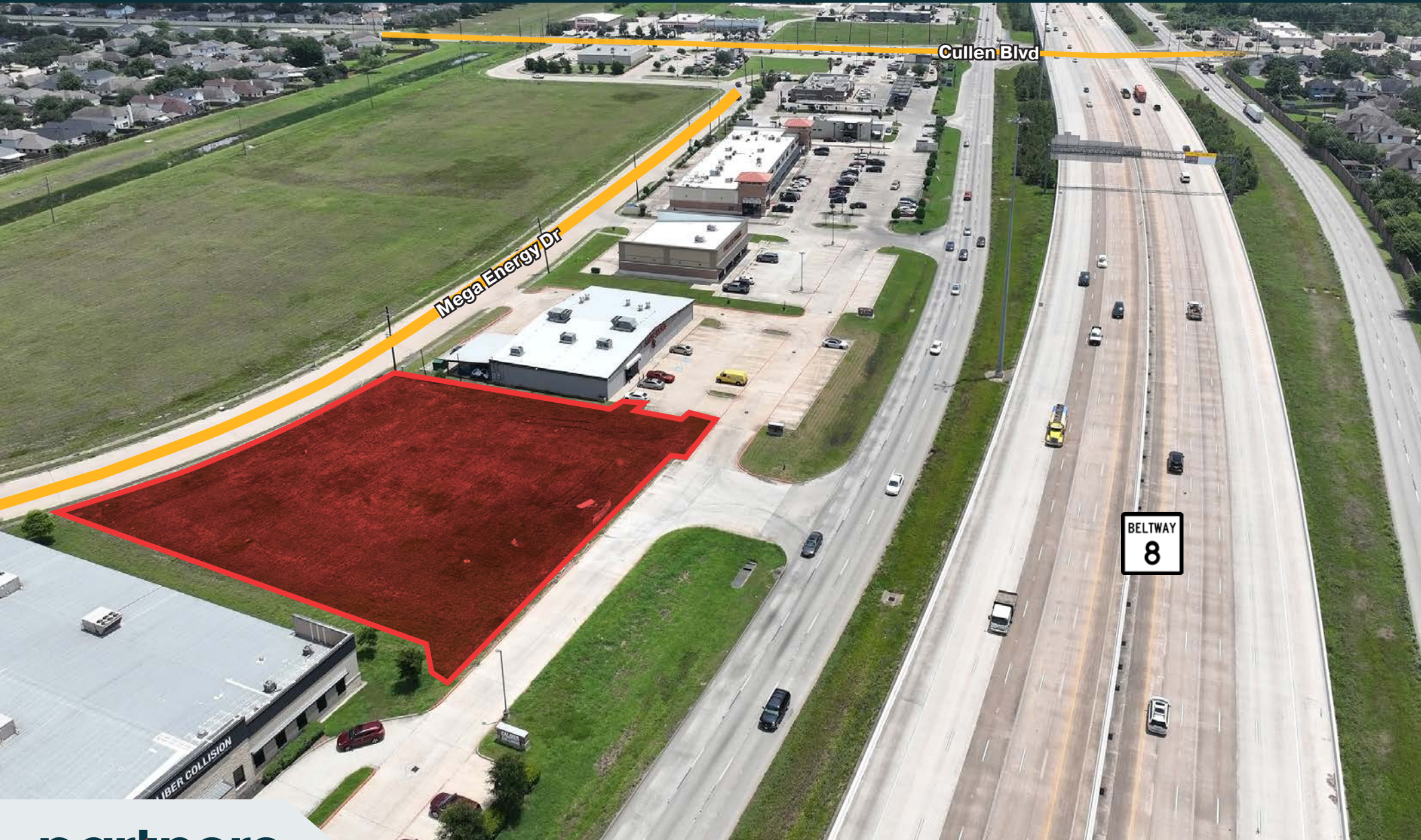


OFFERING MEMORANDUM

# 1.278 AC Lot on Beltway 8 S & Cullen Blvd

0 Mega Energy Dr, Houston, TX 77047

partners



partners


0 Mega Energy Dr, Houston, TX 77047


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



**Davis Amanyisye, CCIM**  
Associate - Investment Sales

 **713-275-9604**

 [davis.amanyisye@partnersrealestate.com](mailto:davis.amanyisye@partnersrealestate.com)

## PROPERTY AT A GLANCE

|                       |                         |
|-----------------------|-------------------------|
| ADDRESS               | <b>0 MEGA ENERGY DR</b> |
| CITY, STATE, ZIP CODE | <b>HOUSTON TX 77047</b> |
| LAND ACRES            | <b>1.278 AC</b>         |
| SQUARE FOOTAGE        | <b>55,683 SF</b>        |
| PARCEL NO.            | <b>1321680020001</b>    |
| COUNTY                | <b>HARRIS</b>           |

# Executive Summary >>

Partners is pleased to offer an exceptional opportunity to acquire a 1.278-acre parcel of land, located on Beltway 8 South near Cullen Blvd, in Houston, Texas. This parcel presents a unique investment for a developer or user to join the booming South Beltway 8 market in the City of Houston, ETJ.

This highly visible and easily accessible site is ideal for retail, office, or light industrial development. It has an existing curb cut and frontage along Beltway 8, a major thoroughfare. All necessary utilities are available on site. The submarket is witnessing a significant spike in new development projects, indicating strong demand for new business premises.

This property offers a compelling investment opportunity in a thriving submarket, ideal for developers looking to capitalize on immediate and profitable development potential.



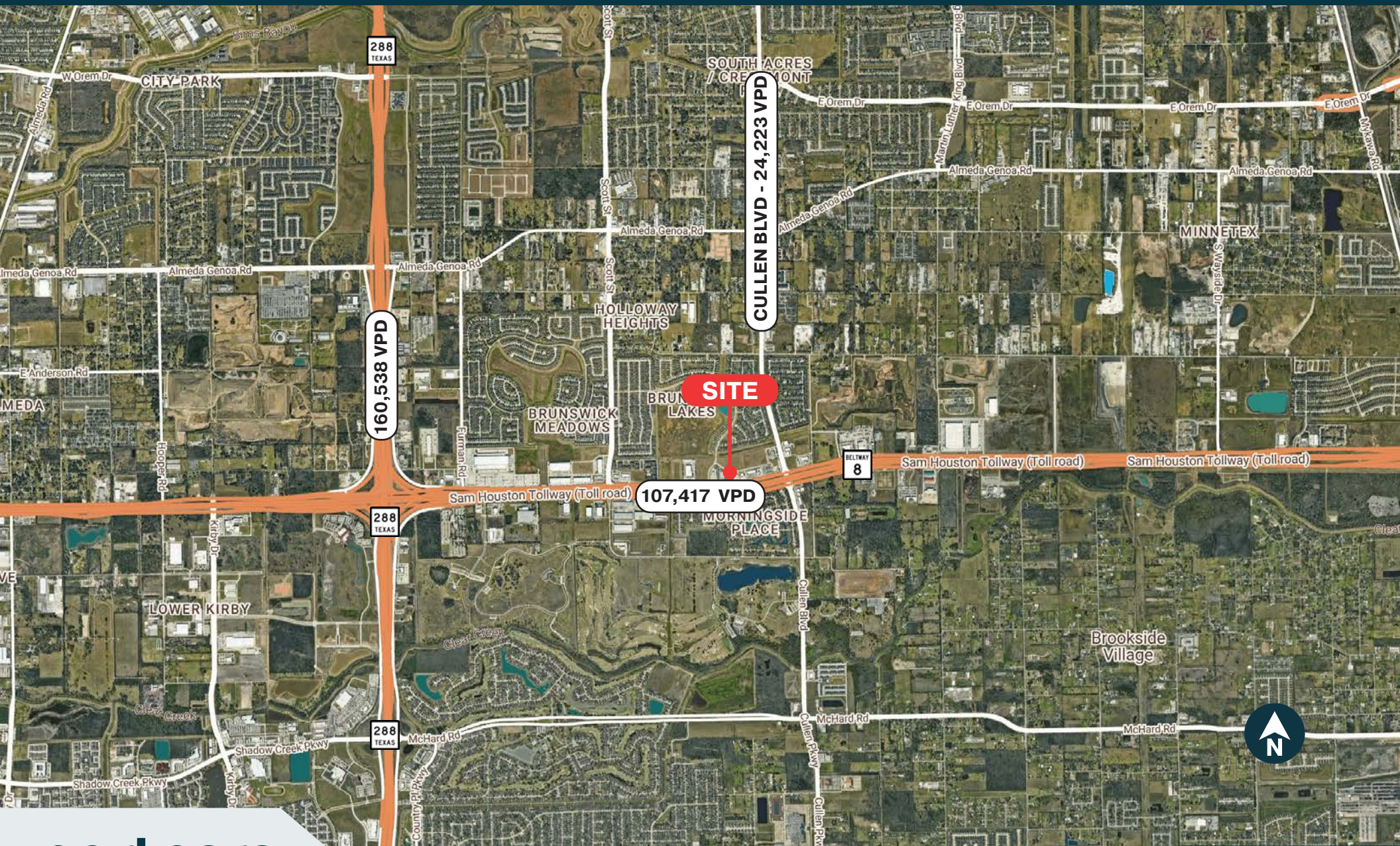
# Investment Highlights >>

- 1.278 Acres of land available for Sale in Houston ETJ
- Great access and visibility
  - Cross Access to & from Cullen Blvd. & Beltway 8 feeder rd
- Frontage on S. Sam Houston Parkway
- Heavy daytime traffic
- All utilities are available
  - City of Houston water and storm sewer lines located nearby
- Near expanding residential, retail, and industrial office developments
- Zoning & Restrictions: Located in Harris County which has no zoning.
- Highest & best use: Commercial – Retail, QSR, office park, self- storage, flex, light industrial/warehouse



|                |  |
|----------------|--|
| Address        | 0 Mega Energy Blvd,<br>Houston, TX 77047 |
| Price          | Call Broker                              |
| Land Size (SF) | 55,683 SF                                |
| Land Size (AC) | 1.278 AC                                 |

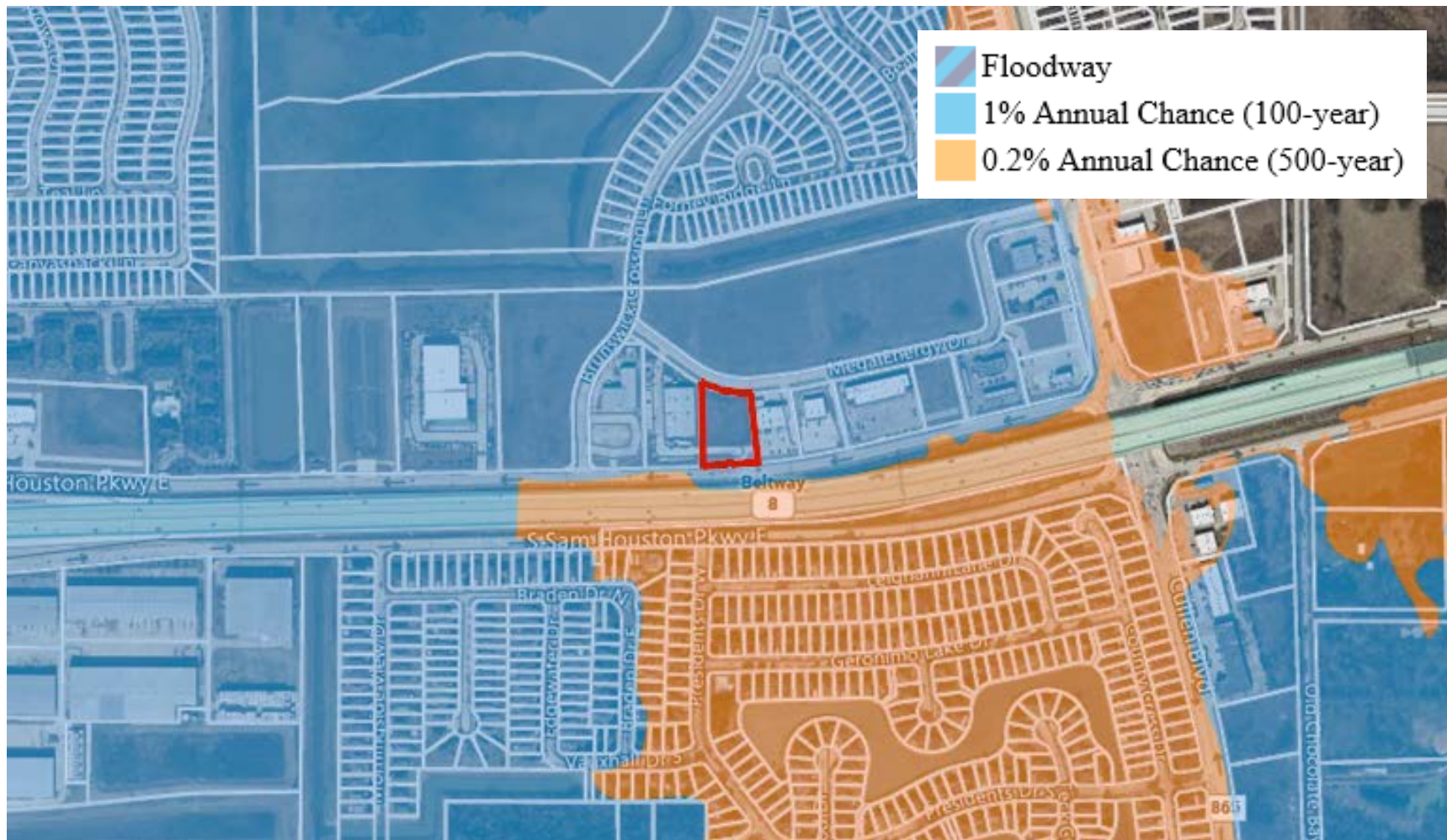
# Location Map >>



# Retailer Map >>



# National Flood Hazard >>



# Property Photos >>

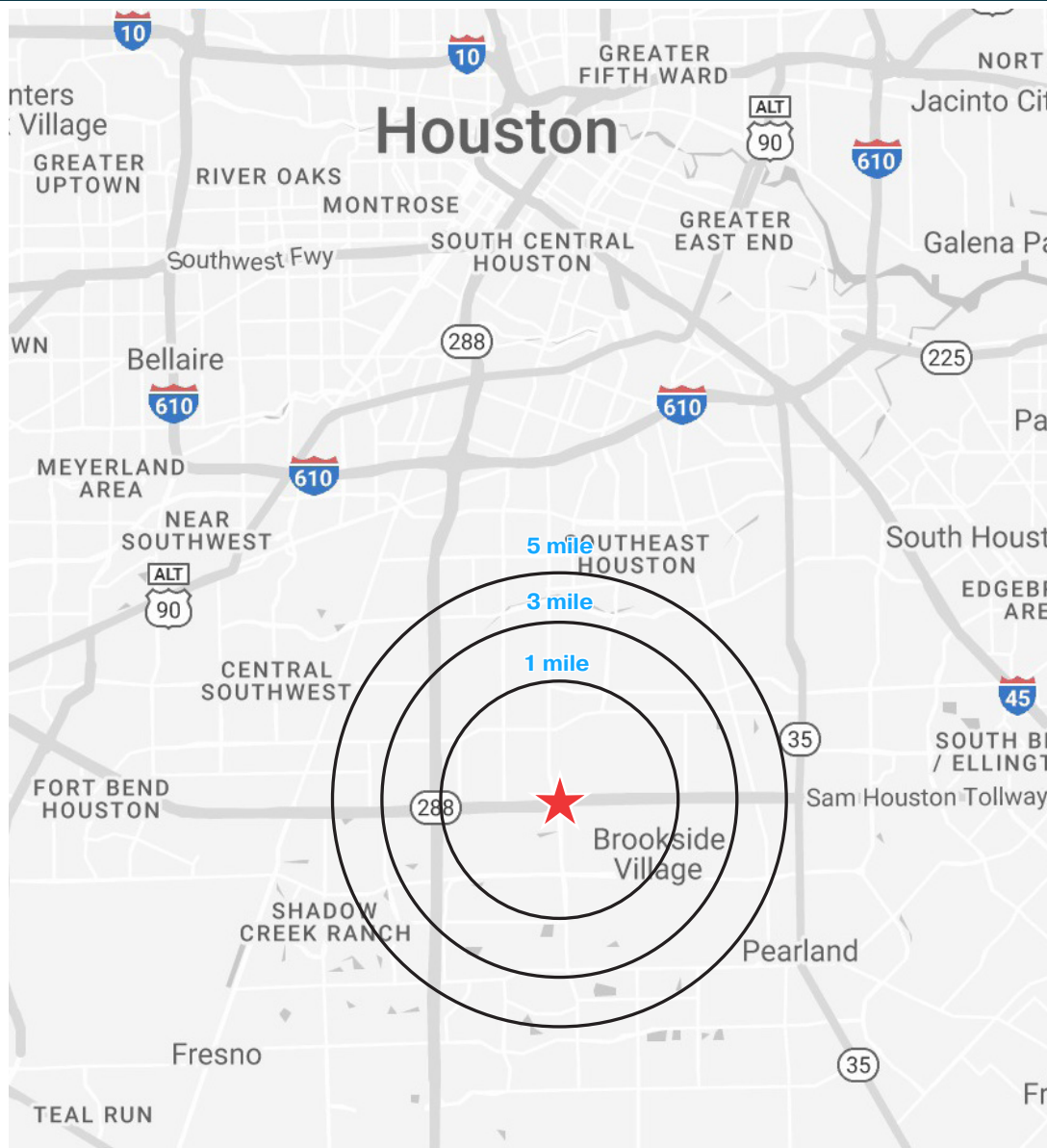


[View Additional Photos](#)





# DEMOGRAPHICS >>



| POPULATION                        | 1 MILES   | 3 MILES   | 5 MILES   |
|-----------------------------------|-----------|-----------|-----------|
| Estimated Population (2023)       | 7,335     | 62,909    | 205,523   |
| Projected Population (2028)       | 8,013     | 74,181    | 229,493   |
| Census Population (2020)          | 6,655     | 56,502    | 200,953   |
| Census Population (2010)          | 4,156     | 46,006    | 162,866   |
| Median Age                        | 31.1      | 31.1      | 34.9      |
| HOUSEHOLDS                        |           |           |           |
| 2023 Households                   | 2,502     | 22,272    | 70,550    |
| 2028 Household Projection         | 2,717     | 26,348    | 79,550    |
| HOUSEHOLD INCOME                  |           |           |           |
| Average Household Income (2023)   | \$122,135 | \$106,183 | \$117,352 |
| Projected Household Income (2028) | \$121,695 | \$96,571  | \$112,729 |
| Per Capita Income (2023)          | \$41,735  | \$37,616  | \$40,305  |

## MAJOR AREA EMPLOYERS

**Sysco**

**Exxon Mobile**

**Baker Hughes**

**ConocoPhillips**

**Halliburton**

**Occidental Petroleum**

**Schlumberger**

**Chevron**

**Amazon Hub Counter**

**Hewlett Packard Enterprise**

**JP Morgan**

**KBR**

**Waste Management**

**Houston Methodist**

**Texas Childrens**

**BP**

# HOUSTON TX AT A GLANCE

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy. The Houston MSA has grown at a 2.6 compound annual growth rate since 2001.

## TRADE

Houston has the largest export market in the U.S., ranking 1st in foreign tonnage for 23 straight years. The Port of Houston is the largest Gulf Coast container port and ranks 1st in total waterborne tonnage. The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics.

## EMPLOYMENT

There are 3.1 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 3 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 84,560 engineers and architects, and approximately 230,300 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

## WORLD'S LARGEST MEDICAL COMPLEX

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway.

Resources: <https://www.bestplaces.net/economy/city/texas/pasadena>

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## OFFERING MEMORANDUM

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### DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



# 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.

|  |             |                                       |              |
|--|-------------|---------------------------------------|--------------|
| PCR Brokerage Houston, LLC dba Partners                            | 9003949     | licensing@partnersrealestate.com      | 713-629-0500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                                 | Phone        |
| Jon Silberman  | 389162      | jon.silberman@partnersrealestate.com  | 713-629-0500 |
| Designated Broker of Firm  | License No. | Email                                 | Phone        |
| Davis Amanysisye   | 674445      | davis.amanyise@partnersrealestate.com | 713-275-9604 |
| 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 \_\_\_\_\_