



Back on Market
Price Reduced

3300 YORKTOWN | HOUSTON, TEXAS

Galleria Redevelopment Opportunity
1.13 Acres, Less than 1 Mile from Galleria



Andre Azizi
281.955.3888 | aazizi@newquest.com

Glenn Dickerson
281.477.4384 | gdickerson@newquest.com

Brad LyBrand
713.438.9516 | blybrand@newquest.com

Project Highlights

±1.13 Acres Available For Sale in Houston

- 1.13 acres in the Galleria includes a 7,000-SF lot across the street
- Just 0.7 miles from The Galleria Mall
- Potential covered land play with existing 34-unit condominium building with tenants
- Rare corner development opportunity in a prime location in Houston, Texas

Andre Azizi

aazizi@newquest.com
281.955.3888

Glenn Dickerson

gdickerson@newquest.com
281.477.4384

Brad LyBrand

blybrand@newquest.com
713.438.9516

Approximate Size:	±1.13 acres of land 50,470 SF condominium building
Price:	\$6,200,000 \$4,400,000
School District:	Houston ISD
Frontage:	±200 ft on Richmond Ave. ±200 ft on Yorktown St.



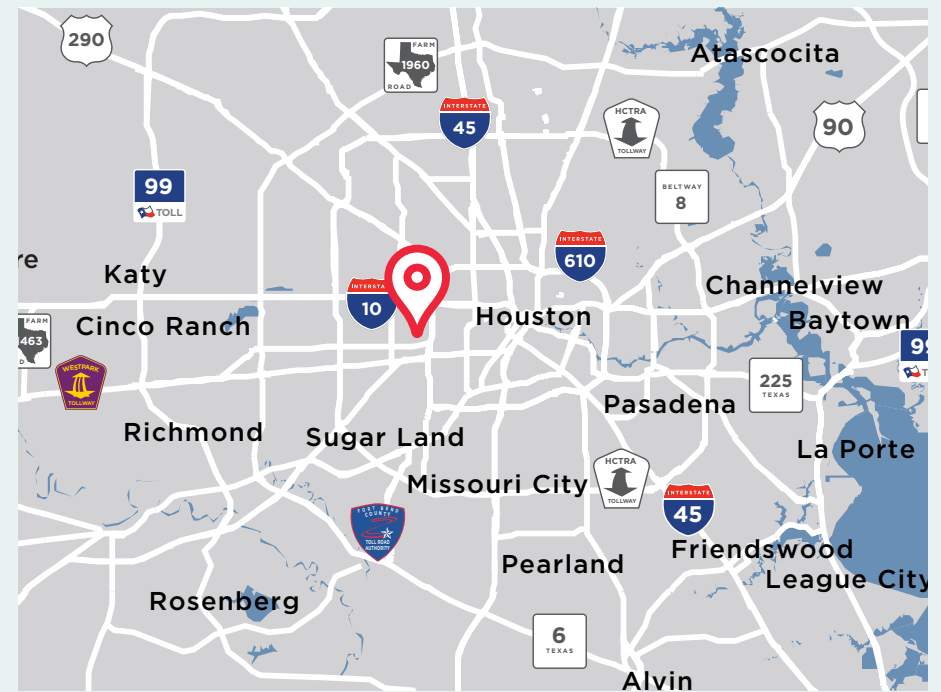
17.89% POPULATION GROWTH
within 1 mile from 2020 to 2023



\$165K AVERAGE HOUSEHOLD INCOME
within 3 miles

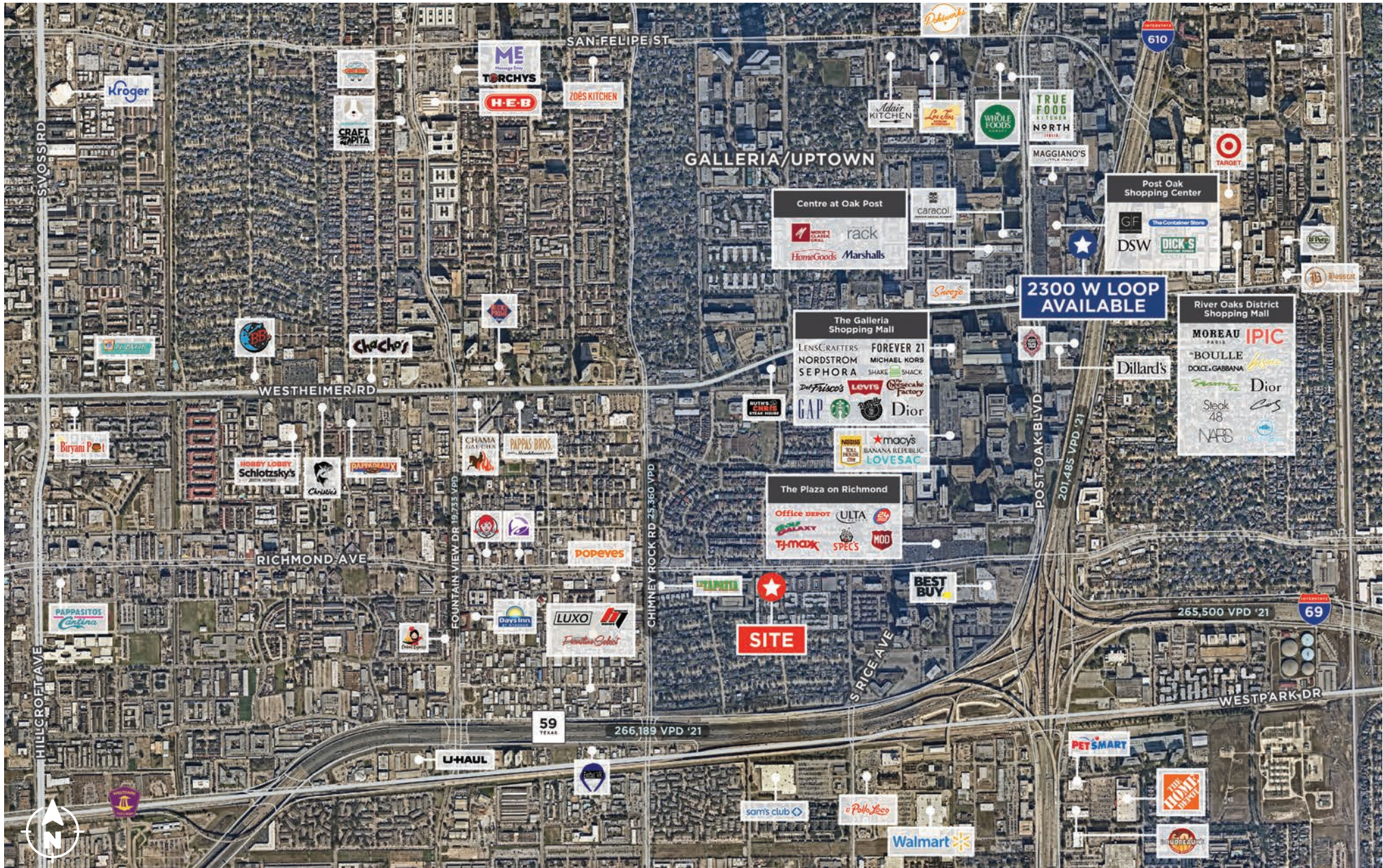


570,074 POPULATION
within 5 miles



Site Plan





11.23 | 11.23

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	17,909	110,256	264,508
Current Population	34,581	237,766	570,074
2020 Census Average Persons per Household	1.93	2.16	2.16
2020 Census Population	29,334	213,633	503,446
Population Growth 2020 to 2023	17.89%	11.30%	13.23%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	43.93%	41.27%	39.86%
2 Person Households	29.39%	27.97%	29.95%
3+ Person Households	26.67%	30.76%	30.19%
Owner-Occupied Housing Units	48.11%	48.77%	50.14%
Renter-Occupied Housing Units	51.89%	51.23%	49.86%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	44.29%	46.82%	47.16%
Black or African American	11.79%	10.86%	12.13%
Asian or Pacific Islander	11.82%	11.02%	11.94%
Other Races	31.09%	30.23%	27.83%
Hispanic	40.28%	38.91%	35.87%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$119,549	\$164,906	\$163,346
Median Household Income	\$82,603	\$103,274	\$106,988
Per Capita Income	\$61,046	\$77,372	\$75,716
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	12.76%	12.52%	12.56%
Estimated Bachelor's Degree	32.64%	30.21%	30.59%
Estimated Graduate Degree	24.76%	26.03%	27.45%
AGE	1 MILE	3 MILES	5 MILES
Median Age	33.3	35.7	36.1

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	717220	aazizi@newquest.com	281.955.3888
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.

REV_MP_06.05.24