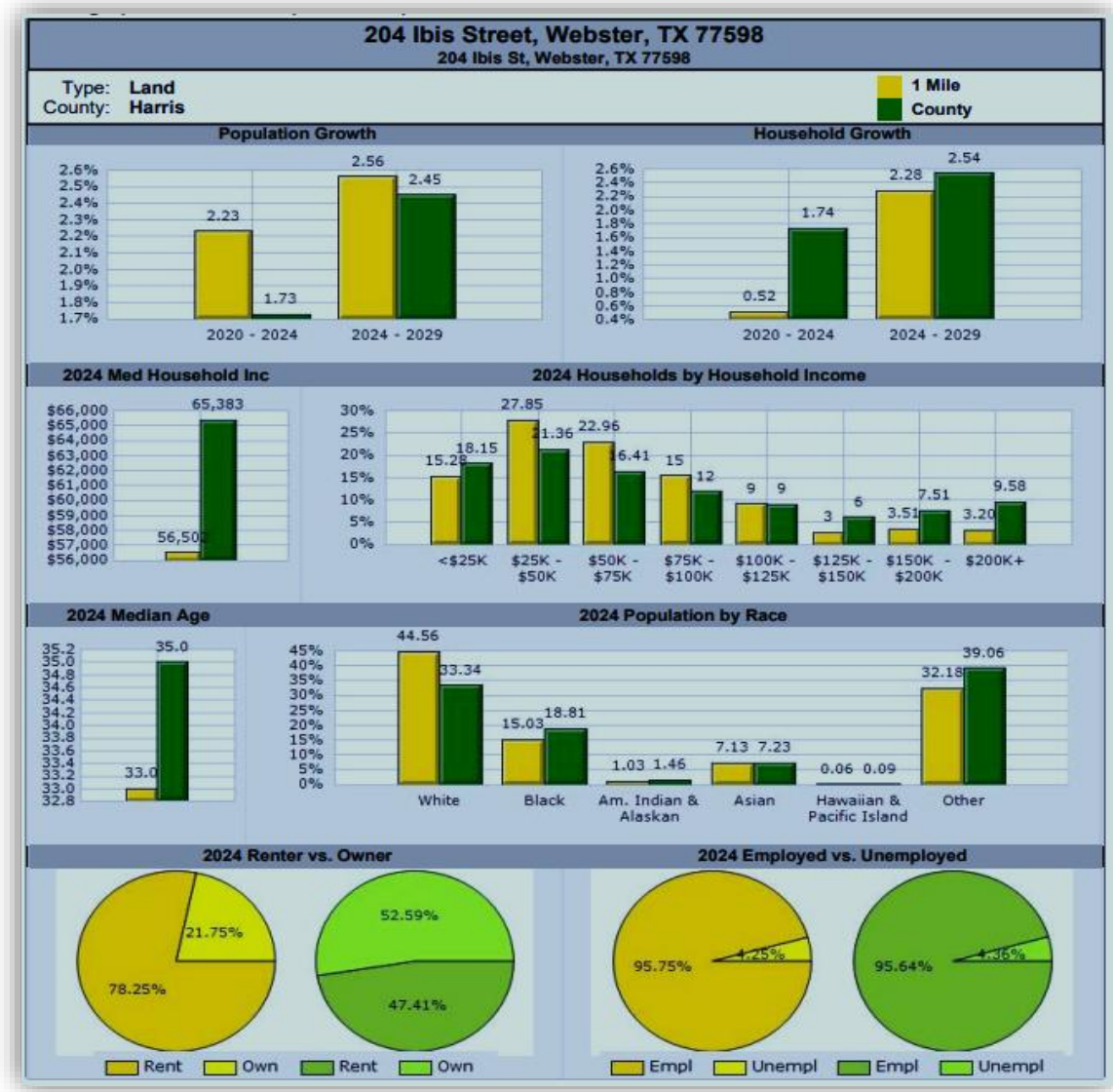
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Demographics



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	11,142	77,816	207,597
2024 Estimate	10,864	75,958	202,451
2020 Census	10,627	76,949	209,595
Growth 2024 - 2029	2.56%	2.45%	2.54%
Growth 2020 - 2024	2.23%	-1.29%	-3.41%
2024 Population by Hispanic Origin	3,860	22,528	48,721
2024 Population	10,864	75,958	202,451
White	4,841 44.56%	40,606 53.46%	121,870 60.20%
Black	1,634 15.04%	8,250 10.86%	15,790 7.80%
Am. Indian & Alaskan	112 1.03%	717 0.94%	1,162 0.57%
Asian	775 7.13%	5,393 7.10%	16,248 8.03%
Hawaiian & Pacific Island	6 0.06%	60 0.08%	117 0.06%
Other	3,496 32.18%	20,931 27.56%	47,266 23.35%
U.S. Armed Forces	28	158	338
Households			
2029 Projection	4,929	33,689	81,654
2024 Estimate	4,819	32,891	79,582
2020 Census	4,794	33,488	82,685
Growth 2024 - 2029	2.28%	2.43%	2.60%
Growth 2020 - 2024	0.52%	-1.78%	-3.75%
Owner Occupied	1,048 21.75%	13,276 40.36%	47,199 59.31%
Renter Occupied	3,771 78.25%	19,615 59.64%	32,383 40.69%
2024 Households by HH Income	4,818	32,891	79,582
Income: <\$25,000	736 15.28%	4,990 15.17%	8,091 10.17%
Income: \$25,000 - \$50,000	1,342 27.85%	7,549 22.95%	12,628 15.87%
Income: \$50,000 - \$75,000	1,106 22.96%	6,617 20.12%	12,775 16.05%
Income: \$75,000 - \$100,000	743 15.42%	4,177 12.70%	10,238 12.86%
Income: \$100,000 - \$125,000	439 9.11%	2,907 8.84%	8,769 11.02%
Income: \$125,000 - \$150,000	129 2.68%	1,681 5.11%	7,320 9.20%
Income: \$150,000 - \$200,000	169 3.51%	2,577 7.83%	8,800 11.06%
Income: \$200,000+	154 3.20%	2,393 7.28%	10,961 13.77%
2024 Avg Household Income	\$69,766	\$87,370	\$115,621
2024 Med Household Income	\$56,502	\$64,020	\$90,376

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Traffic Counts



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Webster's Nearby Flyway Development – NASA By-Pass & IH-45



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Great Wolf Lodge – Now Open



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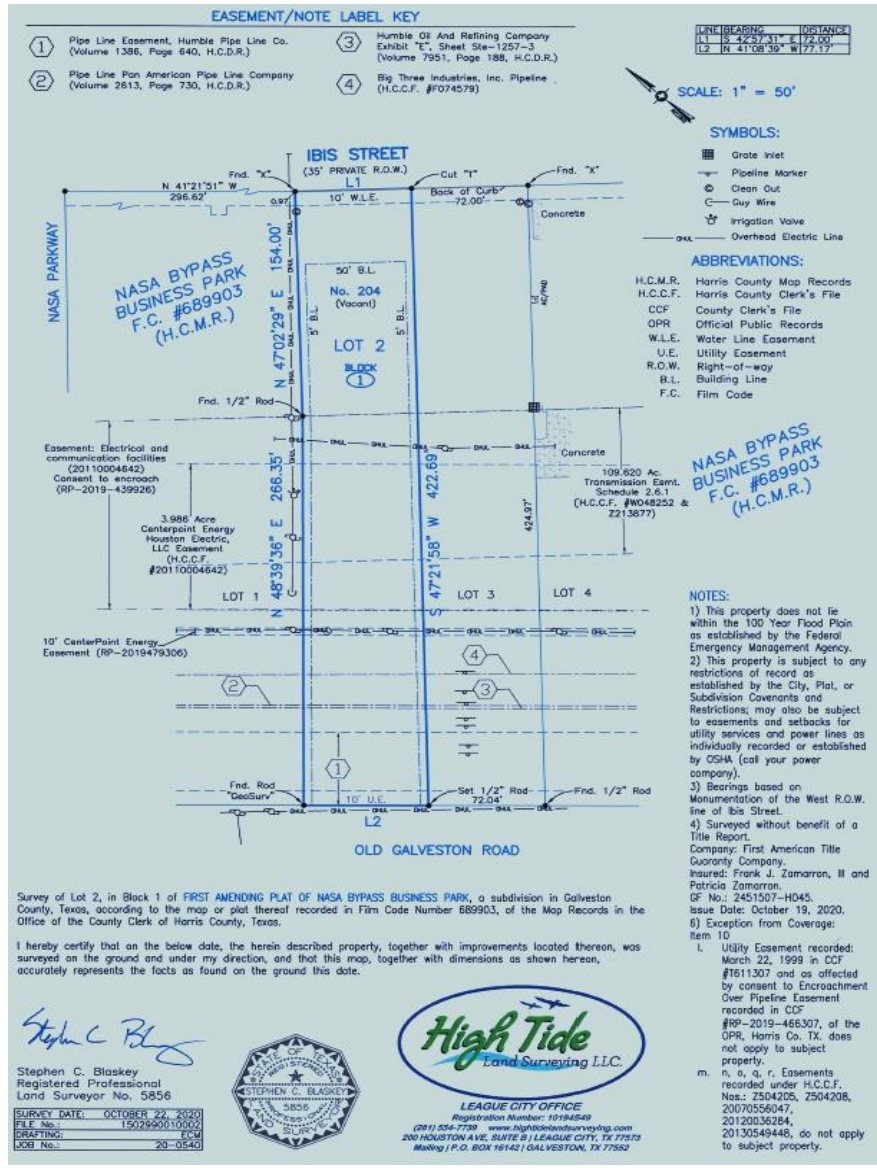
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Survey – 204 Ibis Street



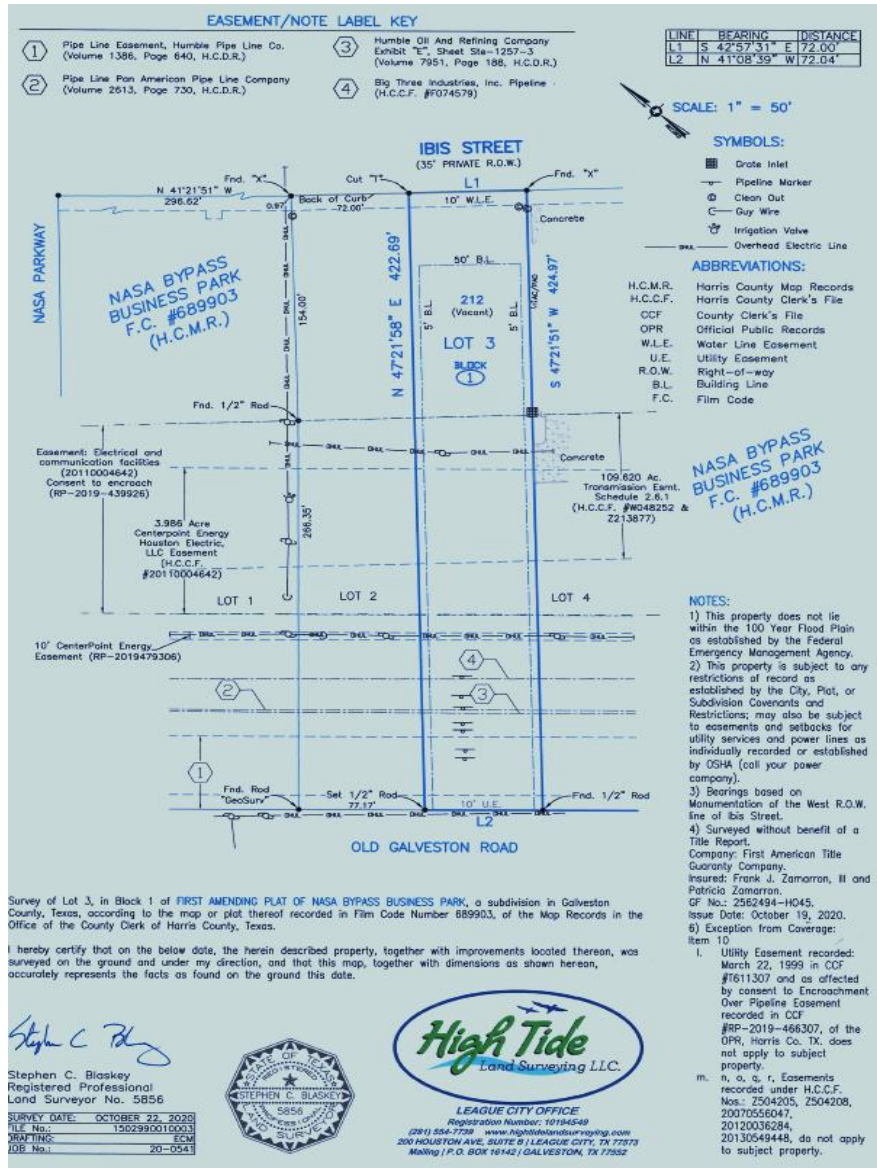
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Survey – 212 Ibis Street



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Information About Brokerage Services

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 counteroffer 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.

Buyer

Date

Russ A. Gressett, Broker
rgressett@tgcr.com
TREC Broker License - 9012838



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