



NewQuest

±1.25 ACRES - WEST 26TH STREET

1718 West 26th Street | Houston, Texas

Rare ±1.25-Acre Tract Available For Sale in Shady Acres

Additional ±0.74-Acre Tract Available

Glenn Dickerson

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Project Highlights

±1.25 Acres Available For Sale in Houston, Texas

- ±19,508-SF vacant warehouse sitting on a ±1.25-acre tract
- Additional ±0.74-acre tract can be acquired if needed
- Lowe's immediately across the street, and major medical office buildings surrounding
- Ideal for a medical, multi-family or office development
- This area is experiencing high growth, and tracts over 1 acre are rare
- Owner has complete plans for a MOB
- Tract is in the 100-year floodplain

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Survey

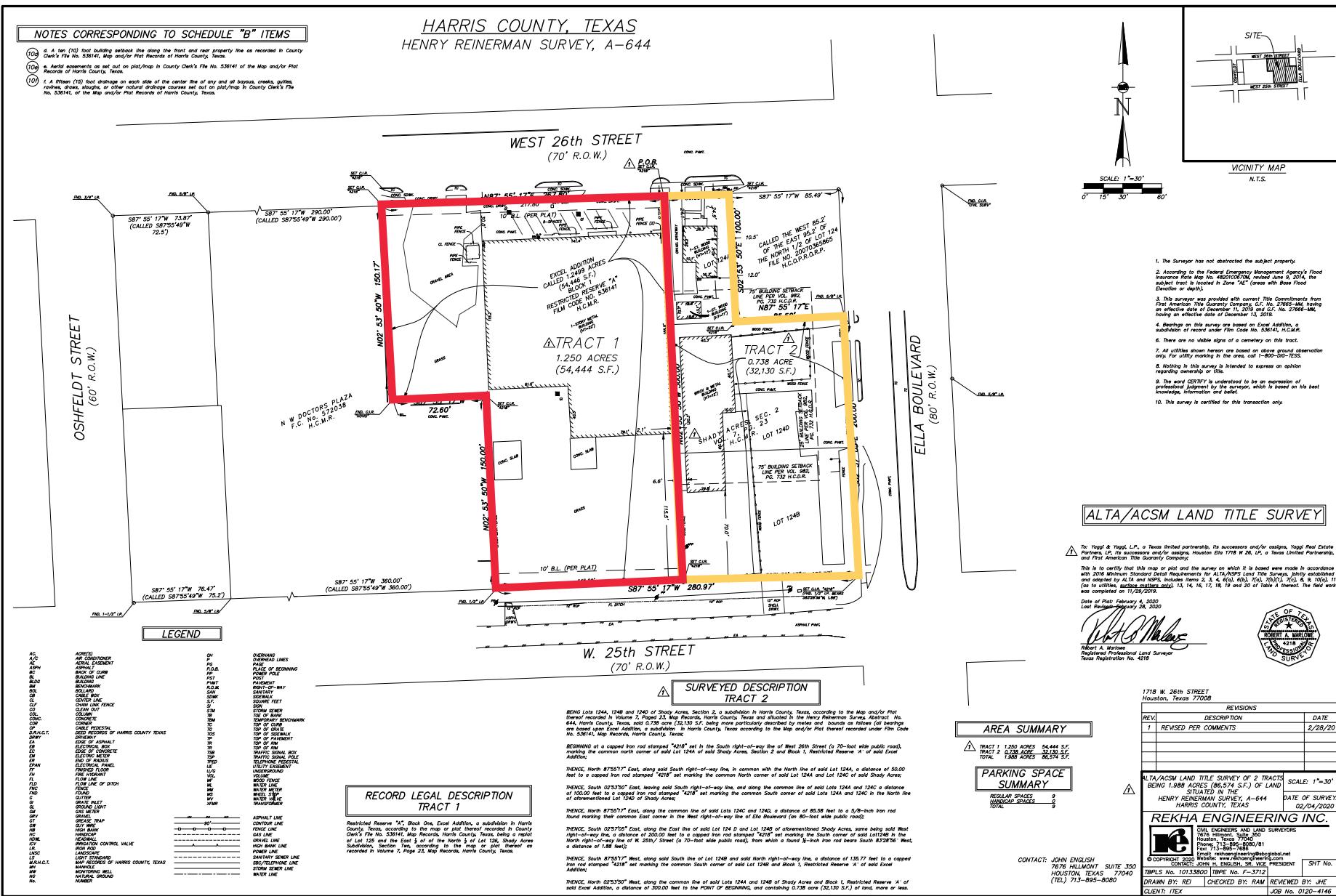
NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

10a. A ten (10) foot building setback line along the front and rear property line as recorded in County Clerk's File No. 536141, Map and/or Plat Records of Harris County, Texas.

10b. Aerial easements as set out on plat/map in County Clerk's File No. 536141 of the Map and/or Plat Records of Harris County, Texas.

10c. A fifteen (15) foot drainage on each side of the center line of any and all bayous, creeks, gullies, ravines, ditches, sloughs, or other natural drainage courses set out on plat/map in County Clerk's File No. 536141, of the Map and/or Plat Records of Harris County, Texas.

HARRIS COUNTY, TEXAS
HENRY REINERMAN SURVEY, A-644



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Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

	1 MILE	3 MILES	5 MILES
POPULATION			
Current Households	10,270	72,210	204,791
Current Population	20,325	160,625	475,833
2020 Census Average Persons per Household	1.98	2.22	2.32
2020 Census Population	16,181	128,918	395,228
Population Growth 2020 to 2024	35.1	36.0	36.0
CENSUS HOUSEHOLDS			
1 Person Households	40.08%	38.98%	39.62%
2 Person Households	31.90%	29.62%	28.58%
3+ Person Households	28.02%	31.40%	31.80%
Owner-Occupied Housing Units	58.94%	56.91%	48.32%
Renter-Occupied Housing Units	41.06%	43.09%	51.68%
RACE AND ETHNICITY			
White	60.44%	52.67%	46.29%
Black or African American	8.14%	13.33%	14.16%
Asian or Pacific Islander	8.05%	6.06%	5.77%
Other Races	22.53%	27.09%	32.74%
Hispanic	31.08%	35.24%	43.36%
INCOME			
Average Household Income	\$180,671	\$182,271	\$160,209
Median Household Income	\$137,653	\$127,647	\$106,855
Per Capita Income	\$84,465	\$81,222	\$70,204
EDUCATION			
Estimated High School Graduate	11.26%	13.63%	16.49%
Estimated Bachelor's Degree	35.27%	32.22%	27.14%
Estimated Graduate Degree	26.83%	26.02%	22.55%
AGE			
Median Age	35.1	36.0	36.0

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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