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# 6± ACRES FOR SALE

7803 Uvalde Road, Houston TX 77049



**SENDERO**  
REAL ESTATE





## PROPERTY DETAILS

This 6± acre infill tract with its approx. 335' frontage on Uvalde Road is just 1,000' off the Beltway 8 feeder road and only 1,800' north of Hwy 90. Uvalde Road is a well-traveled thoroughfare connecting East Belt, Hwy 90, and Miller Road traffic into the mature neighbors leading south to I10. Uvalde Road in front of the site carries over 12k-VPD. The site is only 6 miles south of Generation Park which boasts 4,300 acres of office, mixed-use, and retail. And companies such as FMC/Technip, Robsco, Unify Energy Solutions, & GHX Industrial. The site is located within the Royalwood MUD.

## LOCATION INFORMATION

LOCATION	Uvalde Road, south of Bltwy 8, just north of Highway 90
SUBMARKET	East Belt
SIZE	6 ± Acres
UTILITIES	Within Royalwood MUD, capacity to be determined based on use
FLOOD PLAIN	500yr flood plain (see pg 9)
TAX RATE	2.606%
RESTRICTIONS	In place - Ask for details
PRICE	\$8.25/sf

## PROPERTY HIGHLIGHTS

- ⊕ LOCATED ONLY 1,800' TO HWY 90, 3 MILES TO PROPOSED NEW FOREST TOWN CENTER RETAIL DEVELOPMENT, & 2 MILES TO SAN JACINTO COLLEGE
- ⊕ SITUATED ON BUSY UVALDE ROAD WITH 12,754- VPD
- ⊕ 7 MILES FROM GENERATION PARK
- ⊕ LOCATED WITHIN ROYALWOOD MUD
- ⊕ UVALDE ROAD ACCESS WITH 335 FT OF FRONTAGE
- ⊕ SITE NEIGHBORS ROYALWOOD CHURCH AND SITS DIRECTLY IN FRONT OF STARLIGHT HOMES' ROYALWOOD SUBDIVISION, ACROSS FROM NEW COLD STORAGE FACILITY, AND NEW ESD 60 FACILITY

# DEMOGRAPHIC SUMMARY

7807-7881 Uvalde Rd

Ring of 3 miles

## KEY FACTS

75,576

Population



23,857

Households

32.1

Median Age

\$60,241

Median Disposable Income

## EDUCATION

19.6%

No High School Diploma



31.2%

High School Graduate



31.9%

Some College/  
Associate's Degree



17.4%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$72,299

Median Household Income



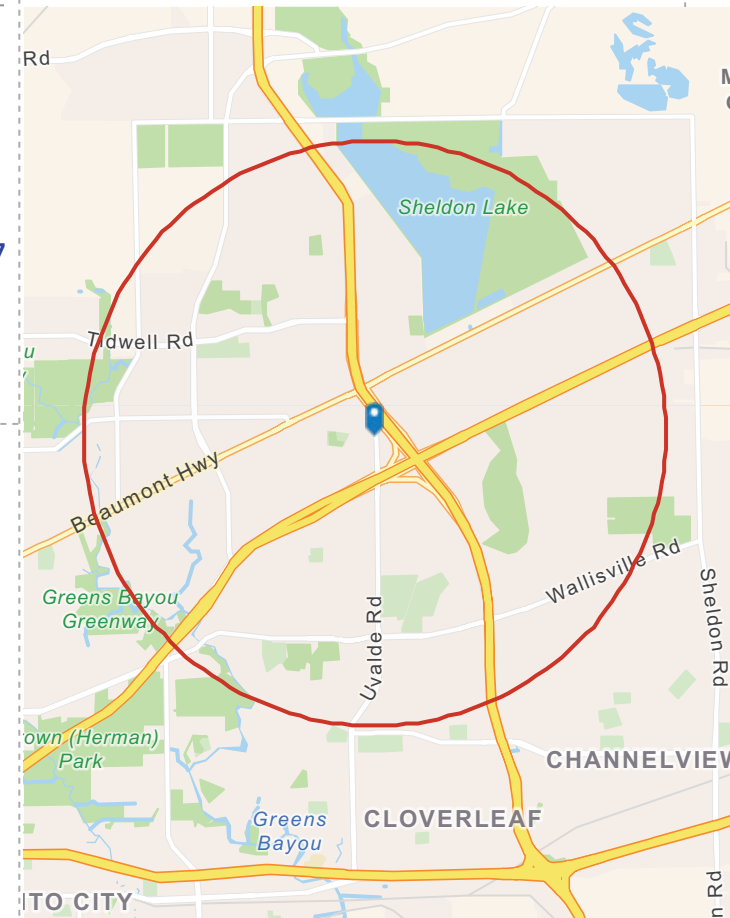
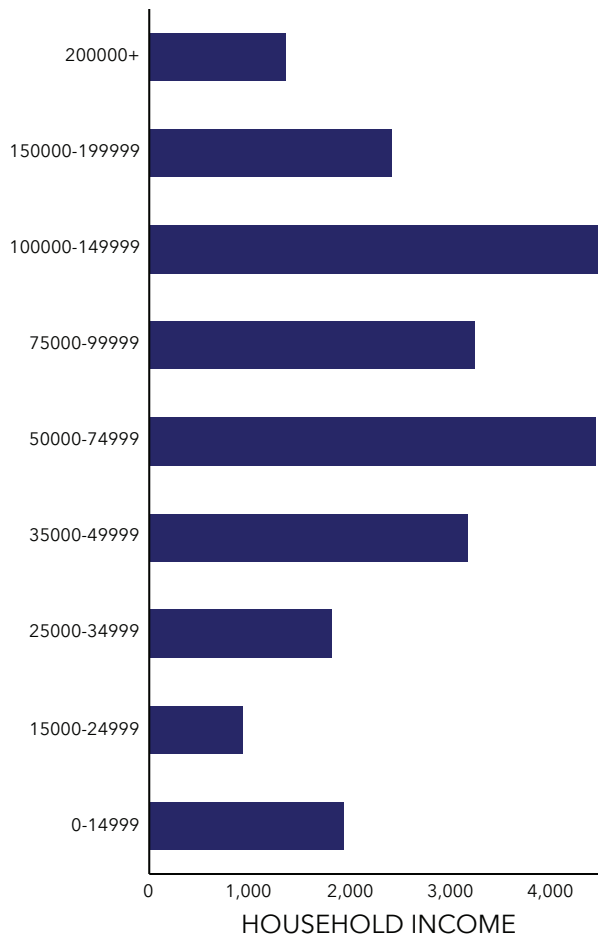
\$28,474

Per Capita Income



\$148,347

Median Net Worth



## EMPLOYMENT



White Collar



Blue Collar



Services

51.3%

36.2%

15.3%

6.0%

Unemployment Rate





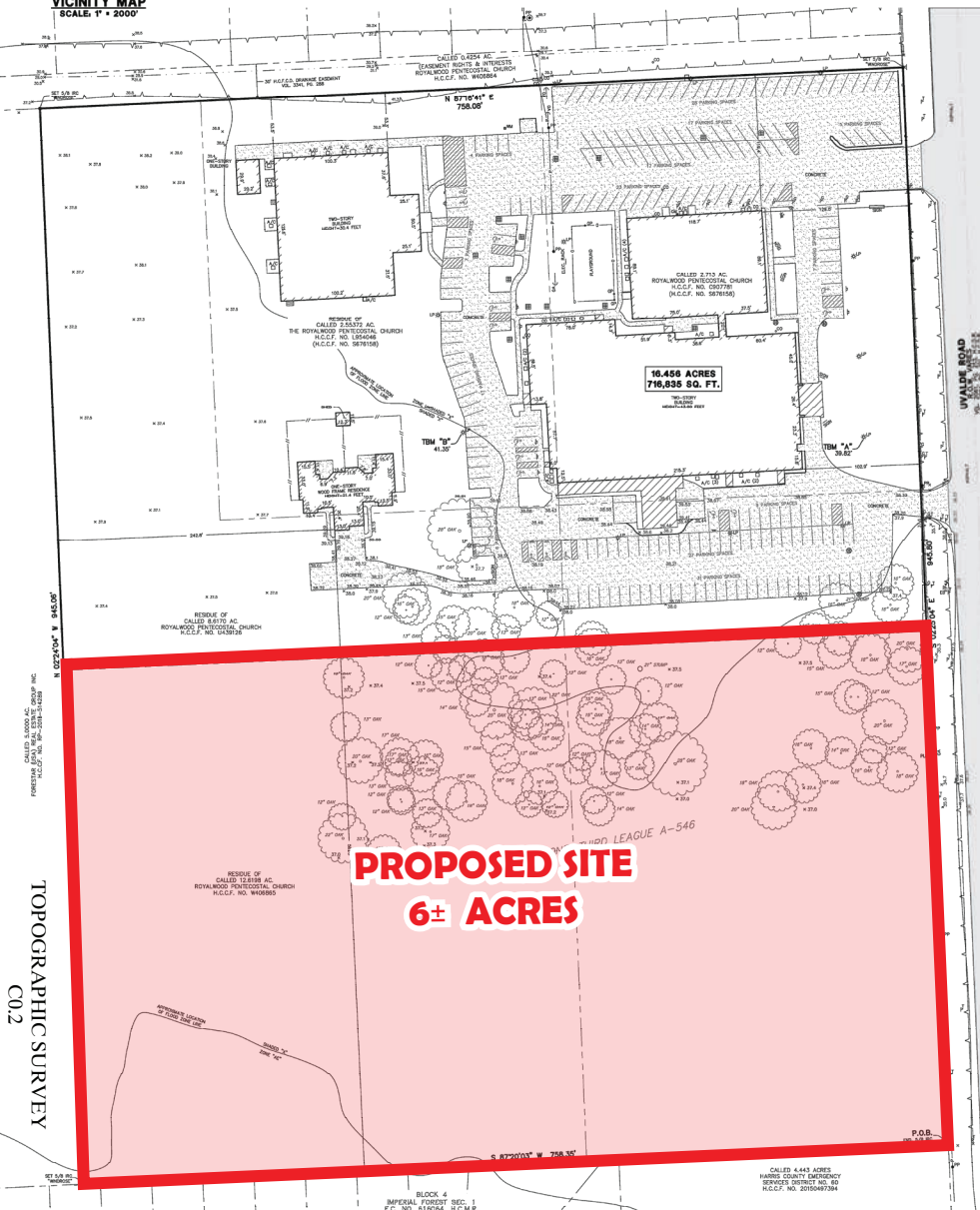




HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



NTS



TOPOGRAPHIC SURVEY  
C0.2

**PROPOSED SITE**  
**6± ACRES**

**DESCRIPTION**

[illegible]

### GENERAL NOTES

[illegible]

### LEGEND

1. NAME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
0	— BALLAD	07	— PULP
1	— BASS	08	— RHYTHM AND BLUES
2	— GAS MEX	09	— CARVED TEAL
3	— BASS	10	— CARVED WELD
4	— THE FROG	11	— THE FLIP/PAINT
5	— WATER WAVE	12	— THE GUY
6	— WATER WAVE	13	— CUTTER
7	— CARVED/PAINT	14	— THE GUY
8	— WATER WAVE	15	— THE GUY
9	— WATER WAVE	16	— THE GUY
10	— WATER WAVE	17	— THE GUY
11	— WATER WAVE	18	— THE GUY
12	— WATER WAVE	19	— THE GUY
13	— WATER WAVE	20	— THE GUY
14	— WATER WAVE	21	— THE GUY
15	— WATER WAVE	22	— THE GUY
16	— WATER WAVE	23	— THE GUY
17	— WATER WAVE	24	— THE GUY
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19	— WATER WAVE	26	— THE GUY
20	— WATER WAVE	27	— THE GUY
21	— WATER WAVE	28	— THE GUY
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25	— WATER WAVE	32	— THE GUY
26	— WATER WAVE	33	— THE GUY
27	— WATER WAVE	34	— THE GUY
28	— WATER WAVE	35	— THE GUY
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39	— WATER WAVE	46	— THE GUY
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92	— WATER WAVE	99	— THE GUY
93	— WATER WAVE	100	— THE GUY

**SURVEYOR'S CERTIFICATION**

TO: ROYALWOOD PENTECOSTAL CHURCH

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAN CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THE SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



12/09/2020

\_\_\_\_\_  
LISA M. DOBROWOSKI  
Registered Professional Land Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

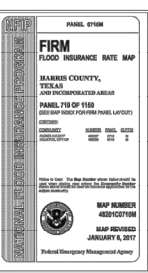
11111 RICHMOND AVE, STE 180 • HOUSTON, TX 77057 • 713.688.2281  
FIRM REGISTRATION NO. 10106860 • WINDCRESTSERVICES.COM

LAND TITLE AND PARTIAL TOPOGRAPHIC SURVEY OF  
16.456 ACRES / 716,835 SQUARE FEET  
OF LAND  
SITUATED IN THE  
J.M. MOODY SURVEY  
ABSTRACT NO. 546  
HARRIS COUNTY, TEXAS

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FIELD BY: RD	CHECKED BY: LMD	JOB NO. 56470
DRAWN BY: CLB/AV	DATE: DECEMBER 2020	SHEET NO. 1 OF 1

### FLOOD INFORMATION



**BENCHMARK** PUBLISHED ELEVATION = 58.83  
ALL ELEVATIONS WERE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 150220, STAMPED "150220", BEING A BRASS DISC, FROM THE INTERSECTION OF UVALDE ROAD AND US 90. POINT IS LOCATED IN THE CONCRETE SHOULDER OF THE EASTBOUND US 90 OVER THE EAST EGRESS ABUTMENT OF THE BRIDGE OVER UVALDE. (NAVODS, 2001 ADJUSTED)

TEMPORARY BENCHMARK	ELEVATION - 39.82
<p>TRM "A" BEING A CUT BOX ON LIGHT POLE BASE LOCATED APPROXIMATELY 85 FEET ON A NORTHWESTERLY DIRECTION FROM THE MOST SOUTHERLY DRIVEWAY ENTRANCE.</p>	

TEMPORARY BENCHMARK ELEVATION = 41.35  
TBM "B" BEING A CUT BOX ON LIGHT POLE BASE, LOCATED APPROXIMATELY ±416 FEET ON A WESTERLY DIRECTION FROM THE MOST SOUTHERLY DRIVEWAY ENTRANCE.

**SCHEDULE 'B' NOTES**

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): THOSE RESTRICTIVE COVENANTS RECORDED IN UG01917, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS

10c. SUBJECT TO IN THE EVENT THAT THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATING AND REPLATING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY

106. SUBJECT TO THE EVENT THAT THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS, BUT OUTSIDE ANOTHER CITY LIMITS), IT IS SUBMITTED THAT THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE 1999-262, RELATING TO RULES, REGULATIONS, AND DESIGN STANDARDS FOR DEVELOPMENT AND PLATTING AND PROVIDING FOR THE ESTABLISHMENT OF BUILDING SET BACK LINES,

REVISIONS		
DATE	REASON	BY
01-19-21	ADD SPOT ELEVATIONS ALONG WEST SIDE	CL

## REVISION

DATE	REASON	BY
01-19-21	ADD SPOT ELEVATIONS ALONG WEST SIDE	CL





335'±

Uvalde Rd

Royalwood Church

**SITE**





BELTWAY  
8

 **TARGET**  
DISTRIBUTION CENTER

 **Tenaris**

 **THE PRECAST CO.**  
theprecastco.com

 **FABCO**

 **FUEL  
MAXX**

 **Lally Pipe & Tube**  
Division of Lally Industries Inc.

**Beaumont Hwy**

BELTWAY  
8

**Royalwood  
Church**

 **EXXON**

**SITE**



**Uvalde Rd**

 **Lineage®**





Downtown  
Houston



Royalwood  
Elementary



**SITE**

Royalwood  
Church

**335'±**

Uvalde Rd













# 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.

2-10-2025



## 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.

## 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. **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:
  - 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.

<b>SENDERO REAL ESTATE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9010551</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Designated Broker of Firm	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601 ext 1</b> Phone
 Licensed Supervisor of Sales Agent/ Associate	 License No.	 Email	 Phone
<b>DEVIN BAKER</b> Sales Agent/Associate's Name	<b>656289</b> License No.	<b>DEVIN@SENDEROGROUP.NET</b> Email	<b>832-631-9294</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-1