



ALDINE WESTFIELD PADS

SEQ OF ALDINE WESTFIELD RD. & CYPRESSWOOD DR. | SPRING, TEXAS

±0.78-AC & ±1.07-AC PADS AVAILABLE FOR SALE OR LEASE

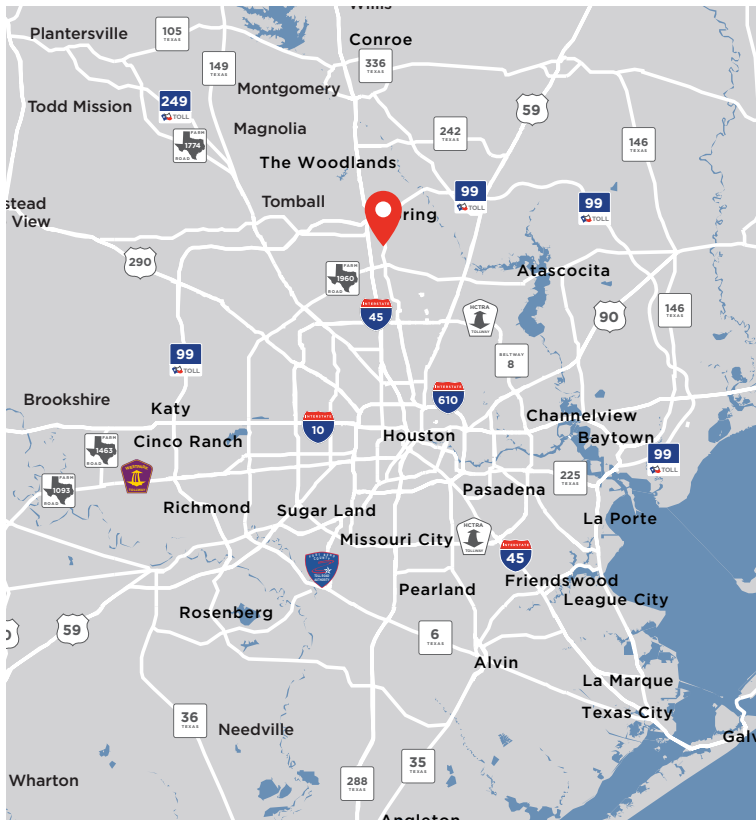
JOHN NGUYEN | 281.477.4300

PROPERTY INSIGHTS

±0.78-AC & ±1.07-AC PADS AVAILABLE IN SPRING, TEXAS

▶ **JOHN NGUYEN**
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- Seller financing available to qualified buyers.
- Property is approx. 0.5 miles east of Hardy Toll Road.
- Property is approx. 2.25 miles east of I-45.
- Quick access to I-45, Hardy Toll Road, and Grand Parkway.
- Property is outside of the 100-year and 500-year floodplain.
- Fully detained with utilities- ideal for car wash, QSR, medical, banks, automotive, retail pad users.
- The seller is delivering the site with detention and utilities.
- This pocket of town is seeing the highest residential growth in the city per Zonda's most recent study.



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±0.78 acre pad
±1.07 acre pad
- ▶ **PRICE:**
Call for pricing
- ▶ **UTILITIES:**
HC MUD 82
- ▶ **SCHOOL DISTRICT:**
Spring ISD



252,228
Current Population
Within a 5-Mile Radius



30.99%
Population Growth
Within a 2-Mile Radius
from 2020 to 2023

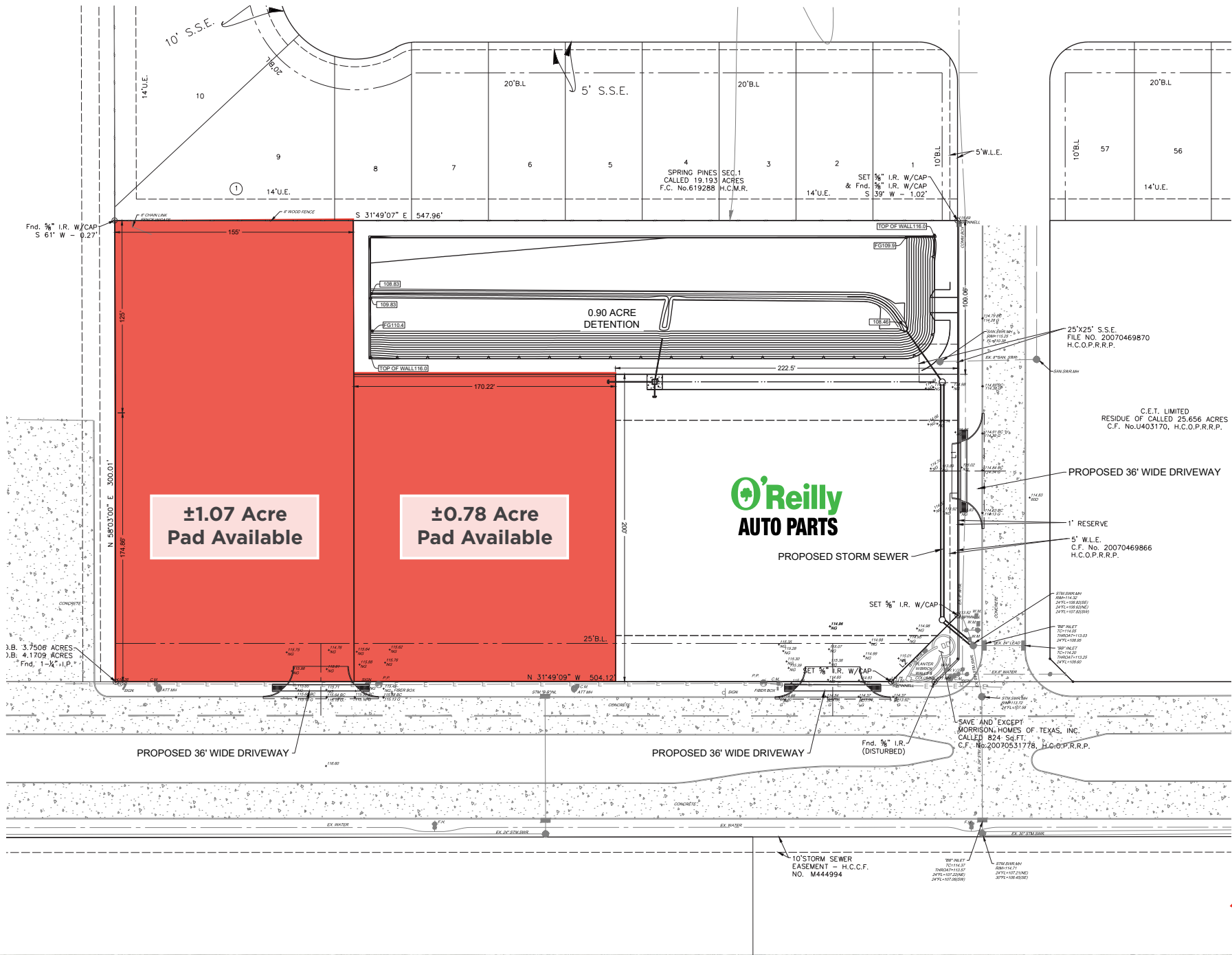


\$114,393
Average HHI Within
a 3-Mile Radius



BRECKENRIDGE FOREST
 Total Units: 1,518
 Price Range: \$99K - \$235K

**±0.78 & ±1.07
 Acres Available**



SURVEY

DEMOGRAPHICS

2010 Census, 2023 Estimates with Delivery Statistics as of 04/23

POSTAL COUNTS

	2 MILES	3 MILES	5 MILES
Current Households	15,373	32,256	86,912
Current Population	44,775	93,621	252,228
2020 Census Average Persons per Household	2.91	2.90	2.90
2020 Census Population	34,181	83,236	225,886
Population Growth 2020 to 2023	30.99%	12.48%	11.66%

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	19.39%	18.61%	19.63%
2 Person Household	31.73%	31.02%	30.05%
3+ Person Household	48.88%	50.36%	50.32%
Owner-Occupied Housing Units	72.71%	64.65%	63.60%
Renter-Occupied Housing Units	27.29%	35.35%	36.40%

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
2023 Estimated White	39.51%	40.73%	42.57%
2023 Estimated Black or African American	26.37%	25.83%	24.46%
2023 Estimated Asian or Pacific Islander	4.99%	5.41%	5.50%
2023 Estimated Other Races	27.93%	26.93%	26.42%
2023 Estimated Hispanic	37.02%	35.51%	34.24%

INCOME

	2 MILES	3 MILES	5 MILES
2023 Estimated Average Household Income	\$107,771	\$114,393	\$112,962
2023 Estimated Median Household Income	\$89,095	\$96,380	\$91,159
2023 Estimated Per Capita Income	\$37,444	\$39,852	\$39,323

EDUCATION (AGE 25+)

	2 MILES	3 MILES	5 MILES
2023 Estimated High School Graduate	28.51%	25.90%	23.97%
2023 Estimated Bachelors Degree	18.83%	20.81%	21.69%
2023 Estimated Graduate Degree	8.43%	10.57%	11.49%

AGE

	2 MILES	3 MILES	5 MILES
2023 Median Age	33.7	33.1	33.0

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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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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