

LAND
FOR SALE

FURTHER REDUCED! +/- 9.84 ACRES ON BECKER ROAD

18611 BECKER RD, HOCKLEY, TX 77447



OFFERING SUMMARY

FURTHER REDUCED PRICE: **\$1,050,000**

Lot Size: +/- 9.84 Acres

Market: Northwest

Submarket: Hockley

County: Harris

PROPERTY HIGHLIGHTS

- +/- 9.84 acres of land on the west side of Becker Road between Bauer Hockley Road and Botkins Road, less than 3 miles north of Highway 290
- Outstanding unrestricted development or investment opportunity in rapidly expanding Waller/Hockley area
- Great location with approximately 200 feet of frontage on Becker Road
- Close proximity to freeways, new residential developments, & the Daikin Technologies headquarters
- Located less than 3 miles from both US 290 and the Grand Parkway (99) and only one and a half miles south of FM 2920
- Average traffic count of over 12,000 vehicles per day on nearby FM 2920 & over 72,000 vehicles per day on nearby US 290
- Located in Harris County & Waller ISD; total tax rate for 2023: \$2.03 per \$100 of assessed value
- Full demographic package available

FOR MORE INFORMATION, PLEASE CONTACT:

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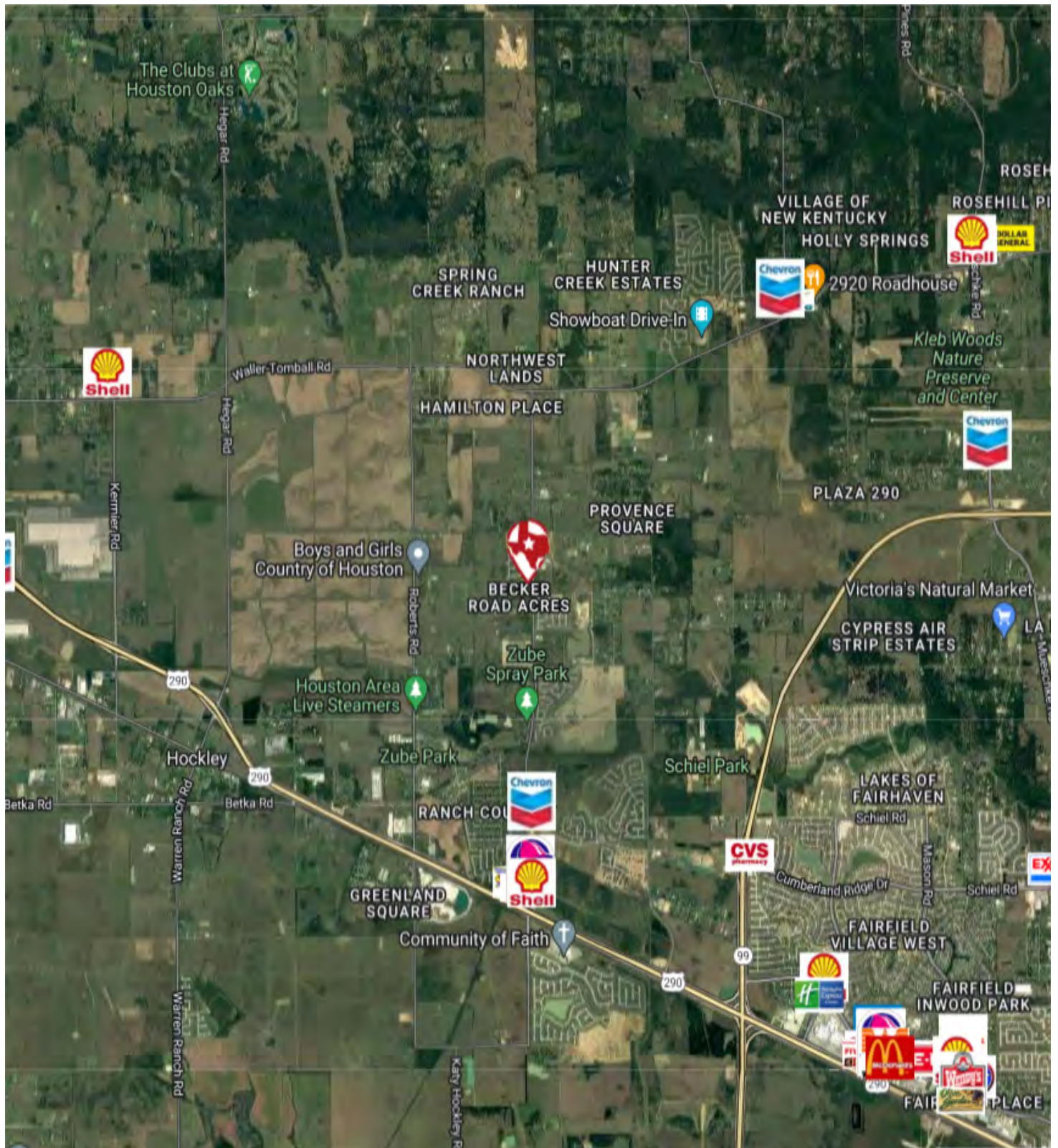
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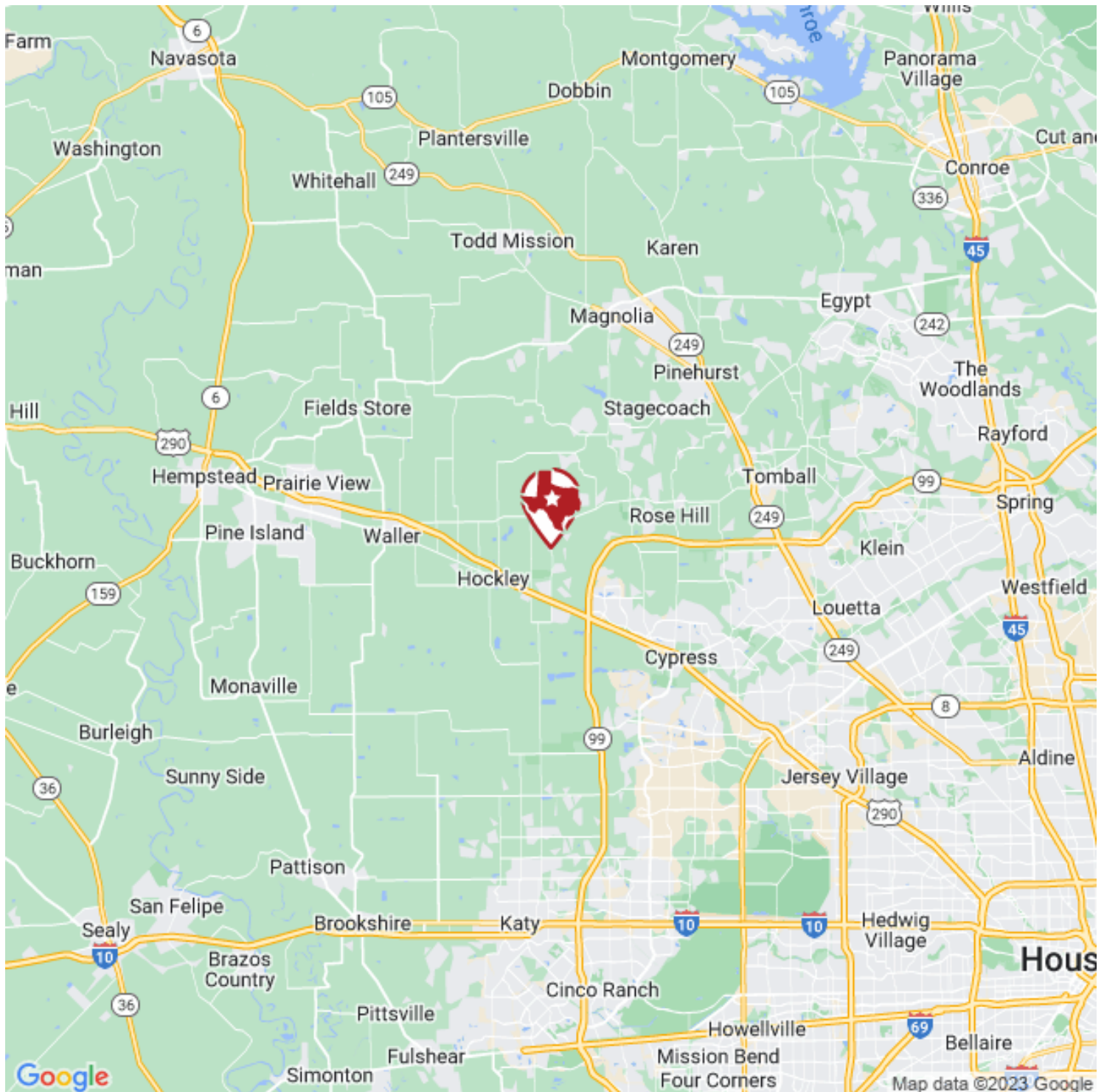
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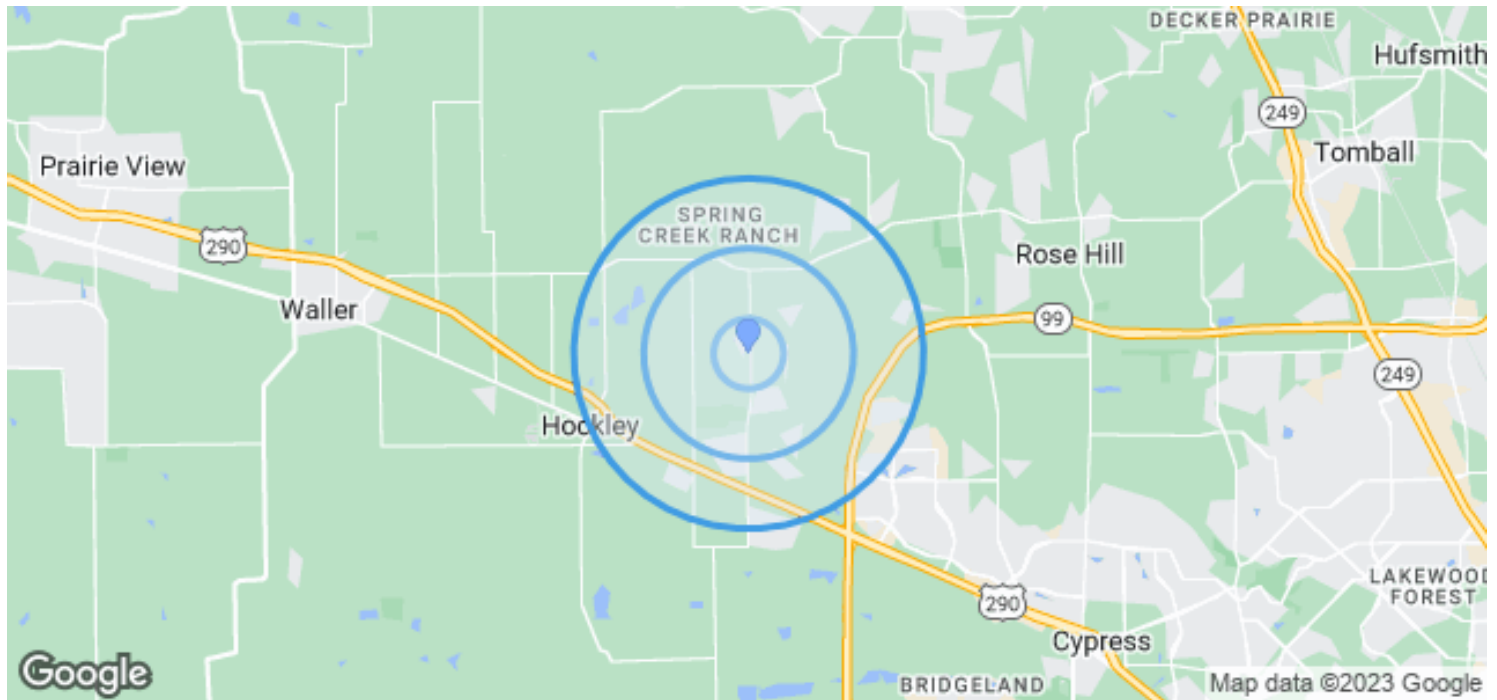
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	7,210	11,757	32,833
Median age	25.3	27.1	31.7
Median age (Male)	21.5	23.7	29.5
Median age (Female)	28.5	29.9	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households	2,159	3,567	10,169
# of persons per HH	3.28	3.26	3.22
Average HH income	\$98,114	\$109,327	\$136,632
Average house value	\$211,425	\$211,524	\$262,429

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Chris Joyce</u> Sales Agent/Associate's Name	<u>695869</u> License No.	<u>chris@texasces.com</u> Email	<u>(936) 577-0836</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

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Tracy Kiepp

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