

# UNDER CONSTRUCTION C-STORE



## ALISON COMMERCIAL GROUP

By: KW Commercial  
920 South Fry Road Katy, TX 77450

### PRESENTED BY:

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## LOCATION INFORMATION

- **Currently under construction**
- **Valero fuel brand**
- **Turn-key project**
- **Potential to add food trucks on available land space**
- **Potential to add EV charging stations**
- **Potential branded deli**
- **Full 2022 IMST report available**
- **Option to update the latest IMST report**

**Price: Call Broker**

**Land: ± 2 AC**

**Bldg: ± 4,300 SF**

## PROPERTY HIGHLIGHTS

The C-Store at 8910 Hall Road in Houston, Texas, presents a prime opportunity for Investor operators to acquire, capitalizing on its strategic location and significant traffic exposure. Situated on major thoroughfares of Beltway 8 (Sam Houston Tollway), this development is on ±2 AC land parcel of approximately ±4300 square feet of building.

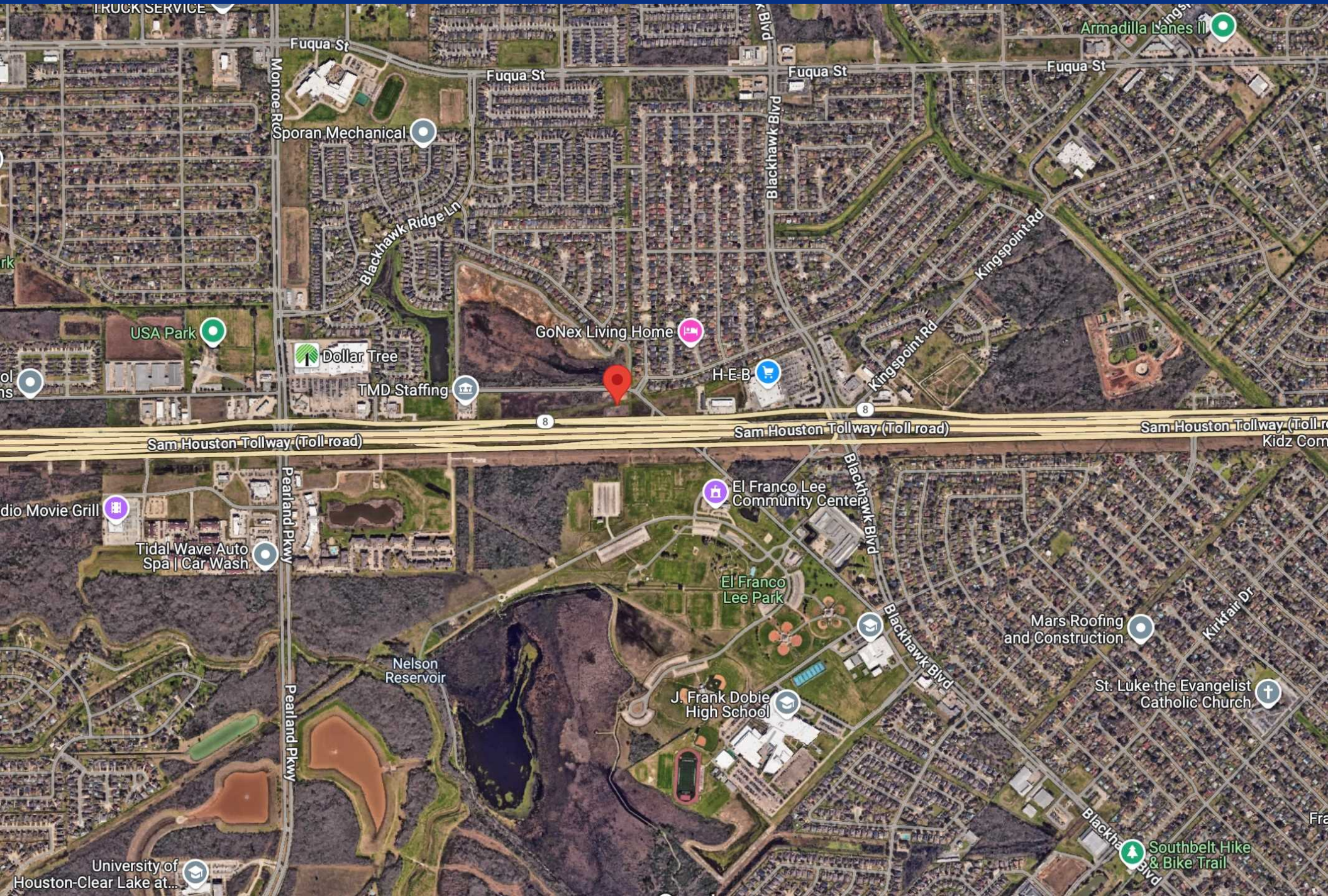
### Potential Value Additions

- **Food Truck Park:** A portion of the land could be utilized to create a vibrant food truck park, offering a variety of culinary options that cater to the surrounding residential and working communities. With the growing popularity of food trucks and outdoor dining experiences.
- **Fast Food Development:** The extra land available presents an ideal opportunity for developing fast food outlets. Quick-service restaurants would benefit from the high traffic counts, especially with 1,700 vehicles per day on Beltway 8 and 15,000 on Hall Road, providing excellent visibility and accessibility for drivers seeking convenient dining options.
- **Truck Parking Facility:** The property's proximity to major highways makes it a suitable location for a truck parking facility.
- **EV Charging Station:** As electric vehicle (EV) adoption continues to rise, incorporating an EV charging station would provide extra income. The station would serve commuters and travelers using Beltway 8.

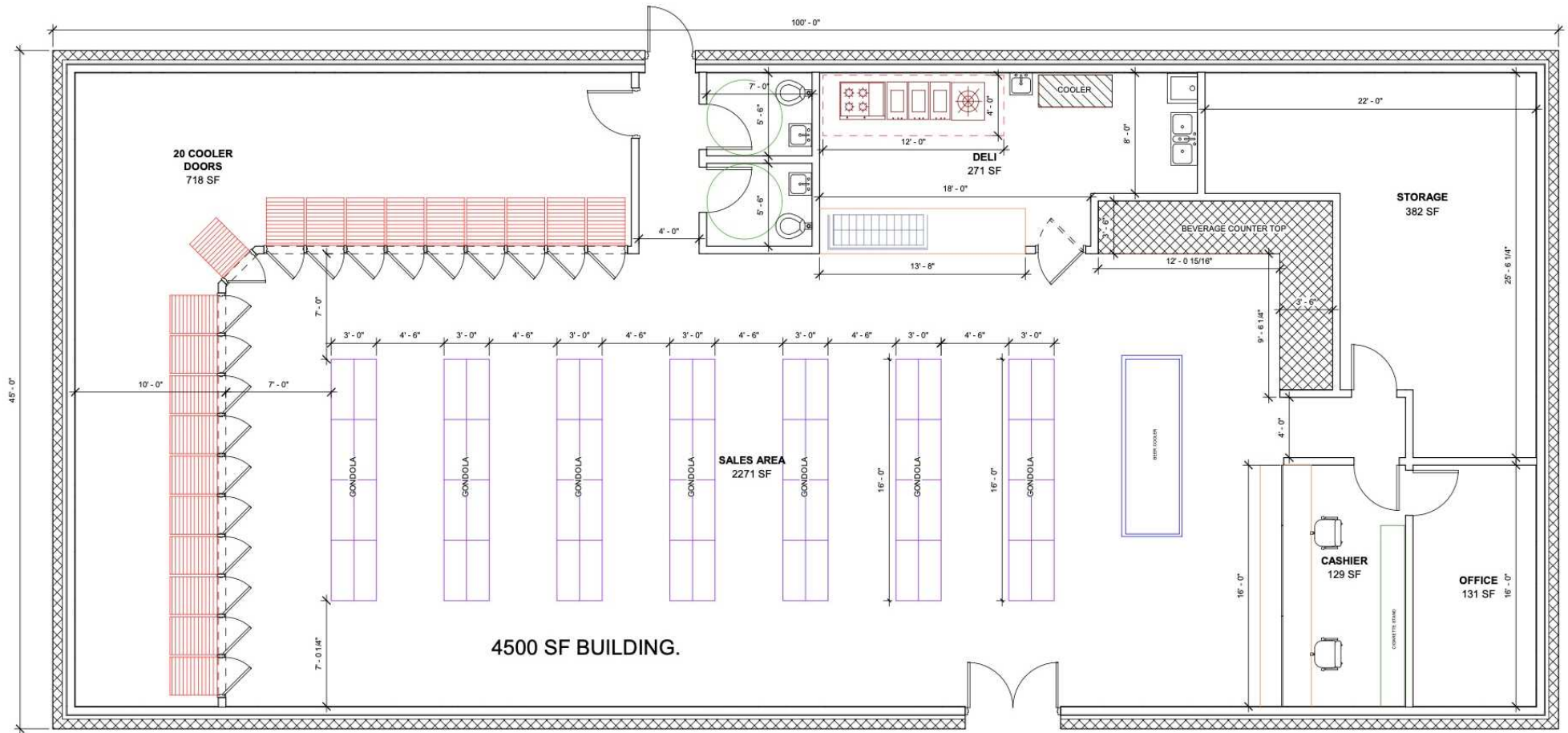




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Mr. Ex CVS pharmacy CVS to

H&R BLOCK H&R Block

Castle Dental & Orthodontics

Stripes

Crystal Nail & Spa

KOI CHA

First Texas Dental

Burlington

Sam Storage Facility

Starbucks

Bank of America (Lobby Service Only)

Target

ShIPLEY Do-Nuts

H-E-B Bakery

Shell

Brake Check

2-A-Days Sports Bar

Freeway Baptist Church

Perfect Browz

BreWingZ Restaurant and Bar

Christian Brothers Automotive Pearland

CubeSmart Self Storage

HAWKEYECENTER Hawk Eye Center

Shell

# Key Facts

8910 Hall Rd, Houston, Texas, 77075  
Ring of 3 miles

## KEY FACTS

111,048

Population



3.0

Average Household Size

34.5

Median Age

\$77,545

Median Household Income

## EDUCATION

15.9%

No High School Diploma



25.6%

High School Graduate



32.0%

Some College/ Associate's Degree



26.5%

Bachelor's/Grad/ Prof Degree

## BUSINESS



2,971

Total Businesses



29,550

Total Employees

## EMPLOYMENT



54.7%

White Collar



27.4%

Blue Collar



17.9%

Services

5.1%

Unemployment Rate

## INCOME



\$77,545

Median Household Income



\$33,779

Per Capita Income



\$198,554

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.3%)

The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	-1.9%	<div style="width: 6.5%;"></div>
\$15,000 - \$24,999	5.2%	-0.9%	<div style="width: 5.2%;"></div>
\$25,000 - \$34,999	6.6%	-1.3%	<div style="width: 6.6%;"></div>
\$35,000 - \$49,999	10.8%	-0.2%	<div style="width: 10.8%;"></div>
\$50,000 - \$74,999	19.0%	+1.4%	<div style="width: 19.0%;"></div>
\$75,000 - \$99,999	13.5%	+1.7%	<div style="width: 13.5%;"></div>
\$100,000 - \$149,999	19.3%	+3.2%	<div style="width: 19.3%;"></div>
\$150,000 - \$199,999	10.4%	+1.0%	<div style="width: 10.4%;"></div>
\$200,000+	8.5%	-3.2%	<div style="width: 8.5%;"></div>

Bars show deviation from

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri



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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



## 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:
  - 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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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](http://www.trec.texas.gov)

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