

LAND
FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040



Map data ©2021 Imagery ©2021, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.0 Acres
Available SF:	+/- 43,560 SF
Market:	Northwest Houston
Submarket:	Jersey Village Area

PROPERTY OVERVIEW

Outstanding property right off Highway 290 with tremendous visibility from US-290

PROPERTY HIGHLIGHTS

- Excellent location with great visibility from Highway 290 & +/- 188 feet of frontage on Windfern Road
- In high density residential & commercial populated area with easy access to US-290, Beltway 8 & retail
- Property features offsite detention pond, utilities, Separate gated entry, asphalt driveway, stabilized lot throughout, & electrical supply
- Site is NOT in a flood zone with 2.5- 3 feet additional elevation
- Tract is less than 1.5 miles from Beltway 8 & only feet from US-290
- Average traffic of over 245,000 vehicles per day on US-290 & over 146,000 vehicles per day on Beltway 8
- Situated in Harris County & Cy-Fair ISD
- Total tax rate for 2020: \$2.63 per \$100 of assessed value

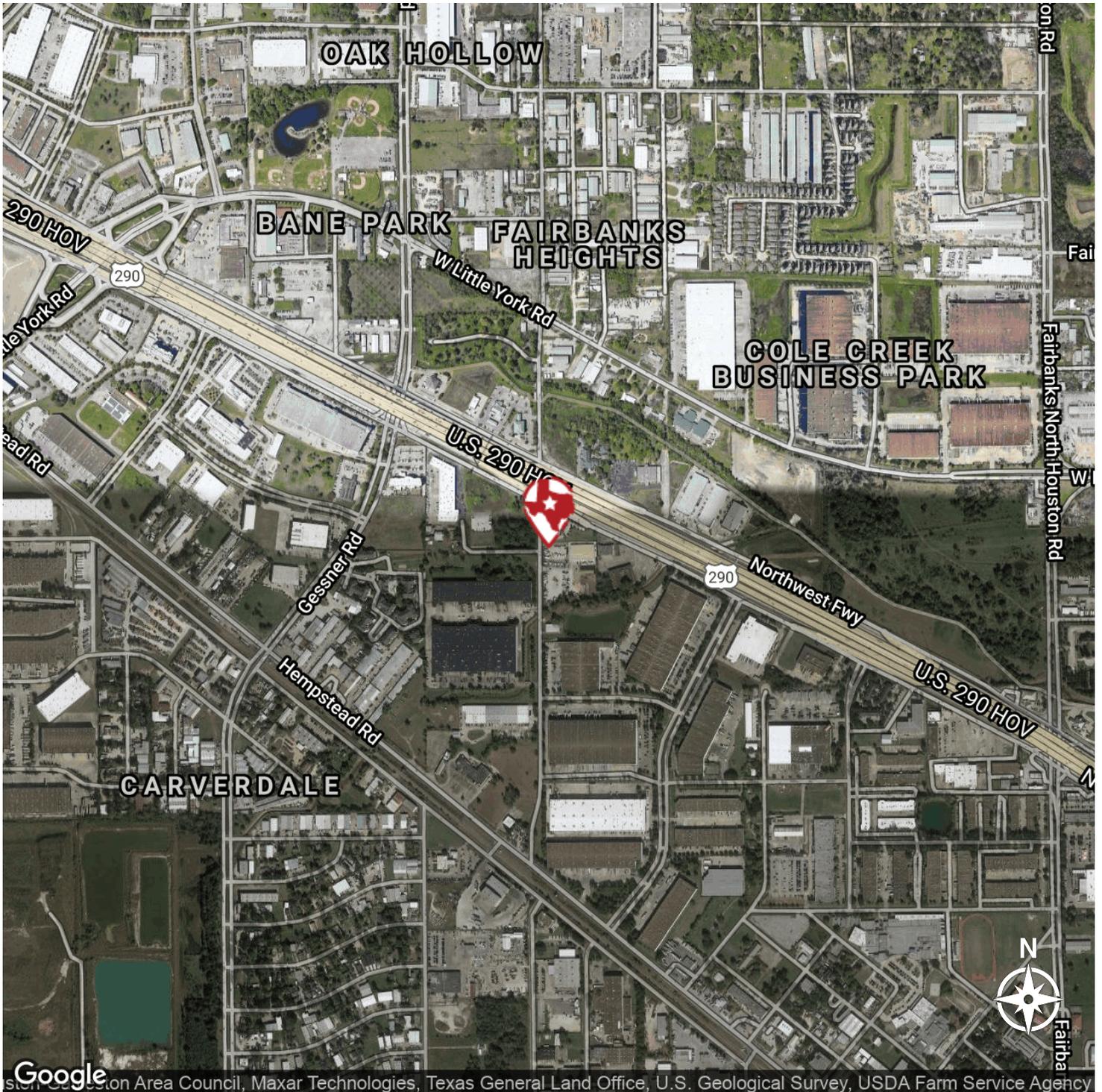
FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

LAND
FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040



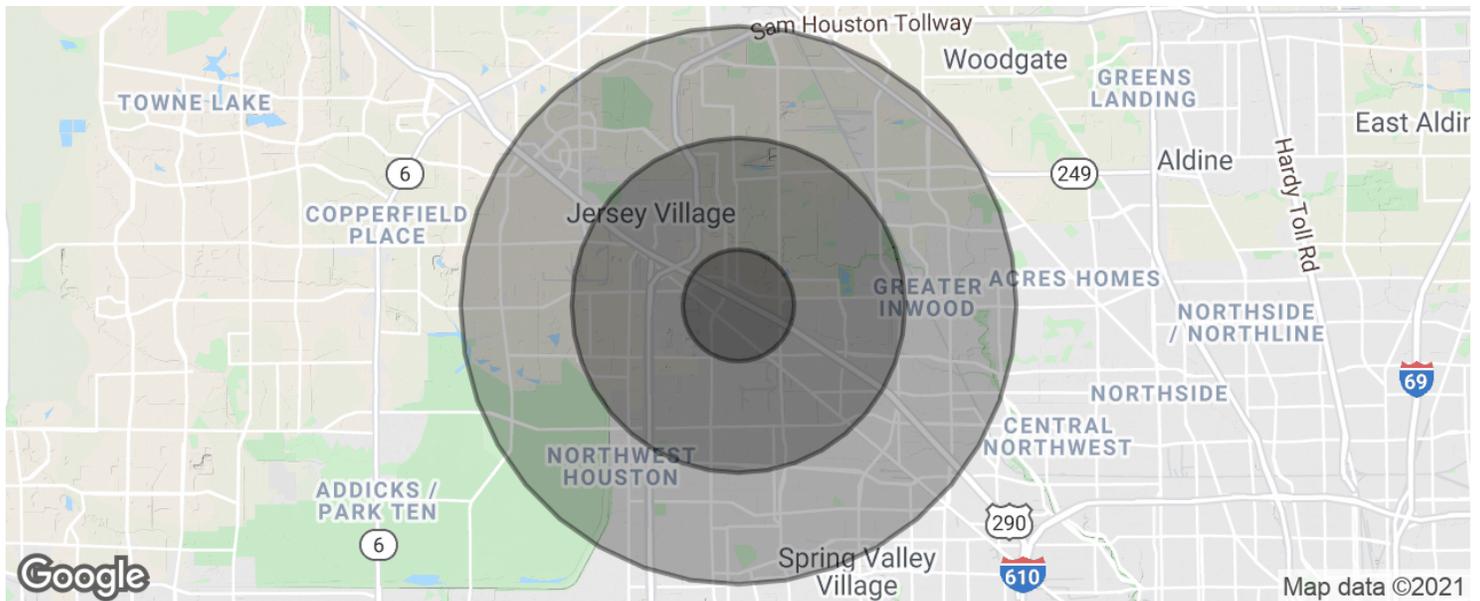
FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

LAND
FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,333	74,920	264,555
Median age	31.4	34.3	32.3
Median age (Male)	28.8	33.4	31.5
Median age (Female)	33.5	35.2	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,883	26,235	90,373
# of persons per HH	2.8	2.9	2.9
Average HH income	\$46,938	\$73,395	\$65,799
Average house value	\$117,706	\$150,363	\$148,775

* Demographic data derived from 2010 US Census

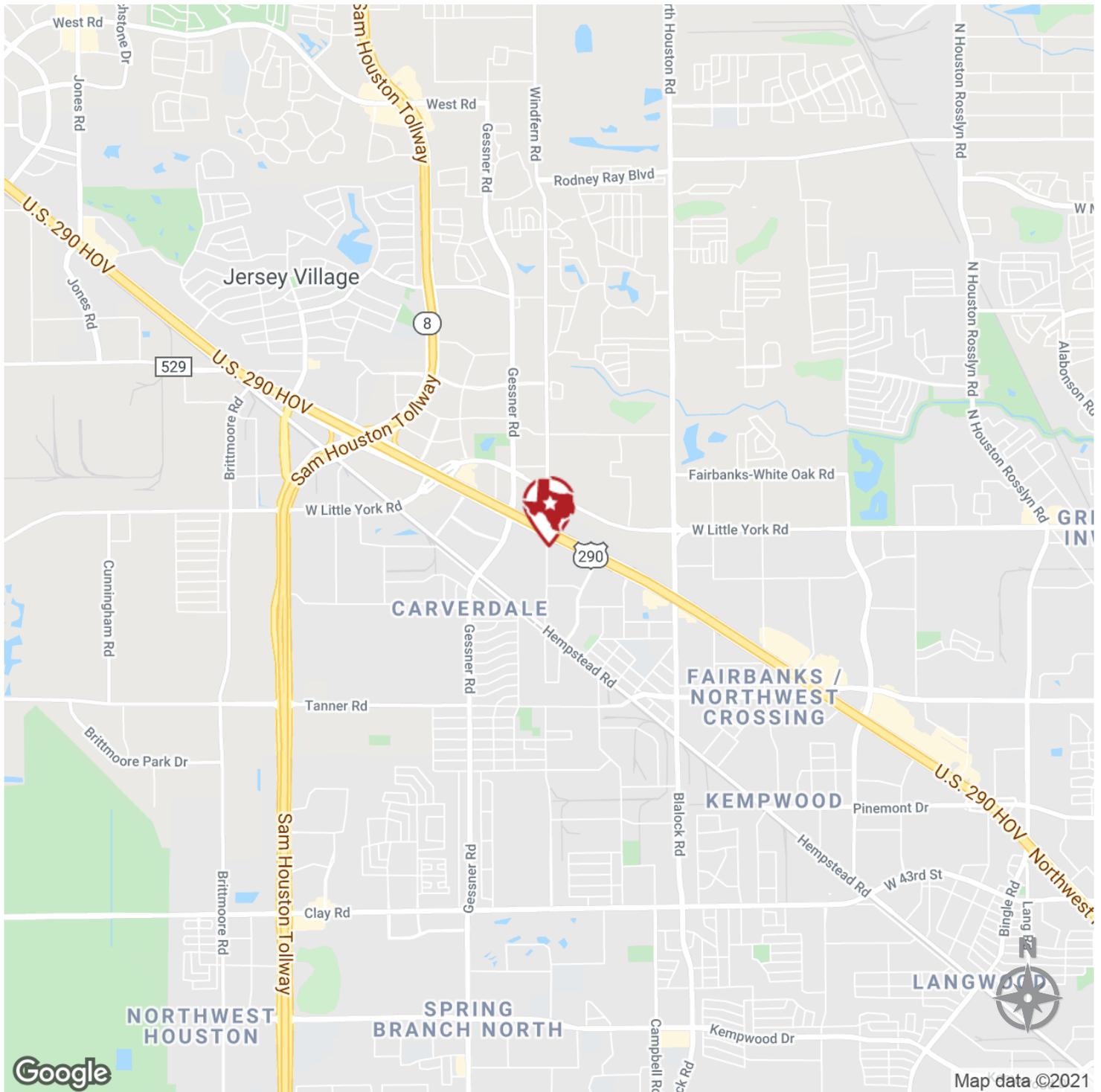
FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

LAND
FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040



FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM



LAND FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> 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

TAR 2501

IASB 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 110215 Ashcroft Drive, Cypress, TX 77429

Phone (713) 607-1707

Fax:

New IASB

Tracy Rupp

Produced with zipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM



LAND
FOR SALE

+/- 1 ACRE OF LAND AT WINDFERN ROAD & HIGHWAY 290

6400 WINDFERN ROAD, HOUSTON, TX 77040

Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors.

The information is shared with Texas CRES, LLC for reference and for marketing purposes.

Texas CRES, LLC makes no representations to the validity or accuracy of the information.

Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information.

You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM