

# 3.0 ACRE LOT AVAILABLE FOR SALE

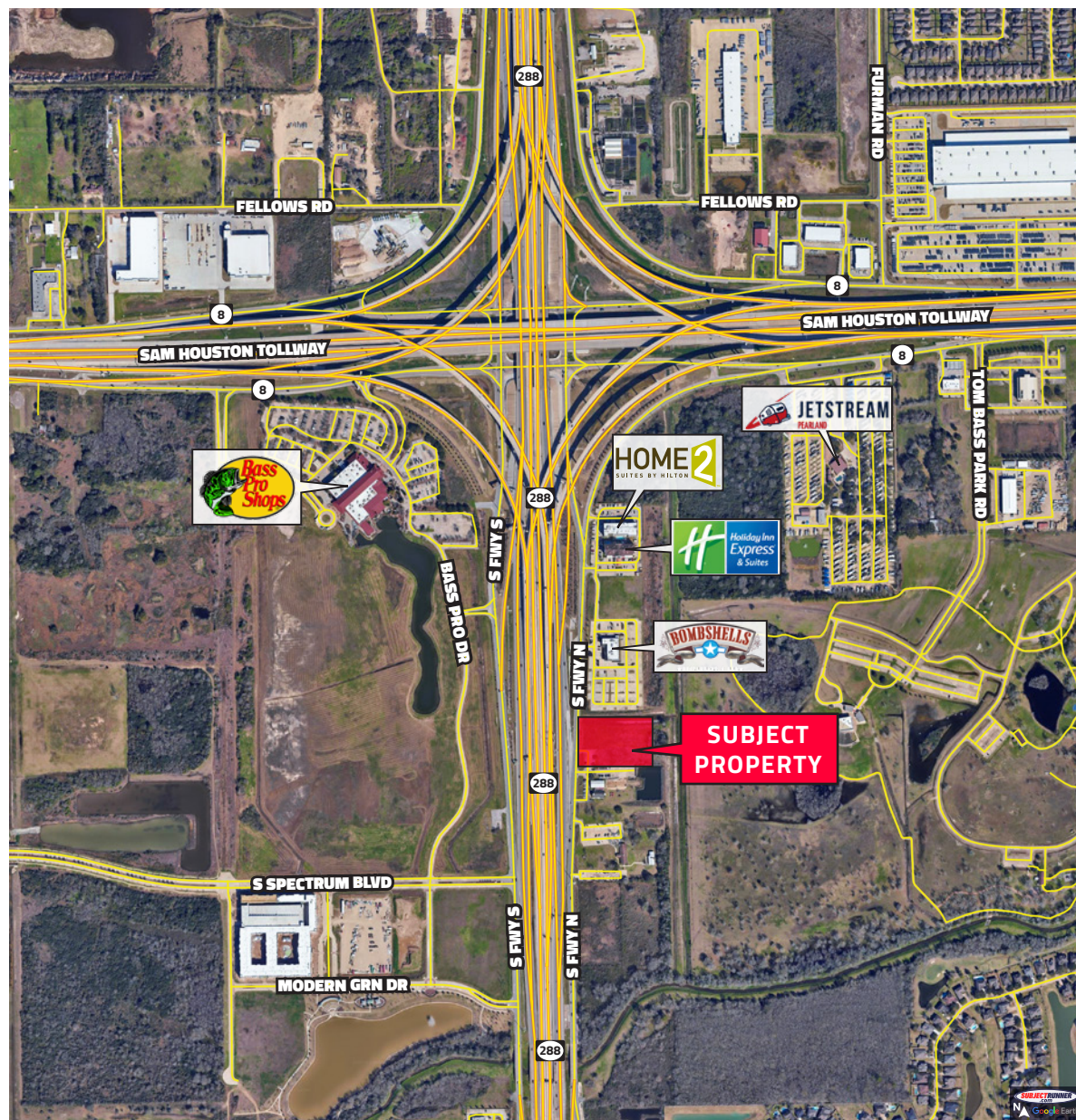
0 South Freeway | Houston, TX 77047

## KEY HIGHLIGHTS

- 3.0 Acre / 101,930 SF Lot along South Freeway (TX-288)
- Prime location for QSR, Hotel Franchise, Retail Center, or Storage Development
- Over 164,000 vehicles pass nearby daily (South Freeway @ McHard Rd – 2024)
- Located 0.35 miles from Sam Houston Parkway (Beltway 8) and 0.28 miles from TX-288 Toll
- Off site detention
- No detention required
- Utilities near the Property
- Please call the Listing broker for pricing

## DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population:	1,944	211,316	979,148
Households	772	70,465	347,307
Avg. HH Income	\$137,218	\$102,129	\$94,385



**AMIT MEHTA**

Broker

Phone: 832-607-1579

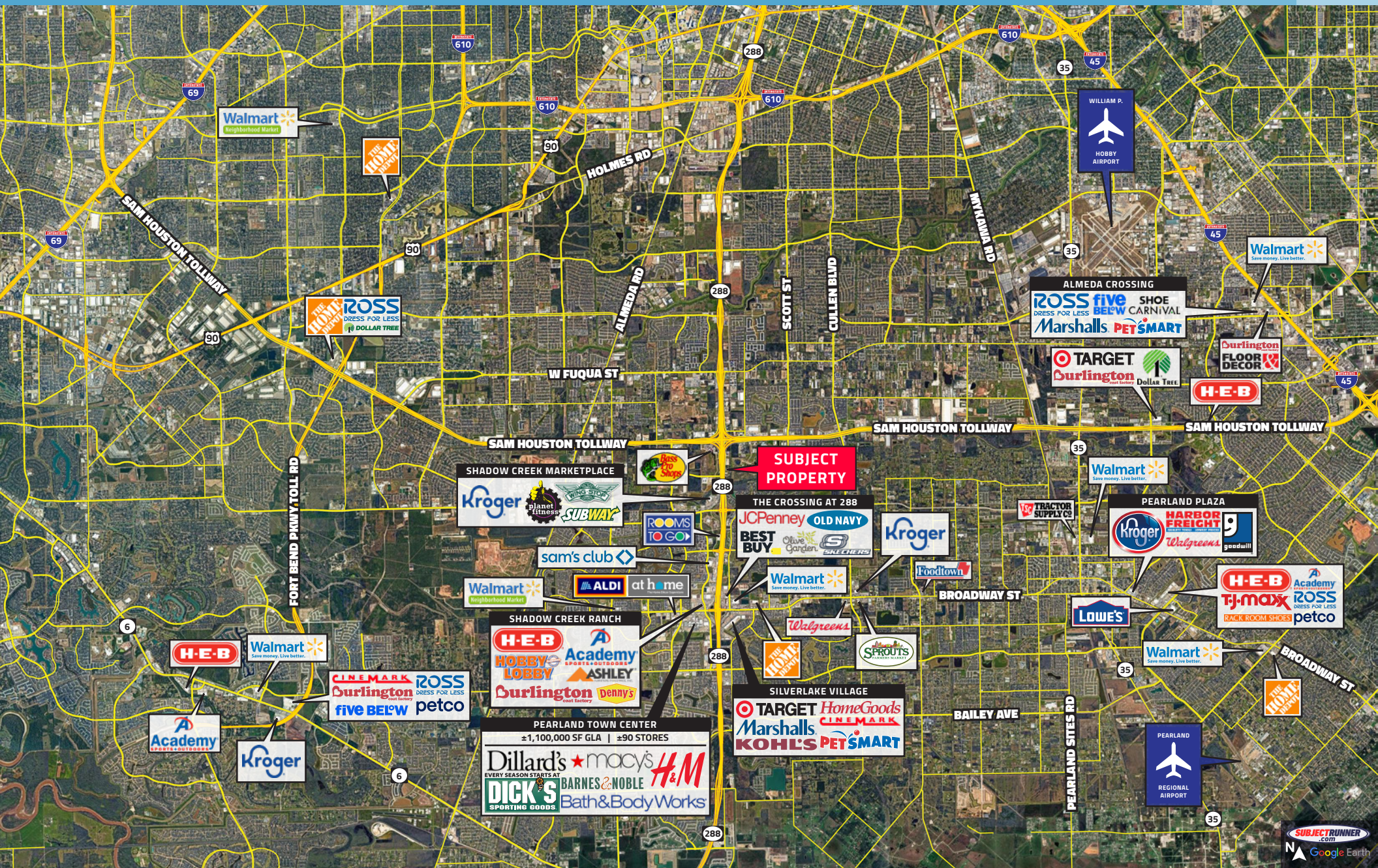
Email: universalproperties@gmail.com

[www.amitmehtabroker.com](http://www.amitmehtabroker.com)

**AM**  
Amit Mehta Inc.



# Market Aerial



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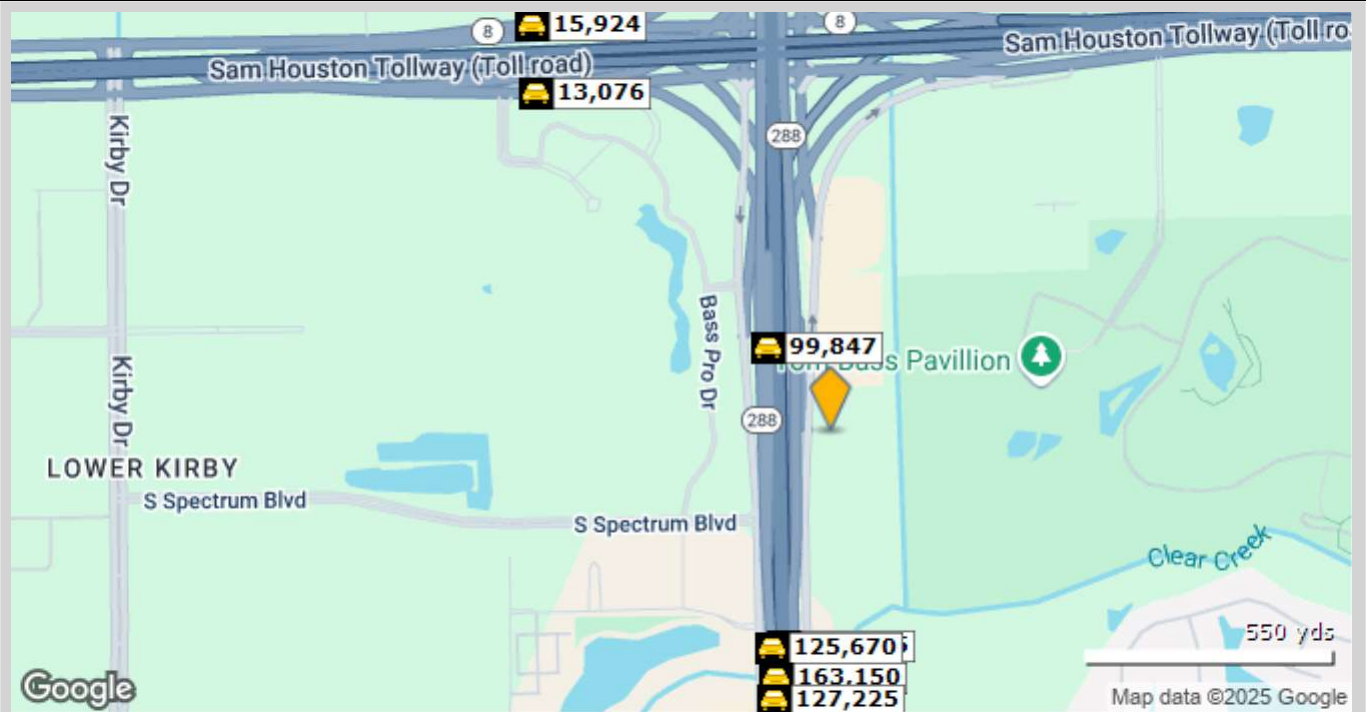




## Traffic Count Report

14007 S Freeway, Houston, TX 77047

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South Fwy	Sam Houston Pkwy	0.35 N	2022	94,145	MPSI	.14
2	South Fwy	Sam Houston Pkwy	0.35 N	2025	99,847	MPSI	.14
3	TX 288 Toll	State Hwy 288	0.04 S	2025	115,985	MPSI	.28
4	South Freeway	Sam Houston Pkwy	0.78 N	2024	157,973	MPSI	.28
5	South Freeway	McHard Rd	0.35 S	2025	125,670	MPSI	.28
6	South Freeway	McHard Rd	0.35 S	2024	164,104	MPSI	.32
7	South Freeway	McHard Rd	0.35 S	2023	163,150	MPSI	.32
8	State Hwy 288	McHard Rd	0.35 S	2024	127,225	MPSI	.35
9	Sam Houston Pkwy	Lew Briggs Rd	0.10 NW	2025	13,076	MPSI	.58
10	Sam Houston Pkwy	Lew Briggs Rd	0.04 W	2025	15,924	MPSI	.65



## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<u>Amit Mehta Inc</u>	<u>9005803</u>	<u>universalproperties@gmail.com</u>	<u>(713)333-1448</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Amit Mehta</u>	<u>0511295</u>	<u>universalproperties@gmail.com</u>	<u>(832)607-1579</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date