

±1.97 ACRES
LAND AVAILABLE FOR SALE
NWQ US-59 & Rankin Rd | Humble, TX



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PROPERTY INFORMATION:

Address: NWQ US-59 & Rankin Rd
Humble, TX 77396

Size: ±1.97 Acres

Price: Call For Pricing

HIGHLIGHTS:

- 2023 Tax Rate: 2.48%
- Utilities available
- Not located in a flood plain
- Easy access to Interstate US-59/I-69 and Beltway 8, two of Houston MSA's major highways
- Zoned to Aldine ISD
- Close proximity to George Bush Intercontinental Airport
- Located across from Heather Ridge Village with approximately 265 homes

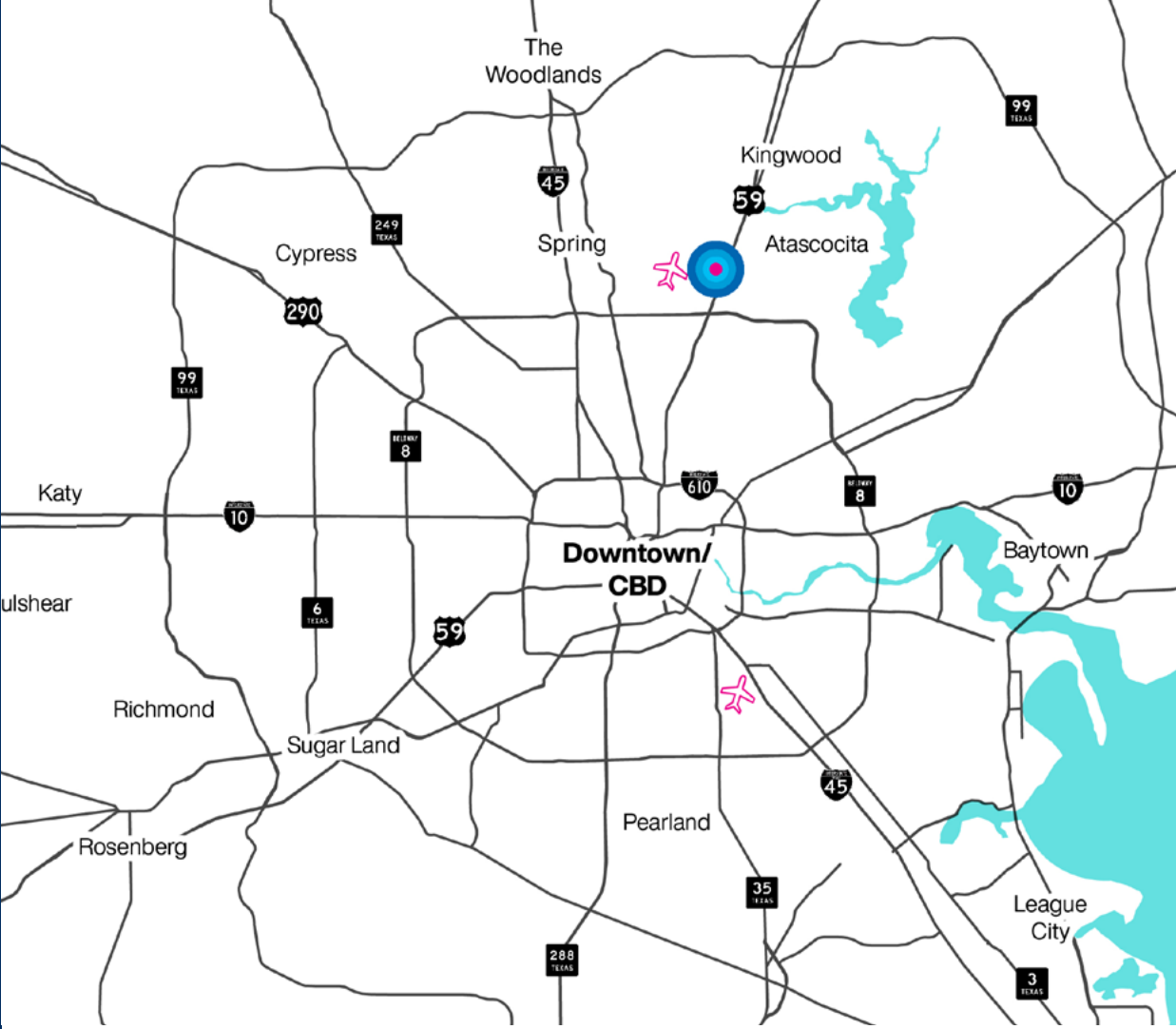
TRAFFIC COUNTS:

US-59: 232,115 CPD '22

Rankin Rd: 2,802 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,277	51,025	131,500
Daytime Pop.	1,771	46,124	111,074
Avg HH Income	\$90,396	\$92,563	\$98,650





SITE

Rankin Rd

7,878 CPD ('22) Rankin Rd

232,115 VPD ('22)

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George Bush Intercontinental Airport

Will Clayton Pkwy

Kenswick Dr

Kenswick Dr

Townsen Blvd

Humble Sportsplex

Townsen Blvd

Townsen Blvd

Wilson Rd

Old Humble Rd

Humble High School

Will Clayton Pkwy

Wilson Rd

moys Dillard's DICK'S
JCPenney BARNES NOBLE

Marshalls PETSMART
Office DEPOT Party City
BEST BUY SHOE CARNIVAL
ULTA rue21 OLD NAVY
buybuy BABY

PLATON'S Total Wine MUSIC BOOKS
SALLY'S BOUTIQUE OUTBACK
ROSS

DEERBROOK MALL

at home Academy
Durlington

DSW
DSW
DSW

CHUCKE CHEESE'S

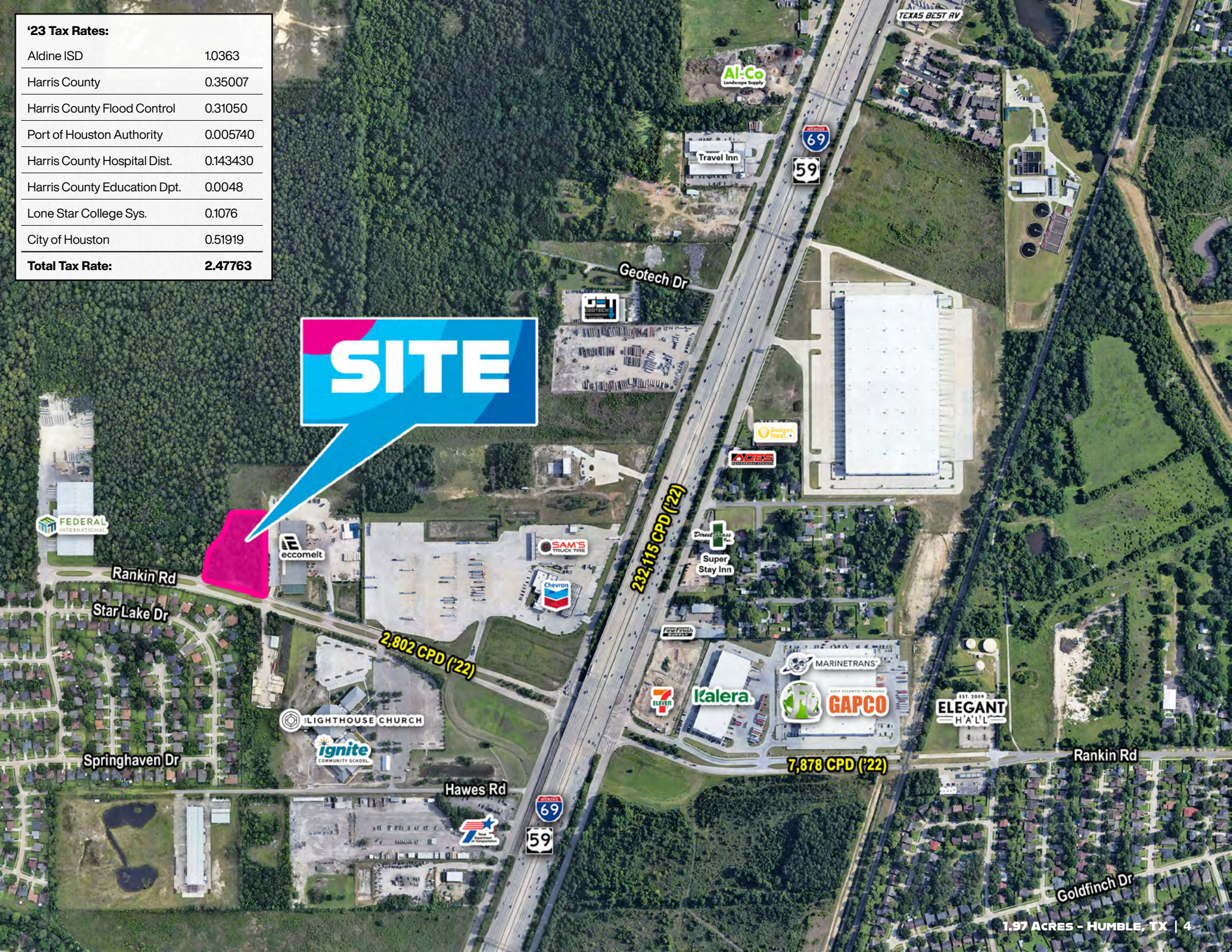
FLOOR DECOR
NORTHERN

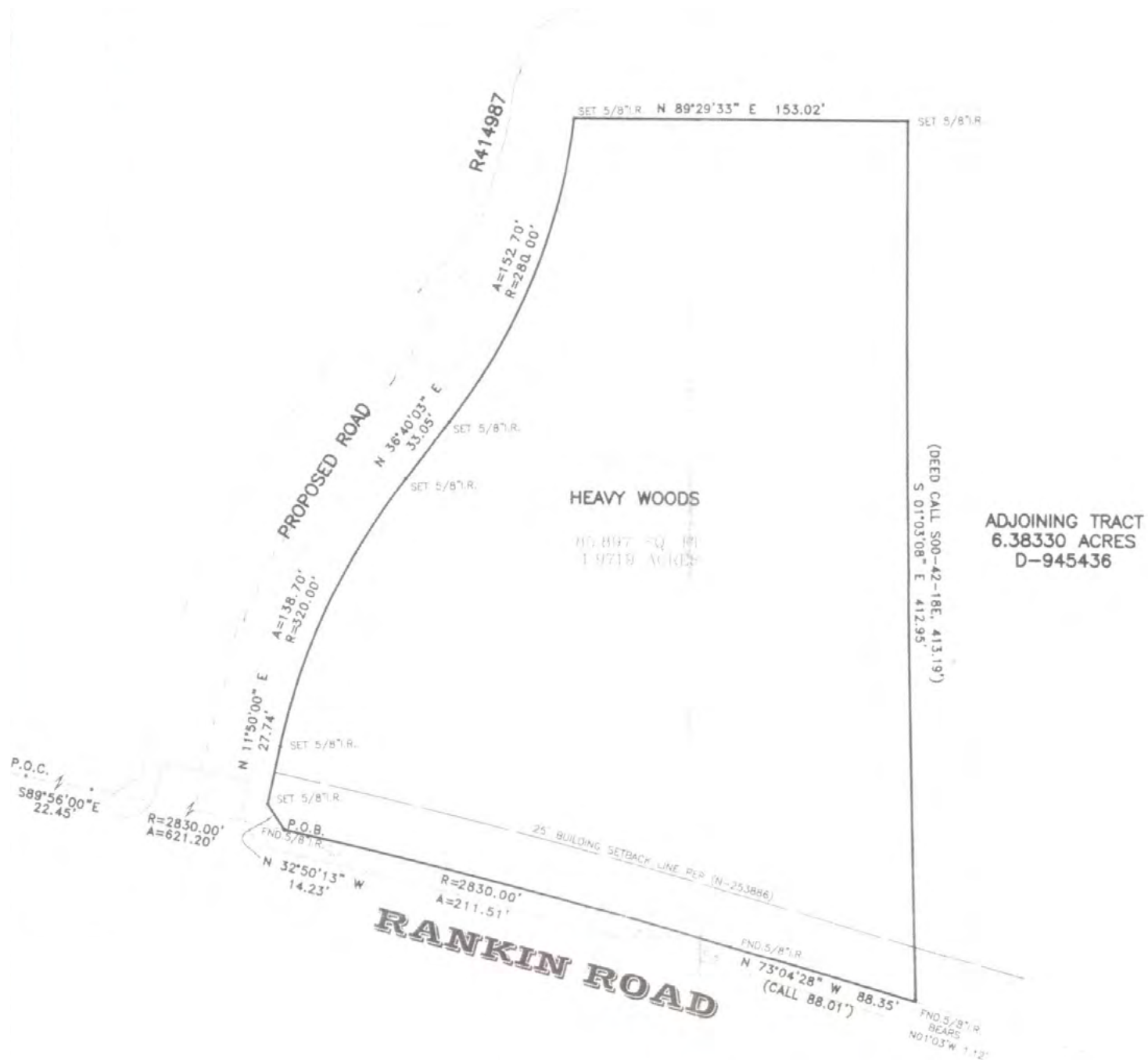
LIVING SPACES

'23 Tax Rates:

Aldine ISD	1.0363
Harris County	0.35007
Harris County Flood Control	0.31050
Port of Houston Authority	0.005740
Harris County Hospital Dist.	0.143430
Harris County Education Dpt.	0.0048
Lone Star College Sys.	0.1076
City of Houston	0.51919

Total Tax Rate: 2.47763







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
John P. Kimball III	533691	tk@theblueoxgroup.com	713.230.8862
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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