

LAND FOR SALE

Call For Pricing



SITE

Beamer Road 20,040 VPD



0 Beamer Road

0 Beamer Road Houston, TX 77089

FOR INFORMATION:

Tram Kim, CCIM

Kim@jhunterproperties.com

Direct: 713-906-4814

PROPERTY OVERVIEW

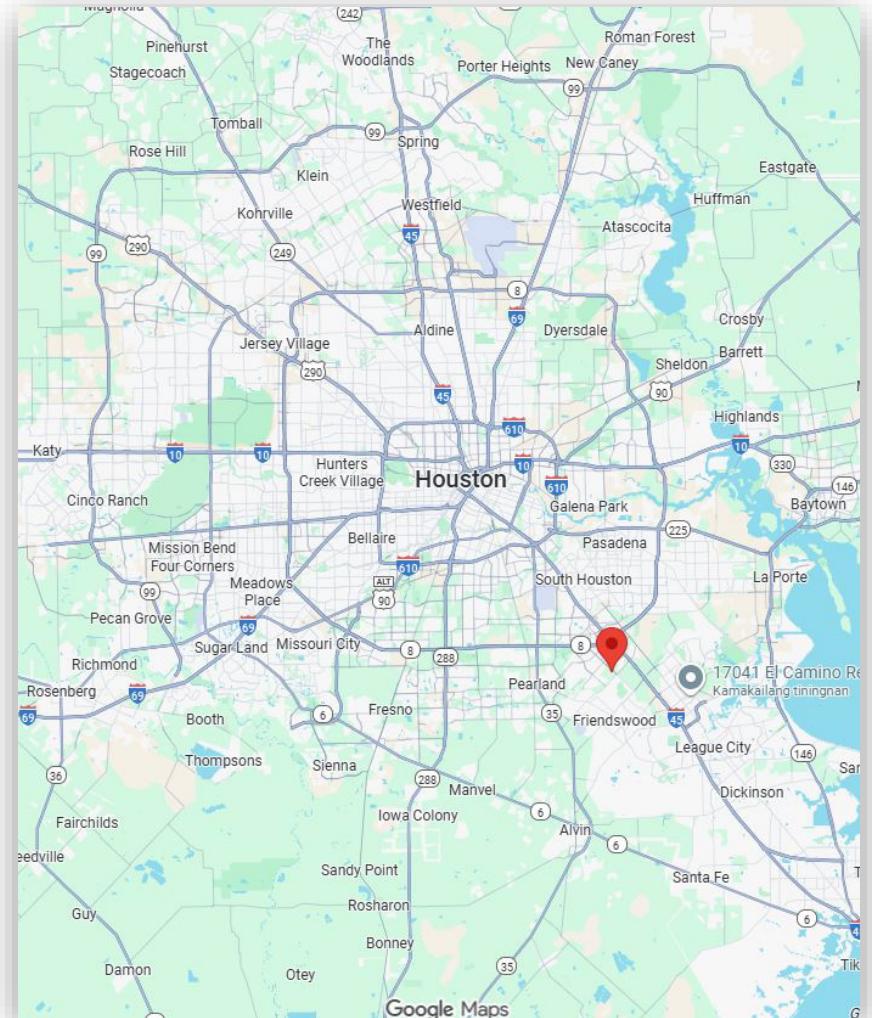
- J. Hunter Properties presents ± 0.6411 acres ($\pm 27,926$ SF) of land on Beamer Road in Southeast Houston. The site offers strong visibility and frontage directly across from Beverly Hills Intermediate School, benefiting from consistent daily traffic and convenient access.
- Located in the Southbelt/Ellington area, the property is surrounded by established residential neighborhoods, schools, retail centers, and medical services, making it ideal for a variety of development opportunities. Utilities are available, and the property is located in Flood Zone X500.

Property Details:

- Size: $\pm 27,926$ SF (± 0.6411 AC)
- HCAD#: 045-041-000-0528

Traffic Counts:

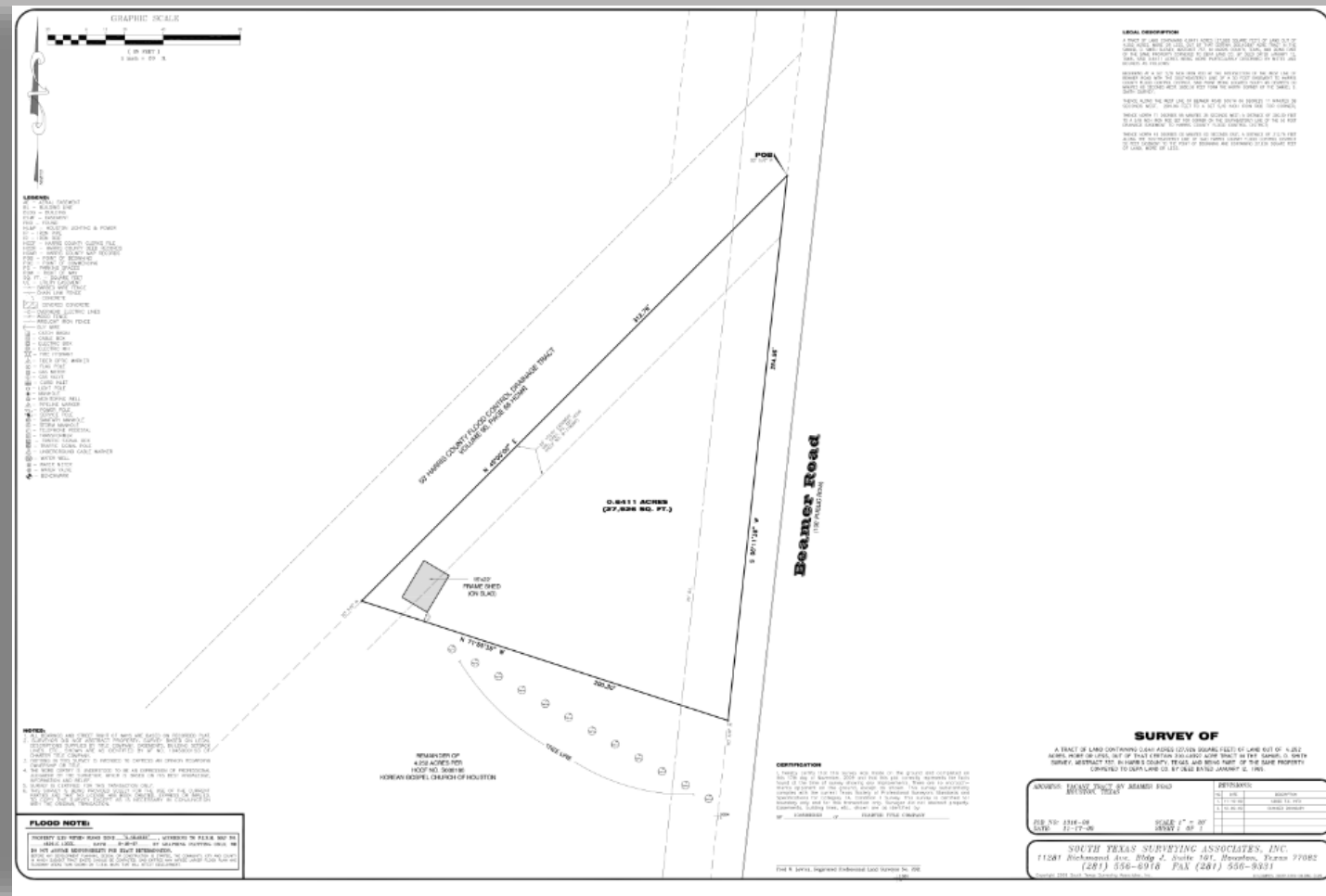
- Beamer Road – 20,040 VPD
- Beltway 8 – 150,000 VPD
- Hwy I-45 – 260,000 VPD



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

0 Beamer Road ± 0.6411 AC

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DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
16,171	90,802	248,819



HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$86,210	\$88,738	\$83,652



NUMBER OF HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,193	31,259	88,300



MEDIAN AGE

1 Mile	3 Miles	5 Miles
36.3	36.3	35.7

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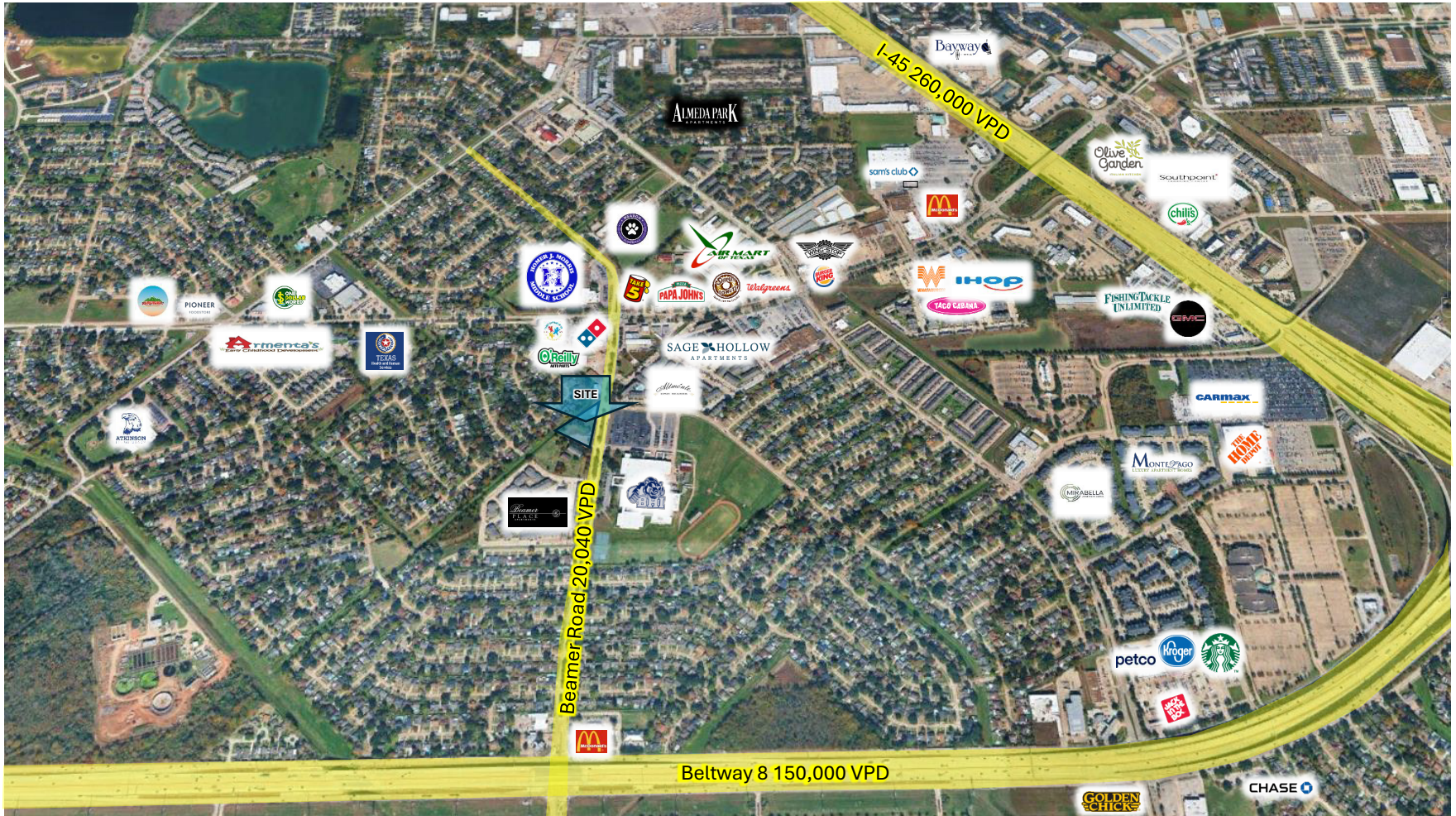
AERIAL



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer or residential property must enter into a written agreement with the buyer before showing any residential property. A license holder who performs brokerage activity for a prospective seller or landlord must enter into a written agreement with the seller or landlord before showing any property. 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. The written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, you should have a clear understanding of the broker's duties and responsibilities to you, and your obligations under the agreement. A broker should be in writing and clear about which agency relationship or relationships you have with the broker.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
J. Hunter Properties 511634-8	511634-8	john@hunterproperties.com	(281) 923-0099
Name of Designated Broker of Licensed Business Entity, if applicable	License No.		Phone
John B. Nguyen	511634-8	john@hunterproperties.com	(281) 923-0099
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.		Phone
John B. Nguyen	511634-8	john@hunterproperties.com	(281) 923-0099
Name of Sales Agent/Associate			
Tom Q. Kim	657124-SA	tramkimrealtor@gmail.com	(713) 906-4814

Buyer/Tenant/Seller/Landlord Initials

Date