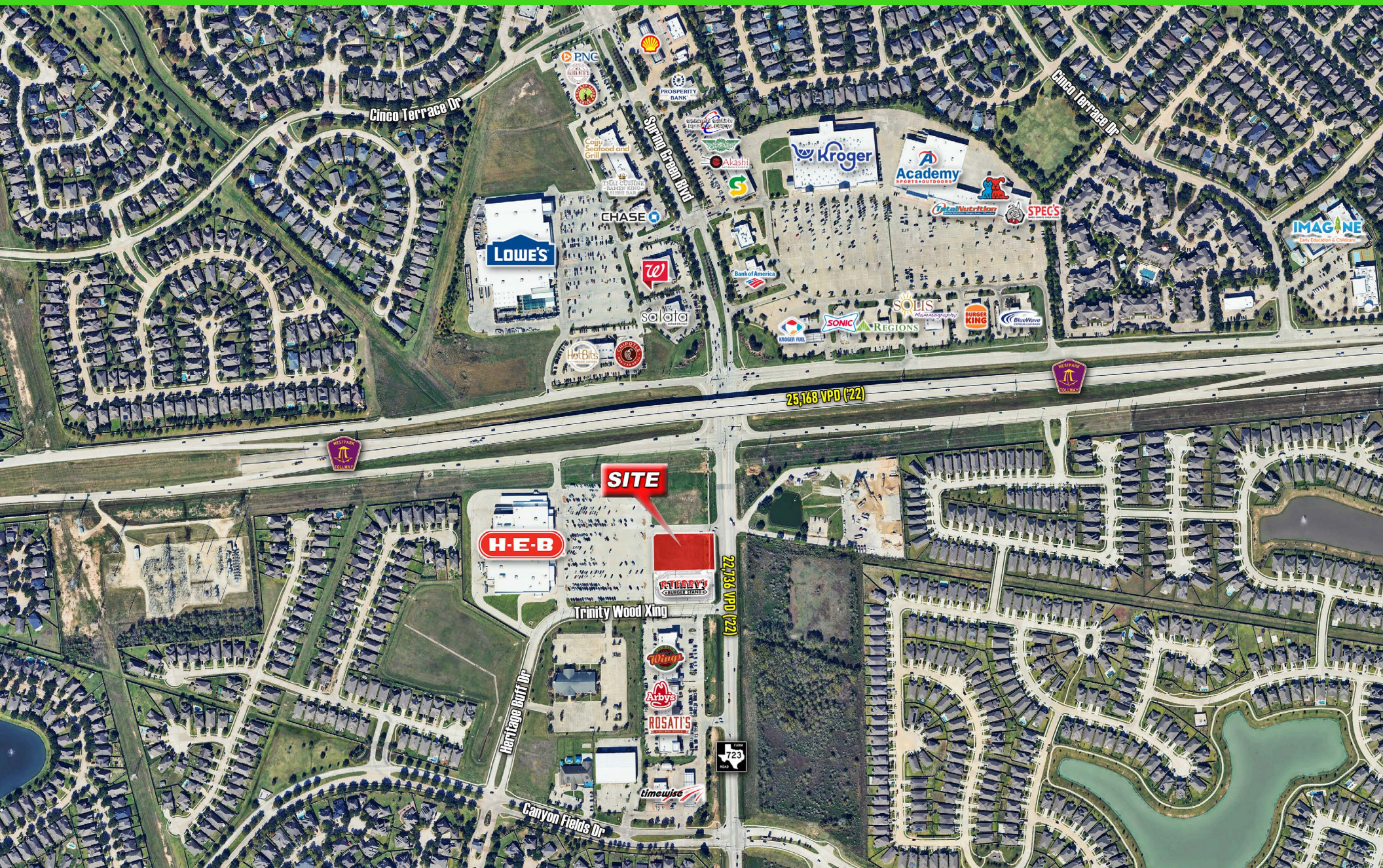


PAD SITE FOR GROUND LEASE

SWQ OF FM-1093/WESTPARK TOLLWAY & FM-723/SPRING GREEN BLVD



FOR MORE
INFORMATION

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

BLAIR GOLDEN
713.664.3634
bgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

 **EVERGREEN**
COMMERCIAL REALTY

PROPERTY HIGHLIGHTS

PAD SITE FOR GROUND LEASE

SWQ OF FM-1093/WESTPARK TOLLWAY & FM-723/SPRING GREEN BLVD



LOCATION

SWQ of FM-1093 & FM-723
Richmond, Texas 77406



SIZE

± 0.889 AC Pad Site



PRICING

Call for Pricing



TRAFFIC COUNTS

FM-1093: 25,168 VPD (TXDOT 2022)
FM-723: 22,736 VPD (TXDOT 2022)

DEMOGRAPHIC SNAPSHOT

	1MI	3 MI	5 MI
2023 POPULATION	15,054	88,756	213,871
DAYTIME POP.	11,159	66,305	156,953
HOUSEHOLDS	4,570	26,301	65,296
AVG HH INCOME	\$171,193	\$176,449	\$170,433

AREA RETAILERS



PROPERTY INFORMATION

- Pad Site Available fronting FM-723
- Anchored by HEB
- Visibility on Westpark Tollway and FM 723
- Adjacent to Cinco Ranch, Bella Terra and Westheimer Lakes communities
- Pad site located proximate to the top-selling master-planned communities in the US, at the intersection of two main Houston area roads

FOR MORE
INFORMATION

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

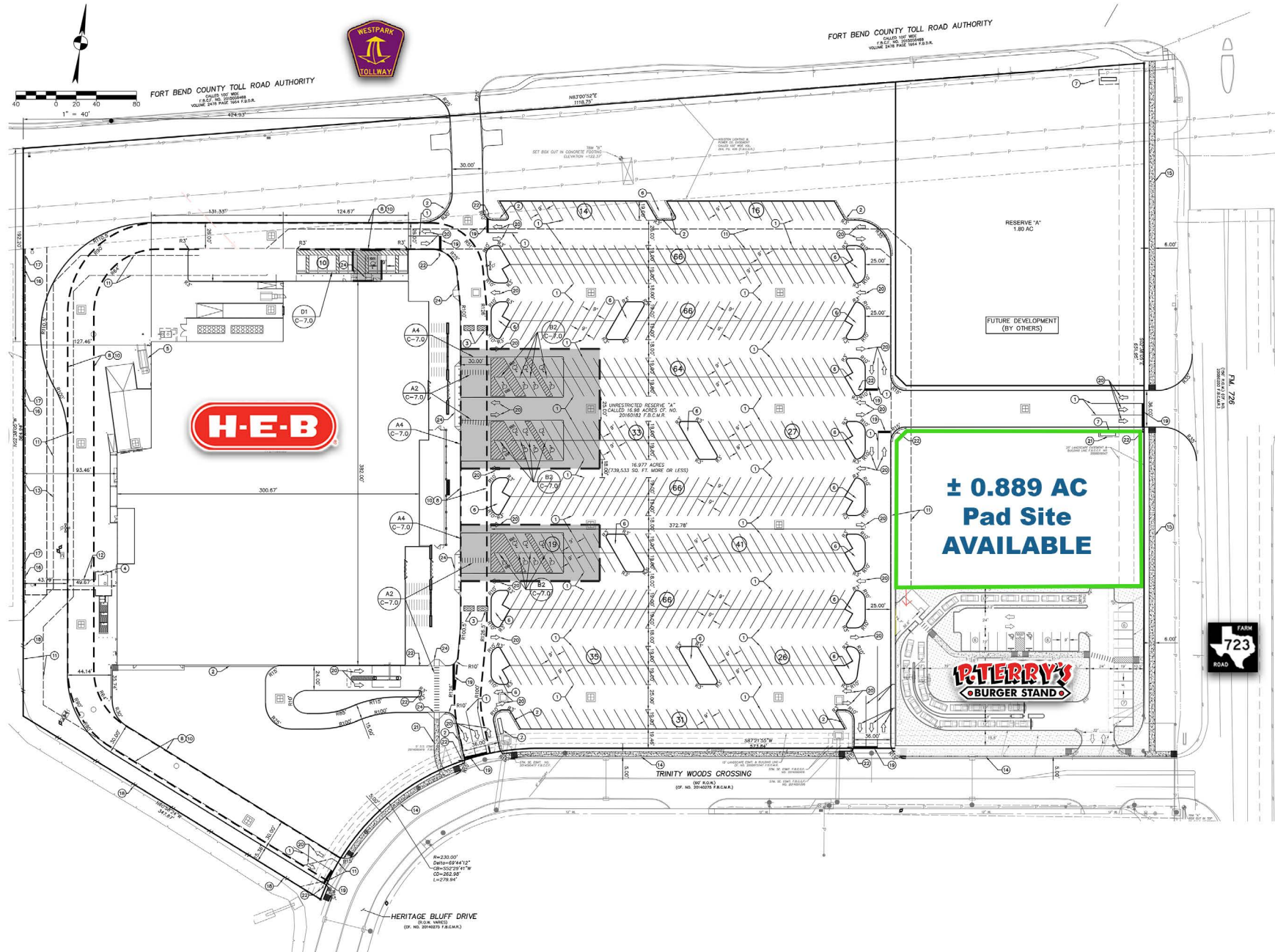
BLAIR GOLDEN
713.664.3634
bgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY



SPRING GREEN CORNERS
UNRESTRICTED RESERVE
CALLED 16.98 ACRES
(CF. NO. 20160182 F.B.C.P.R.)

0.889 ACRE
(38,728 SQ. FT. MORE OR LESS)

HEB GROCERY COMPANY, LP
REMAINDER OF
CALLED 4.766 ACRES
FBCCF NO. 2014130655

SPRING GREEN CORNERS
UNRESTRICTED RESERVE "A"
CALLED 16.98 ACRES
(CF. NO. 20160182 F.B.C.P.R.)

P.O.B.
SET 5/8" I.R.(PD)

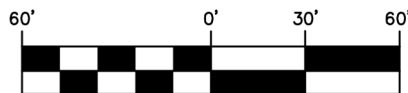
F.M. 723
(150' R.O.W.)
(CF. NO. 20080203 F.B.C.P.R.)

P.O.C
FD. 5/8" I.R.(PD)

$R=30.00'$
 $\Delta=90^{\circ}00'00''$
 $CB=N42^{\circ}21'55''E$
 $CD=42.43'$
 $L=47.12'$

TRINITY WOODS CROSSING
(60' R.O.W.)
(CF. NO. 20140275 F.B.C.P.R.)

SCALE: 1"= 60'



**2023 TOTAL
POPULATION**
(3 mi Radius)

88,756

**TOTAL
HOUSEHOLDS**
(3 mi Radius)

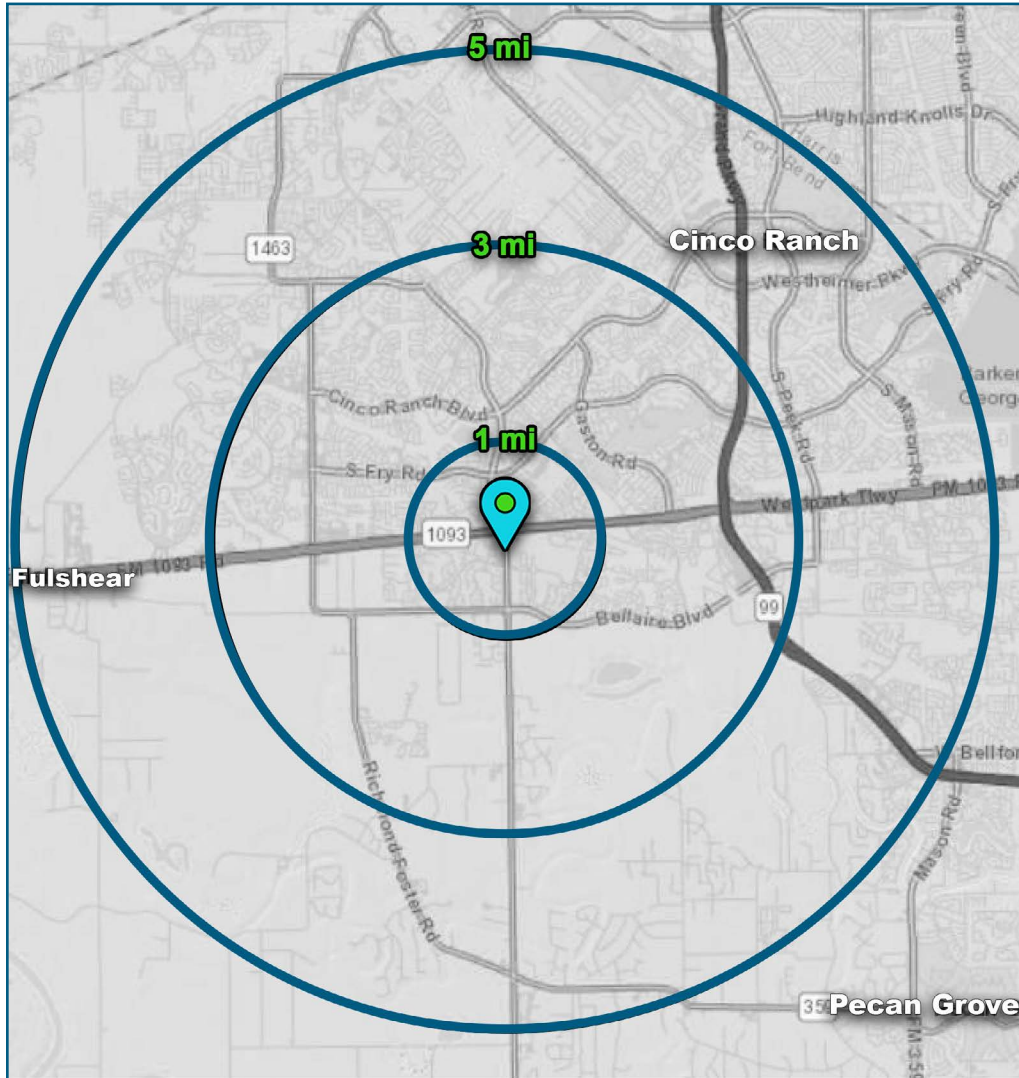
26,301

**DAYTIME
POPULATION**
(3 mi Radius)

66,305

**AVERAGE
HH INCOME**
(3 mi Radius)

\$176,449



POPULATION	1 MILES	3 MILES	5 MILES
2023 Population	15,054	88,756	213,871
2028 Projected Population	15,998	95,104	241,401
Daytime Population	11,159	66,305	156,953
Median Age	34.5	34.9	35.0

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$171,193	\$176,449	\$170,433
Median Household Income	\$132,908	\$141,014	\$133,783
Per Capita Income	\$52,606	\$52,563	\$51,979
Average Home Value	\$394,245	\$433,344	\$424,144

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White Alone	38.6%	41.7%	45.2%
Black Alone	14.3%	10.2%	11.2%
Asian Alone	22.4%	25.3%	21.4%
Hispanic Origin	23.6%	21.9%	21.6%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Total Households	4,570	23,601	65,296
2023 Average Household Size	3.29	3.37	3.27
2028 Total Households	4,889	28,366	74,331
2028 Average Household Size	3.27	3.35	3.25
2023 Housing Units	4,787	27,365	68,569
Owner-Occupied Housing Units	84.6%	82.7%	80.7%
Renter Occupied Housing Units	10.9%	13.5%	14.6%



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.

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.

Evergreen Commercial Realty, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

540667

License No.

440678

License No.

lgolden@evergreentx.com

Email

lgolden@evergreentx.com

Email

713.664.3634

Phone

713.664.3634

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0