

7115 Mobile Street, Humble, TX 77396

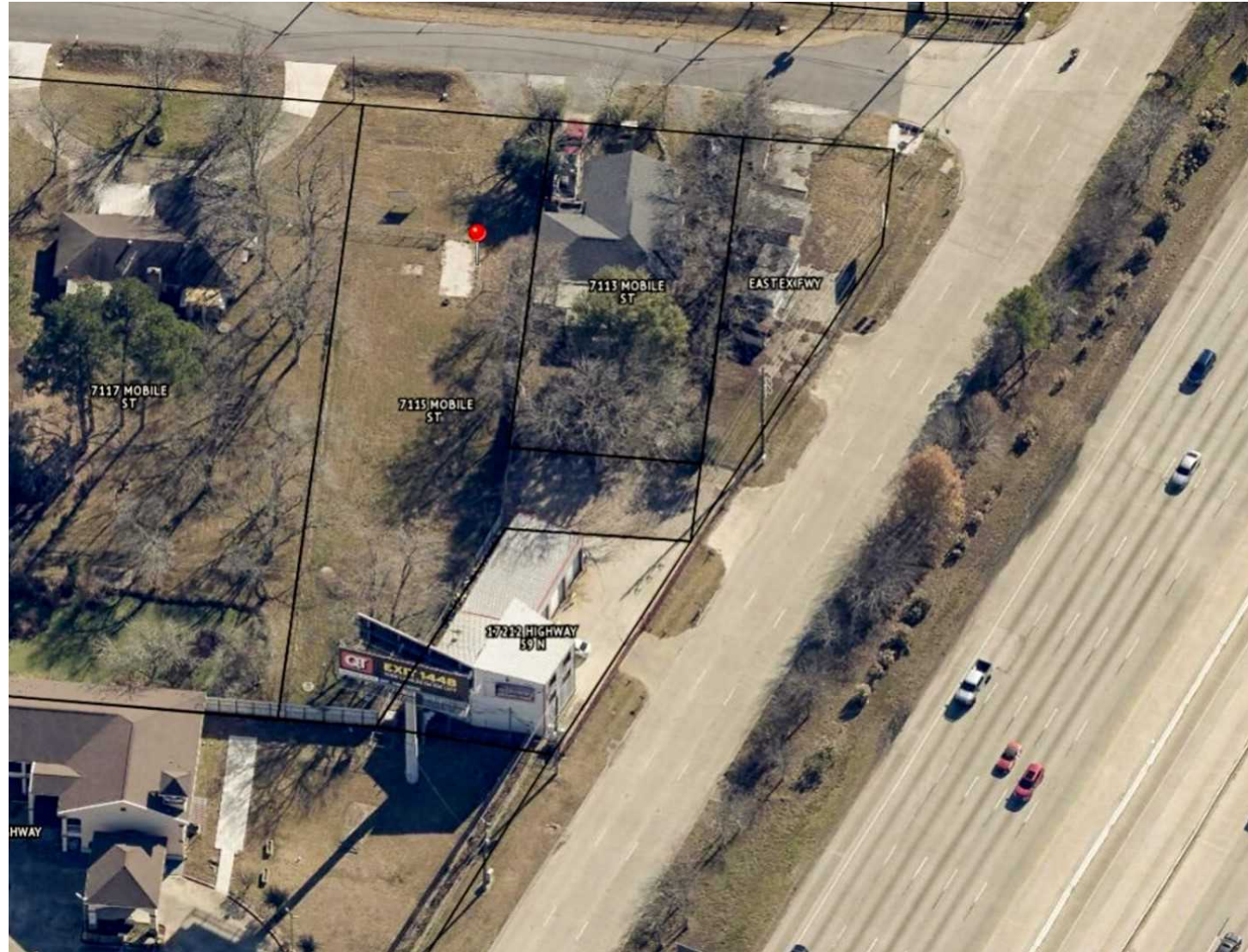
### 1.5 AC OF LAND WITH DIRECT ACCESS TO US 59/I-69 FOR SALE!

Looking for space right on US 59/I69 with fast access to the interstate? Look no further. This 1.5 AC site is unrestricted, has no MUD tax and direct access to the freeway is less than 600 ft away! Perfect for transportation services, Hotshot companies, auto/trailer sales and business with fleets that need fast access to all major transportation corridors. With excellent access to US 59/I-69, Beltway 8, I 45 and 610, you can reach your customers throughout Houston. Get the space you need with room to grow. Call today and let's discuss how it can work for you.

Key information:

Lot Size: 1.495 Acres

Price: \$675,000



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Principal & Broker Associate  
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587831, Texas

**RE/MAX**  
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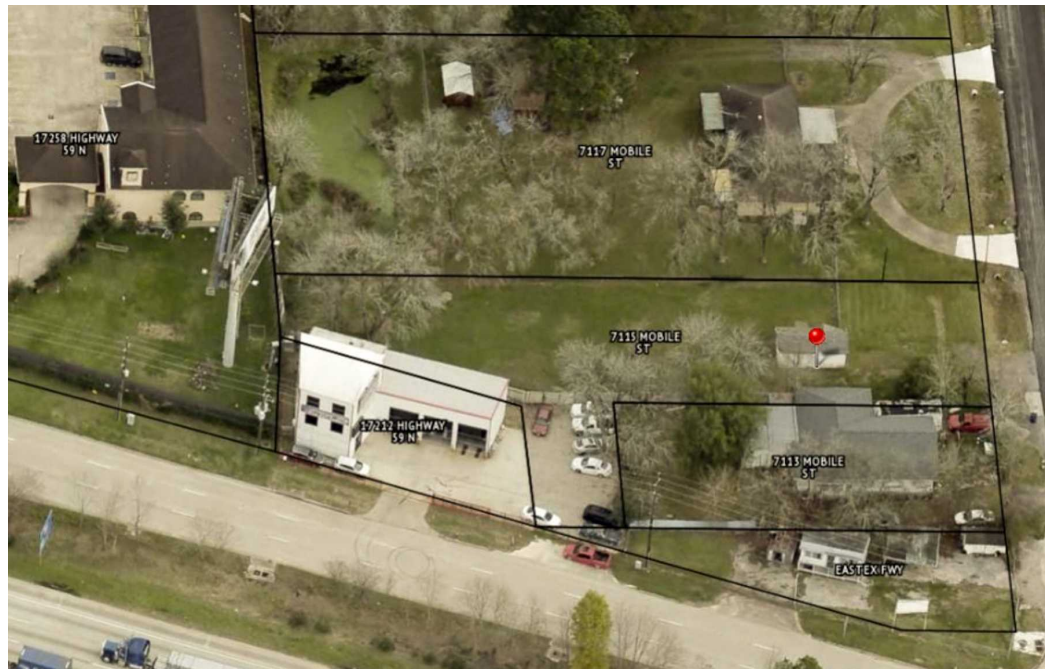
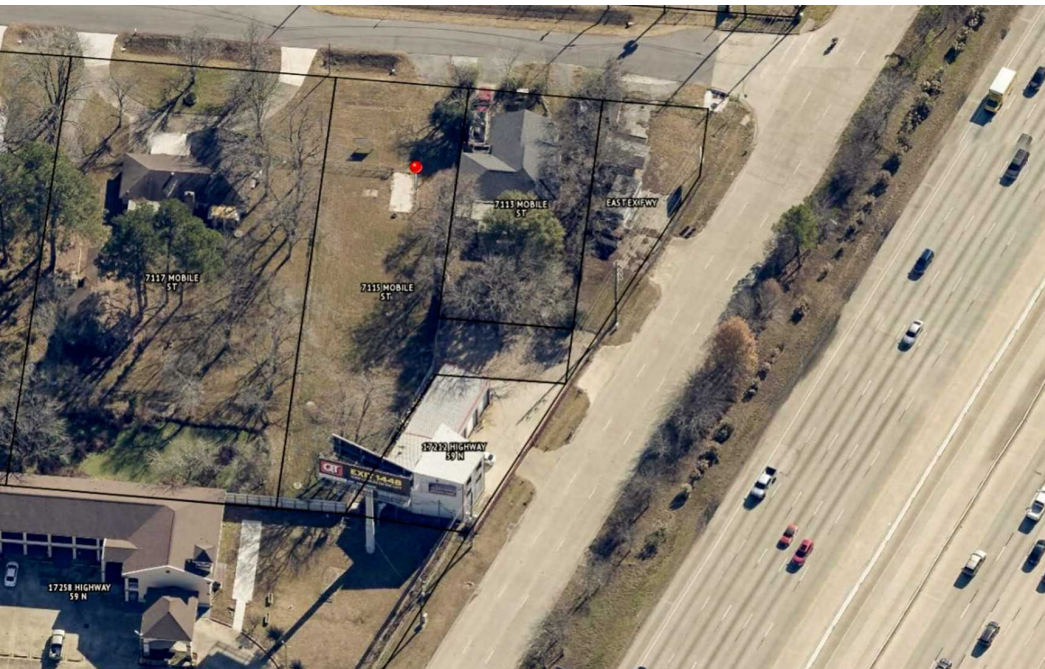
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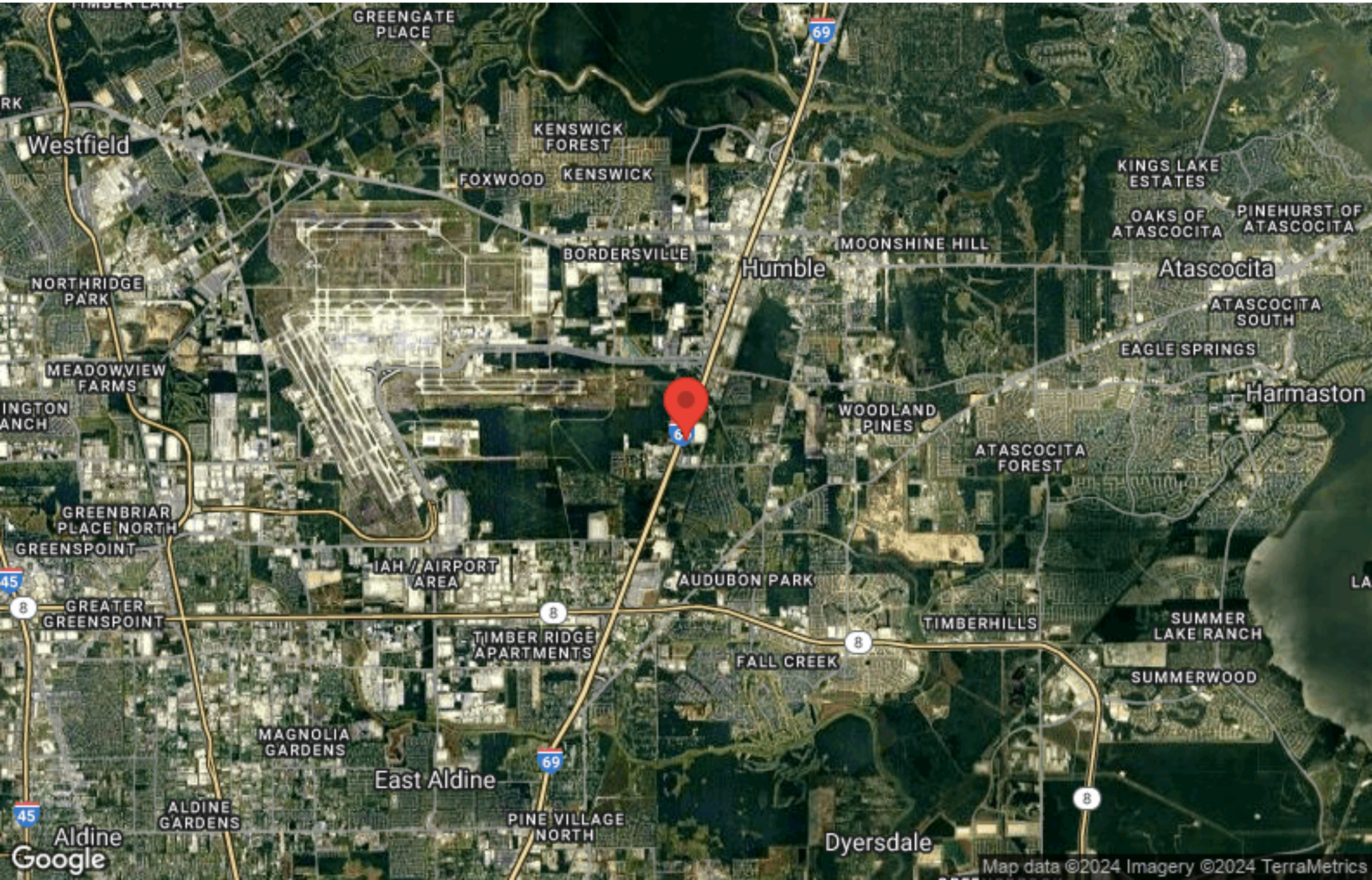
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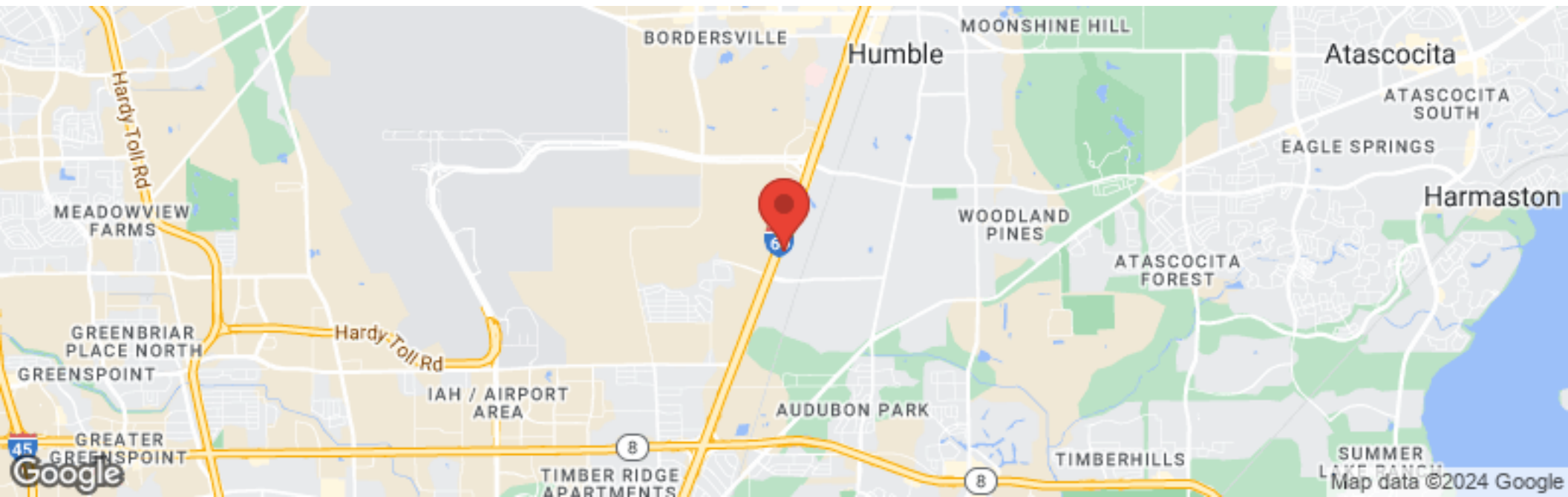
PROPERTY PHOTOS



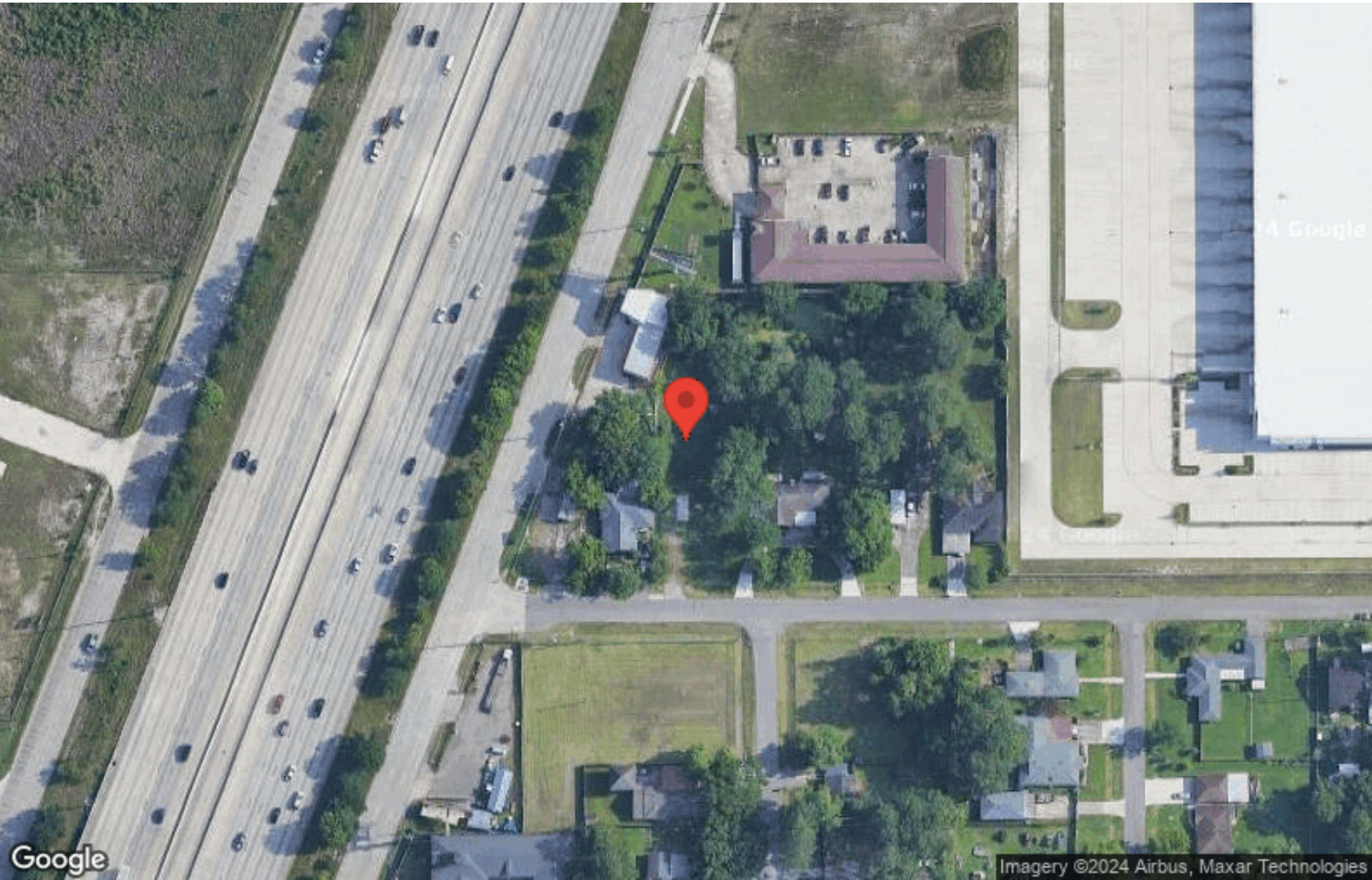
REGIONAL MAP



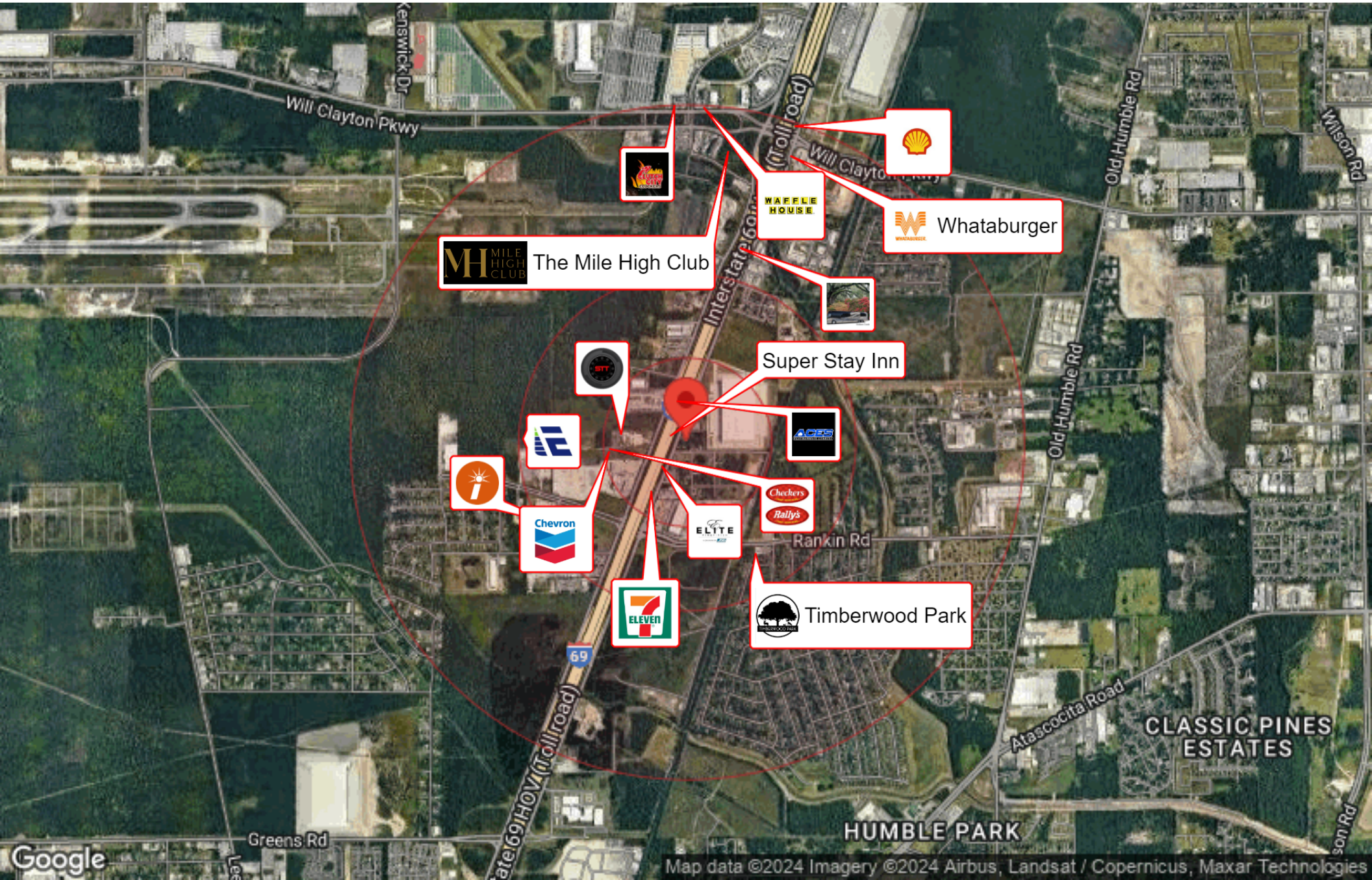
## LOCATION MAPS



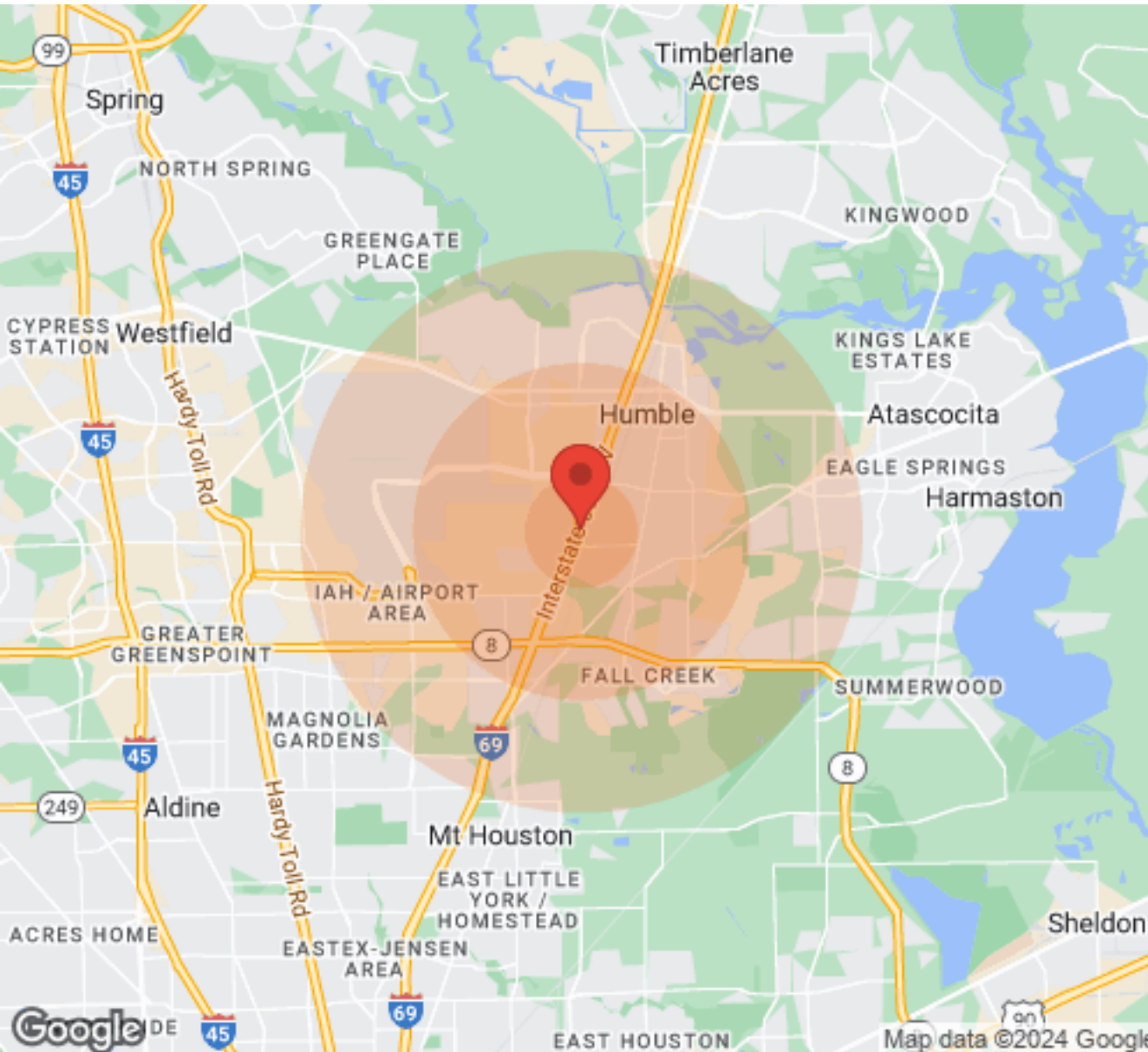
AERIAL MAP



**BUSINESS MAP**



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,577	21,610	58,900
Female	1,619	20,729	55,516
Total Population	3,196	42,339	114,416

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	791	11,077	28,853
Ages 15-24	478	6,762	18,183
Ages 25-54	1,347	17,106	46,102
Ages 55-64	334	3,888	10,920
Ages 65+	246	3,506	10,358

Race	1 Mile	3 Miles	5 Miles
White	1,600	18,034	51,923
Black	968	14,618	37,606
Am In/AK Nat	29	151	318
Hawaiian	N/A	185	248
Hispanic	1,409	19,274	49,311
Multi-Racial	1,196	17,768	44,904

Income	1 Mile	3 Miles	5 Miles
Median	\$56,209	\$40,483	\$46,838
< \$15,000	113	2,325	4,234
\$15,000-\$24,999	130	2,156	4,139
\$25,000-\$34,999	62	1,588	4,046
\$35,000-\$49,999	188	2,044	5,436
\$50,000-\$74,999	234	2,758	8,266
\$75,000-\$99,999	170	1,593	4,777
\$100,000-\$149,999	151	967	3,267
\$150,000-\$199,999	29	170	1,170
> \$200,000	N/A	66	943

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,180	15,024	38,289
Occupied	1,101	13,543	34,790
Owner Occupied	751	6,512	20,864
Renter Occupied	350	7,031	13,926
Vacant	79	1,481	3,499



## DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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### PRESENTED BY:

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## 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 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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Patrick Buckhoff

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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