



**NewQuest**

**±1.25 ACRES - WEST 26<sup>TH</sup> STREET**

1718 West 26<sup>th</sup> Street | Houston, Texas

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

Additional ±0.74-Acre Tract Available

**Glenn Dickerson**

281.477.4384 | [gdickerson@newquest.com](mailto:gdickerson@newquest.com)



# Project Highlights

## ±1.25 Acres Available For Sale in Houston, Texas

**Glenn Dickerson**  
gdickerson@newquest.com  
281.477.4384

- ±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



**26%**  
**POPULATION GROWTH**  
WITHIN 1 MILE  
FROM 2020 TO 2024

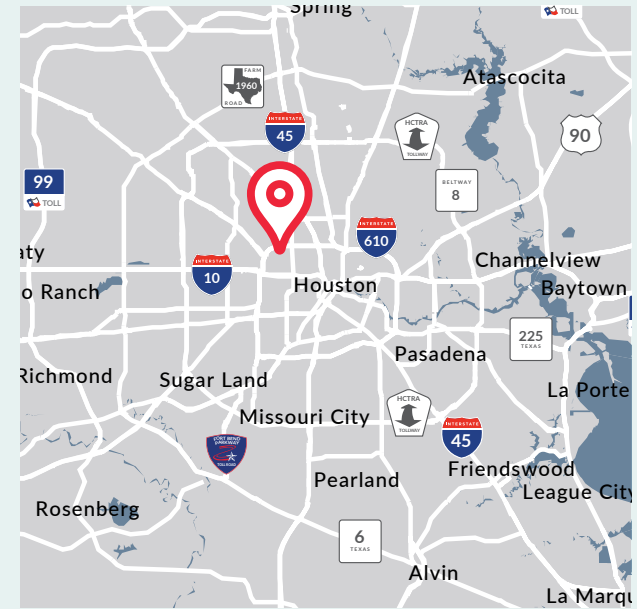


**476K**  
**CURRENT POPULATION**  
WITHIN 5 MILES

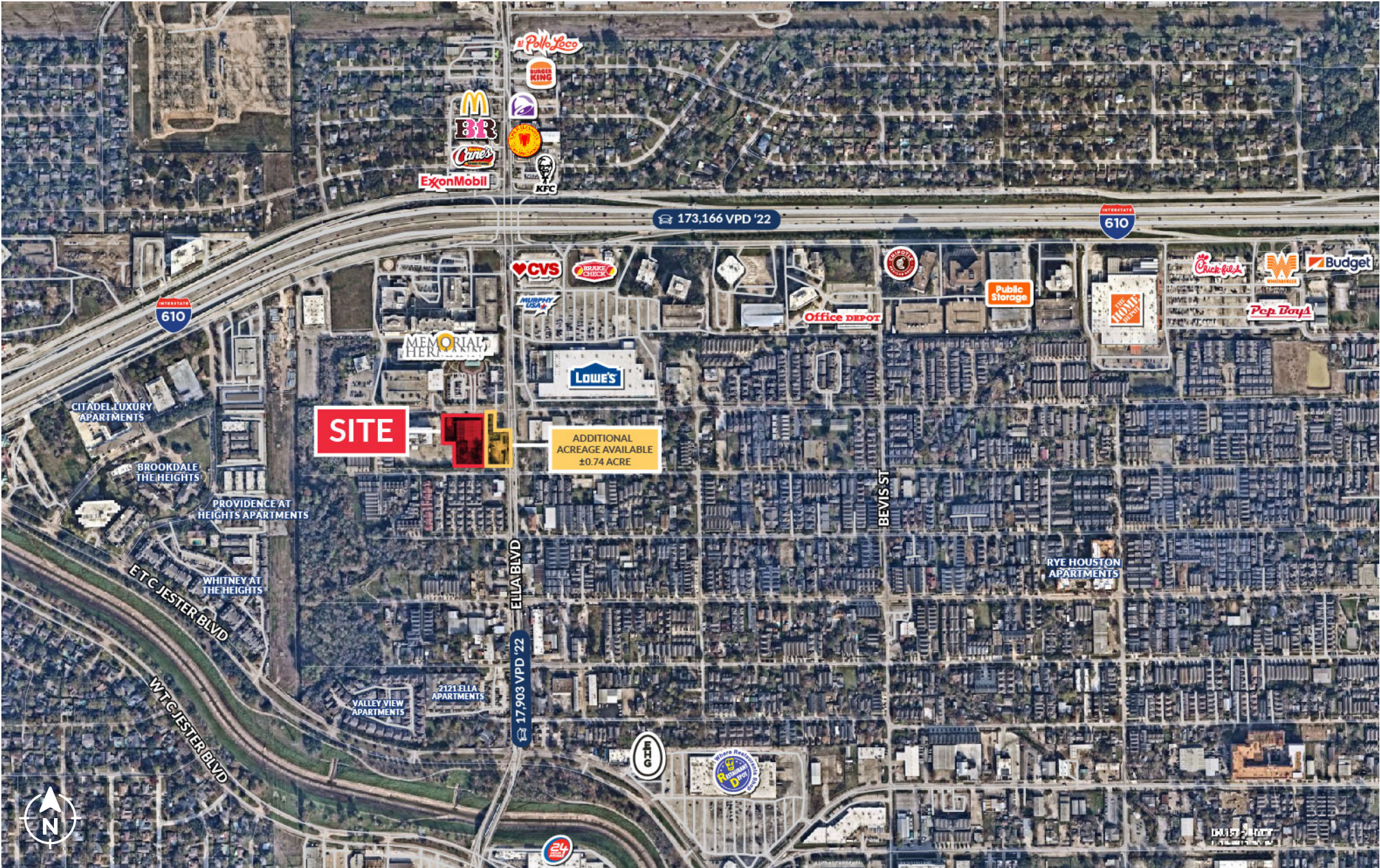


**\$182K**  
**AVERAGE HHI**  
WITHIN 3 MILES

- **Approximate Size:**  
±1.25 Acres with ±19,508 SF building  
±0.74-acres
- **Price:**  
Contact broker for pricing
- **School District:**  
Houston ISD
- **Frontage:**  
±217 ft. on West 26th St.  
±145 ft. on West 25th St.
- **Utilities:**  
To the site
- **Detention:**  
Detention will need to be created with a new development







01.25 | 01.24



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

(10e) e. 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.

(10f) f. A fifteen (15) foot drainage on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, 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.

T STREET  
(R.O.W.)

**WEST 26th STREET**  
(70' R.O.W.)

**OSHFELDT STREET**  
(60' R.O.W.)

**ELLA BOULEVARD**  
(80' R.O.W.)

**TRACT 1**  
1.250 ACRES  
(54,444 S.F.)

**TRACT 2**  
0.738 ACRE  
(32,130 S.F.)

**EXCEL ADDITION**  
CALLED 1.2499 ACRES  
(54,444 S.F.)  
BLOCK 1  
RESTRICTED RESERVE "A"  
FILE CODE NO. 136141  
ACULAR

**N W DOCTORS PLAZA**  
F.C. NO. 512038  
H.C.M.R.

**SHAD ACRES**  
F.C. NO. 512038  
H.C.M.R.

**LEGEND**

CONC. PAV.  
ASPH. PAV.  
CONC. CURB  
ASPH. CURB  
CONC. SIDEWALK  
ASPH. SIDEWALK  
CONC. DRIVE  
ASPH. DRIVE  
CONC. FENCE  
ASPH. FENCE  
CONC. WALL  
ASPH. WALL  
CONC. POST  
ASPH. POST  
CONC. SIGN  
ASPH. SIGN  
CONC. LIGHT  
ASPH. LIGHT  
CONC. MANHOLE  
ASPH. MANHOLE  
CONC. DRAIN  
ASPH. DRAIN  
CONC. GUTTER  
ASPH. GUTTER  
CONC. BASE  
ASPH. BASE  
CONC. FILL  
ASPH. FILL  
CONC. GRAVEL  
ASPH. GRAVEL  
CONC. SAND  
ASPH. SAND  
CONC. DIRT  
ASPH. DIRT  
CONC. ROCK  
ASPH. ROCK  
CONC. BRICK  
ASPH. BRICK  
CONC. TILE  
ASPH. TILE  
CONC. PLASTER  
ASPH. PLASTER  
CONC. STUCCO  
ASPH. STUCCO  
CONC. CONCRETE  
ASPH. CONCRETE  
CONC. MORTAR  
ASPH. MORTAR  
CONC. GROUT  
ASPH. GROUT  
CONC. EPOXY  
ASPH. EPOXY  
CONC. RESIN  
ASPH. RESIN  
CONC. PUTTY  
ASPH. PUTTY  
CONC. PAINT  
ASPH. PAINT  
CONC. STAIN  
ASPH. STAIN  
CONC. SEALER  
ASPH. SEALER  
CONC. FINISH  
ASPH. FINISH  
CONC. COATING  
ASPH. COATING  
CONC. TREATMENT  
ASPH. TREATMENT  
CONC. PROTECTANT  
ASPH. PROTECTANT  
CONC. PRESERVATIVE  
ASPH. PRESERVATIVE  
CONC. REPAIR  
ASPH. REPAIR  
CONC. PATCH  
ASPH. PATCH  
CONC. FILLER  
ASPH. FILLER  
CONC. BINDER  
ASPH. BINDER  
CONC. ADHESIVE  
ASPH. ADHESIVE  
CONC. PRIMER  
ASPH. PRIMER  
CONC. SEALANT  
ASPH. SEALANT  
CONC. CEMENT  
ASPH. CEMENT  
CONC. GROUT  
ASPH. GROUT  
CONC. EPOXY  
ASPH. EPOXY  
CONC. RESIN  
ASPH. RESIN  
CONC. PUTTY  
ASPH. PUTTY  
CONC. PAINT  
ASPH. PAINT  
CONC. STAIN  
ASPH. STAIN  
CONC. SEALER  
ASPH. SEALER  
CONC. FINISH  
ASPH. FINISH  
CONC. COATING  
ASPH. COATING  
CONC. TREATMENT  
ASPH. TREATMENT  
CONC. PROTECTANT  
ASPH. PROTECTANT  
CONC. PRESERVATIVE  
ASPH. PRESERVATIVE  
CONC. REPAIR  
ASPH. REPAIR  
CONC. PATCH  
ASPH. PATCH  
CONC. FILLER  
ASPH. FILLER  
CONC. BINDER  
ASPH. BINDER  
CONC. ADHESIVE  
ASPH. ADHESIVE  
CONC. PRIMER  
ASPH. PRIMER  
CONC. SEALANT  
ASPH. SEALANT  
CONC. CEMENT  
ASPH. CEMENT

**LEGEND**

[illegible]

RECORD LEGAL DESCRIPTION  
TRACT 1

Restricted Reserve "A", Block One, Excel Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 536141, Map Records, Harris County, Texas, being a replat of Lot 125 and the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of Lot 126, Shady Acres Subdivision, Section Two, according to the map or plat thereof as recorded in Volume 7, Page 23, Map Records, Harris County, Texas.

*SURVEYED DESCRIPTION*  
*TRACT 2*

BEING Lots 1244, 1248 and 1240 of Shady Acres, Section 2, a subdivision in Harris County, Texas, according to the Map and/or Plat thereof recorded in Volume 7, Page 23, Map Records, Harris County, Texas and situated in the Henry Rehmerman Survey, Abstract No. 644, Harris County, Texas, and 0.738 acre (32.130 S.F., being more particularly described by metes and bounds as follows (all bearings are based upon Excel Addition, a subdivision in Harris County, Texas according to the Map and/or Plat thereof recorded under Film Code No. 536141, Map Records, Harris County, Texas;

BEGINNING at a capped iron rod stamped "4218" set in the South right-of-way line of West 26th Street (a 70-foot wide public road), marking the common north corner of said Lot 124A of said Shady Acres, Section 2 and Block 1, Restricted Reserve "A" of said Excel Addition;

THENCE, North 87°55'17" East, along said South right-of-way line, in common with the North line of said Lot 1244, a distance of 50.00 feet to a capped iron rod stamped "4218" set marking the common North corner of said Lot 1244 and Lot 124C of said Shady Acres;

THENCE, North 87°55'17" East, along the common line of said Lots 124C and 124D, a distance of 85.58 feet to a 5/8-inch iron rod found marking their common East corner in the West right-of-way line of Dix Boulevard (an 80-foot wide public road);

THENCE, South 02°57'05" East, along the East line of said Lot 124 D and Lot 124B of aforementioned Shady Acres, same being said West right-of-way line, a distance of 200.00 feet to a capped iron rod stamped "4218" set marking the South corner of said Lot 124B in the North right-of-way line of W. 25th Street (a 70-foot wide public road), from which a found 1/2-inch iron rod bears South 83°28'56" West a distance of 1.88 feet;

THENCE, South 87°55'17" West, along said South line of Lot 124B and said North right-of-way line, a distance of 135.77 feet to a capped iron rod stamped "4218" set marking the common South corner of said Lot 124B and Block 1, Restricted Reserve "A" of said Excel Addition;

THENCE, North 02°33'50" West, along the common line of said Lots 124A and 124B of Shady Acres and Block 1, Restricted Reserve A of said Excel Addition, a distance of 300.00 feet to the POINT OF BEGINNING, and containing 0.738 acre (32,130 S.F.) of land, more or less.

## ARFA SUMMARY

1	TRACT 1	1.250 ACRES	54,444 S.F.
	TRACT 2	0.738 ACRES	32,130 S.F.
	TOTAL	1.988 ACRES	86,574 S.F.

PARKING SPACE

SUMMARY	
REGULAR SPACES	9
HANDICAP SPACES	0

CONTACT: JOHN ENGLISH  
7676 HILLMONT SUITE 350  
HOUSTON, TEXAS 77040  
(TEL) 713-895-8080

1718 W. 26th STREET  
Houston, Texas 77008

REVISIONS		
REV.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	2/28/2

ALTA/ACSM LAND TITLE SURVEY OF 2 TRACTS  
BEING 1.988 ACRES (86,574 S.F.) OF LAND  
SITUATED IN THE  
HENRY REINERMAN SURVEY, A-644  
HARRIS COUNTY, TEXAS

SCALE: 1"=30'

DATE OF SURVEY  
02/04/2021

REKHA ENGINEERING INC.


**CML ENGINEERS AND LAND SURVEYORS**

**W** 7676 Hillmont, Suite 350  
Houston, Texas 77040

Phone: 713-895-8080/81  
Fax: 713-895-7686  
E-mail: [info@nrc.org](mailto:info@nrc.org)

© COPYRIGHT 2020  
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

CONTACT: JOHN R. ENGLISH, JR., VICE PRESIDENT	517 760
TRPLS No. 10133800	TRPE No. F-3712

DRAWN BY: REI	CHECKED BY: RAM	REVIEWED BY: JHE
---------------	-----------------	------------------

CLIENT: ITEX	JOB No. 0120-4146
--------------	-------------------

---

---



**O New(0)11**

© NewOut

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

---



# Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
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 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</b>
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>



**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300**

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.

MS25-375\_KT\_04.17.25