

# LAND FOR SALE

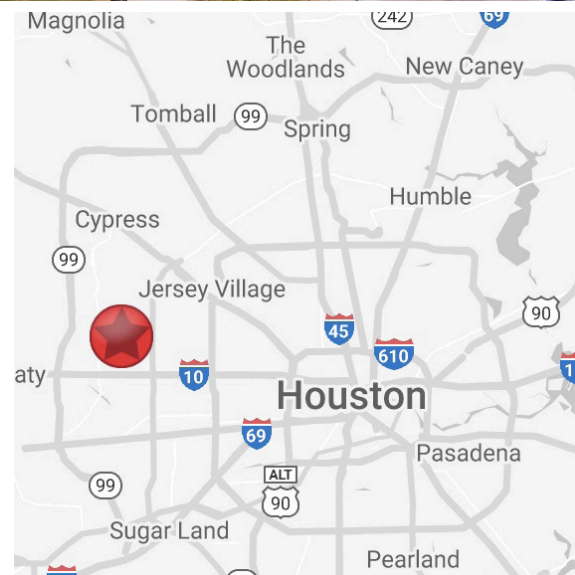
## CLAY ROAD AND BARKER CYPRESS

Clay Road, Houston, TX 77084



### ±1.8371 Acres

- On Corner, Perfect for Quick Serve Restaurant
- Access from Clay and Woodpine
- McDonald's had 343,000 visitors in past 12 months
- Excellent traffic counts
- Strong need for Grocery, Restaurant, Fast Food, and Storage (Void analysis available upon request)
- \$2.58/\$100 Tax Rate
- Priced \$975,000 (\$12.18/SF)



FOR MORE INFORMATION: [www.PanopticRealty.com](http://www.PanopticRealty.com)

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### Traffic Flow



**±1.8371 Acres**  
**80,024 Square Feet**

Property enjoys unmatched access compared to other available properties with all available options for access via both adjacent roadways. Perfect for high traffic drive through usage. Excellent daytime population in area with booming industrial development nearby.

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### Possible Site Plan



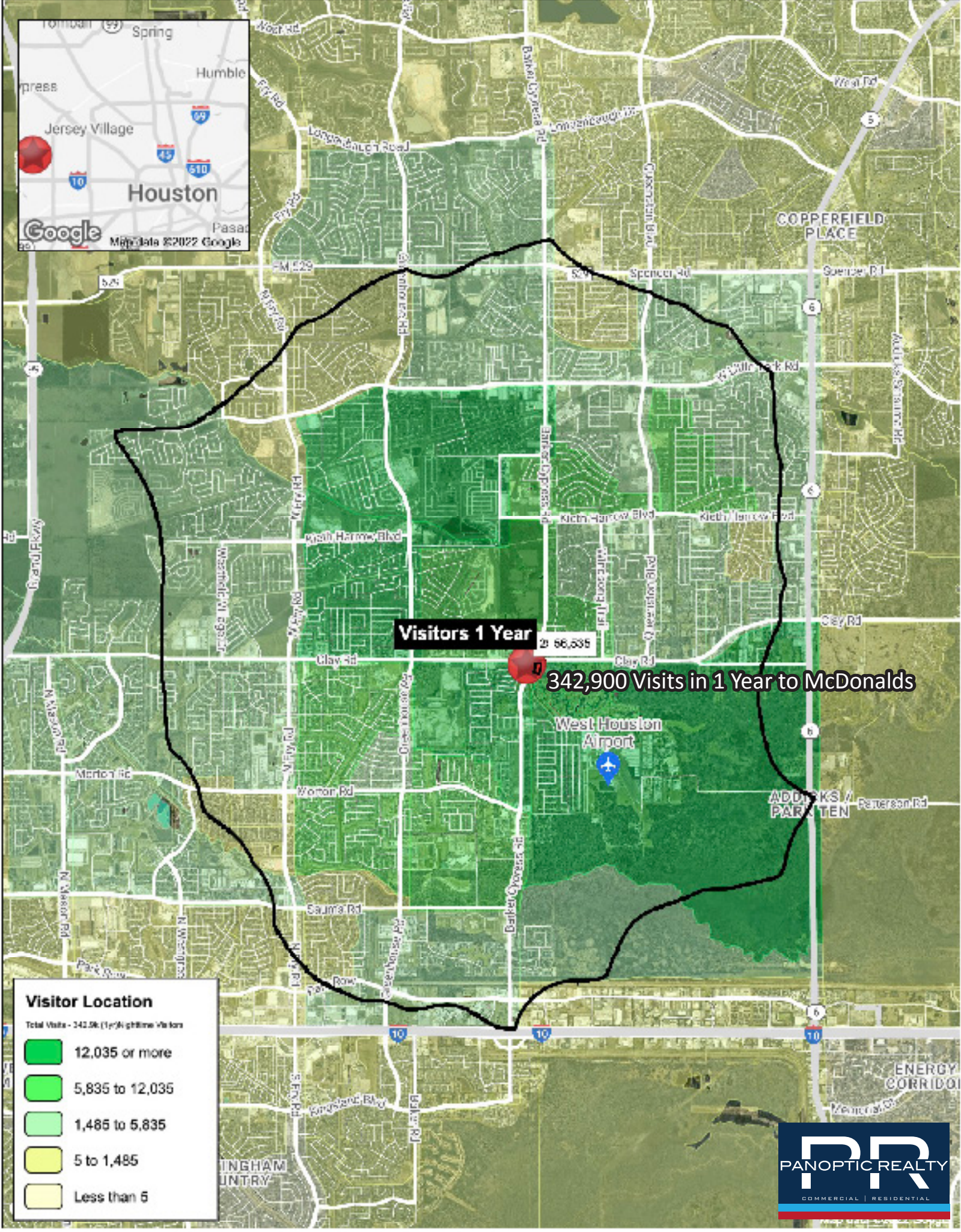
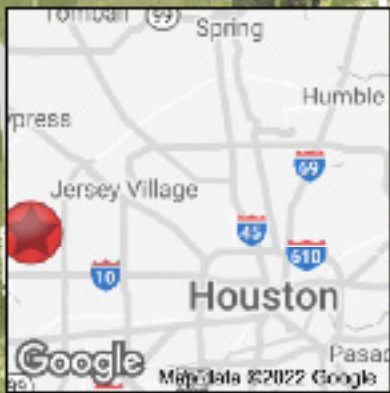
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**Visitors 1 Year**

28,66,535

**342,900 Visits in 1 Year to McDonalds**

**Visitor Location**

Total Visits - 342,900 (1yr) Nighttime Visitors

	12,035 or more
	5,835 to 12,035
	1,485 to 5,835
	5 to 1,485
	Less than 5



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



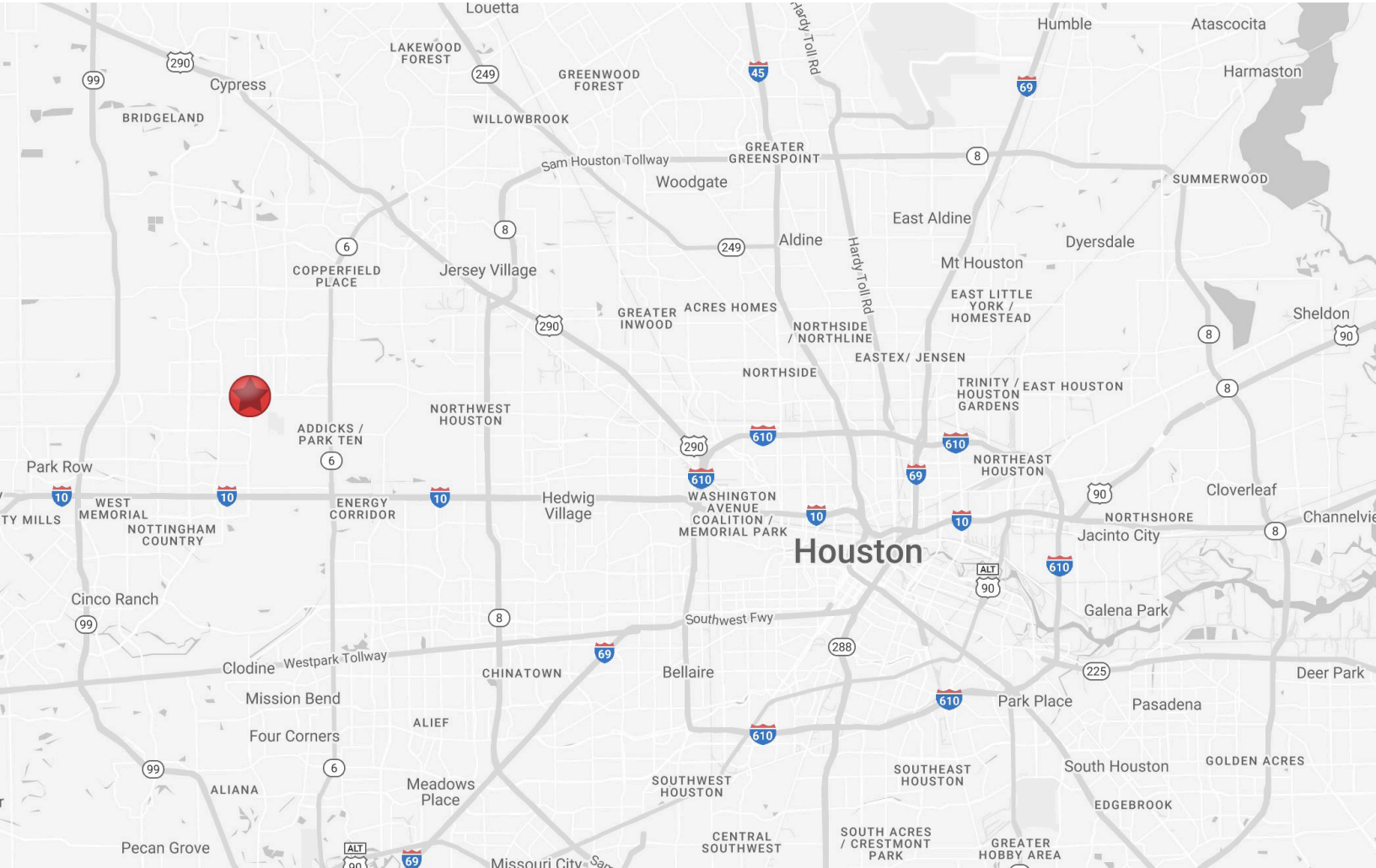
Lat/Lon: 29.8308/-95.6875

<b>18484 Clay Rd</b>	<b>5 min</b>	<b>10 min</b>	<b>15 min</b>
<b>Houston, TX 77084</b>	<b>drive time</b>	<b>drive time</b>	<b>drive time</b>
<b>Population</b>			
2022 Estimated Population	39,860	169,432	322,168
2027 Projected Population	43,726	188,316	354,380
2020 Census Population	40,339	168,196	320,173
2010 Census Population	32,074	133,397	256,116
Projected Annual Growth 2022 to 2027	1.9%	2.2%	2.0%
Historical Annual Growth 2010 to 2022	2.0%	2.3%	2.1%
2022 Median Age	33.1	31.5	32.4
<b>Households</b>			
2022 Estimated Households	12,399	52,518	103,664
2027 Projected Households	13,642	58,372	114,192
2020 Census Households	12,521	52,090	102,922
2010 Census Households	9,870	41,173	81,908
Projected Annual Growth 2022 to 2027	2.0%	2.2%	2.0%
Historical Annual Growth 2010 to 2022	2.1%	2.3%	2.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	34.3%	30.3%	34.2%
2022 Estimated Black or African American	17.5%	20.2%	18.9%
2022 Estimated Asian or Pacific Islander	10.7%	9.2%	8.8%
2022 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.2%
2022 Estimated Other Races	36.6%	38.9%	36.8%
2022 Estimated Hispanic	43.7%	47.2%	44.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$102,814	\$84,275	\$91,307
2022 Estimated Median Household Income	\$89,649	\$78,521	\$82,860
2022 Estimated Per Capita Income	\$31,992	\$26,132	\$29,393
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	7.5%	8.1%	6.7%
2022 Estimated Some High School (Grade Level 9 to 11)	5.3%	8.6%	7.2%
2022 Estimated High School Graduate	21.8%	23.1%	22.4%
2022 Estimated Some College	24.3%	22.0%	21.9%
2022 Estimated Associates Degree Only	9.9%	9.6%	9.2%
2022 Estimated Bachelors Degree Only	22.4%	19.9%	23.3%
2022 Estimated Graduate Degree	8.9%	8.7%	9.3%
<b>Business</b>			
2022 Estimated Total Businesses	1,294	5,567	12,445
2022 Estimated Total Employees	7,801	41,216	111,939
2022 Estimated Employee Population per Business	6.0	7.4	9.0
2022 Estimated Residential Population per Business	30.8	30.4	25.9

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PLEASE CONTACT:**

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#### Disclosure

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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.

11-2-2015



### 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.

	544966	michael@panopticrealty.com	832-702-8160
_____ 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