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7-8 ± ACRES FOR SALE

(w/potential off-site detention)



7803 Uvalde Road, Houston TX 77049



PROPERTY DETAILS

This 7-8± 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 110. 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.

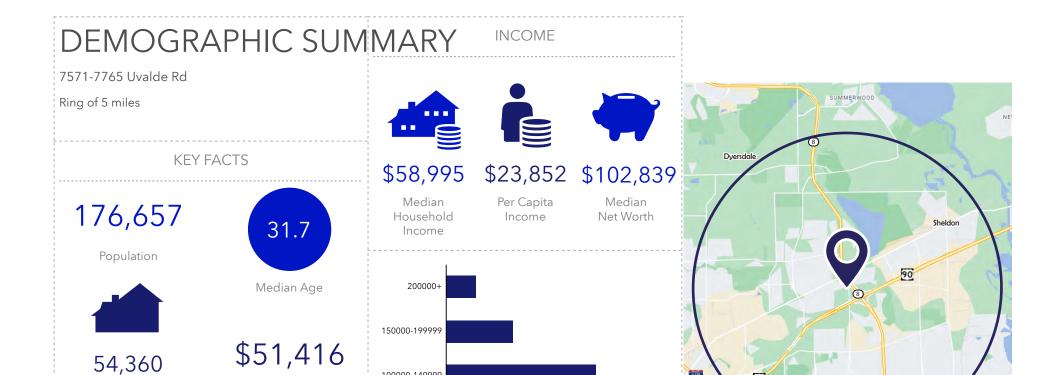
LOCATION INFORMATION

LOCATION	Uvalde Road, south of Bltwy 8, just north of Highway 90
SUBMARKET	East Belt
SIZE	7-8 ± Acres
UTILITIES	Within Royalwood MUD, capacity to be determined based on use
FLOOD PLAIN	500yr flood plain
TAX RATE	2.606%
RESTRICTIONS	In place - Ask for details
PRICE	\$8.95/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
- 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
- POTENTIAL OFF-SITE
 DETENTION AVAILABLE (SEE
 PAGE 6 HEREIN)





100000-149999

75000-99999

50000-74999

35000-49999

25000-34999

15000-24999

0-14999

0

2,000

4,000

6,000

HOUSEHOLD INCOME

8,000

Median Disposable

Income

14.1%

Bachelor's/Gra

d/Prof Degree

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

EDUCATION

27.8%

Some

Associate'

s Degree

33.2% College/

High

School Graduate 610

90

Jacinto Cit

White Collar

10,000 12,000

5 miles



46.8%

Cloverlea

EMPLOYMENT

Channelvie

Households

24.99

No High

School

Diploma

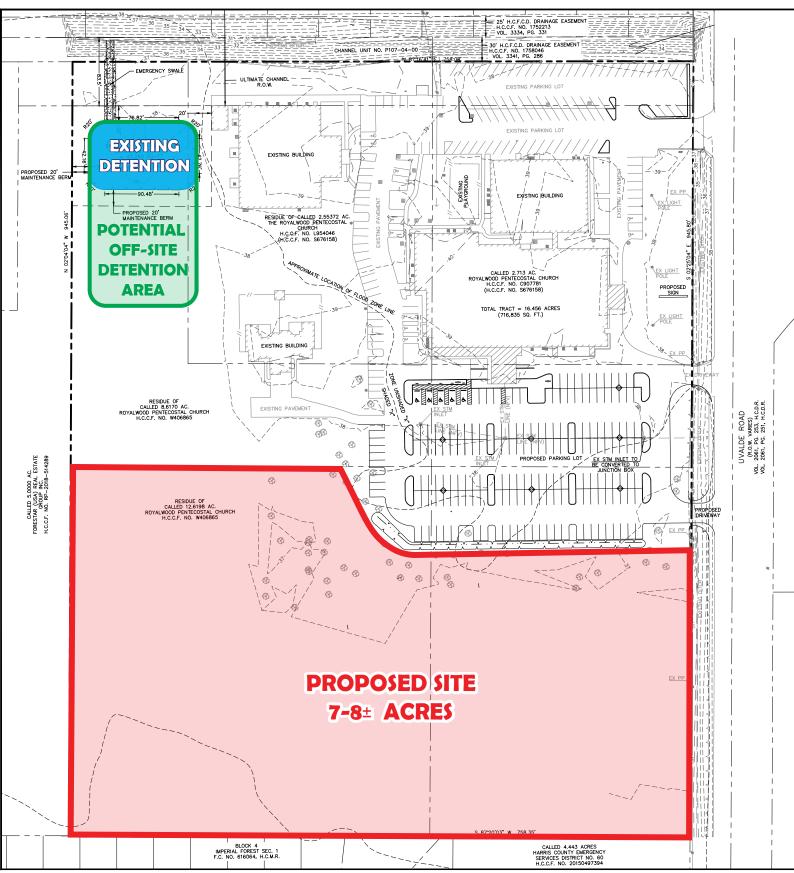








DETENTION EXHIBIT



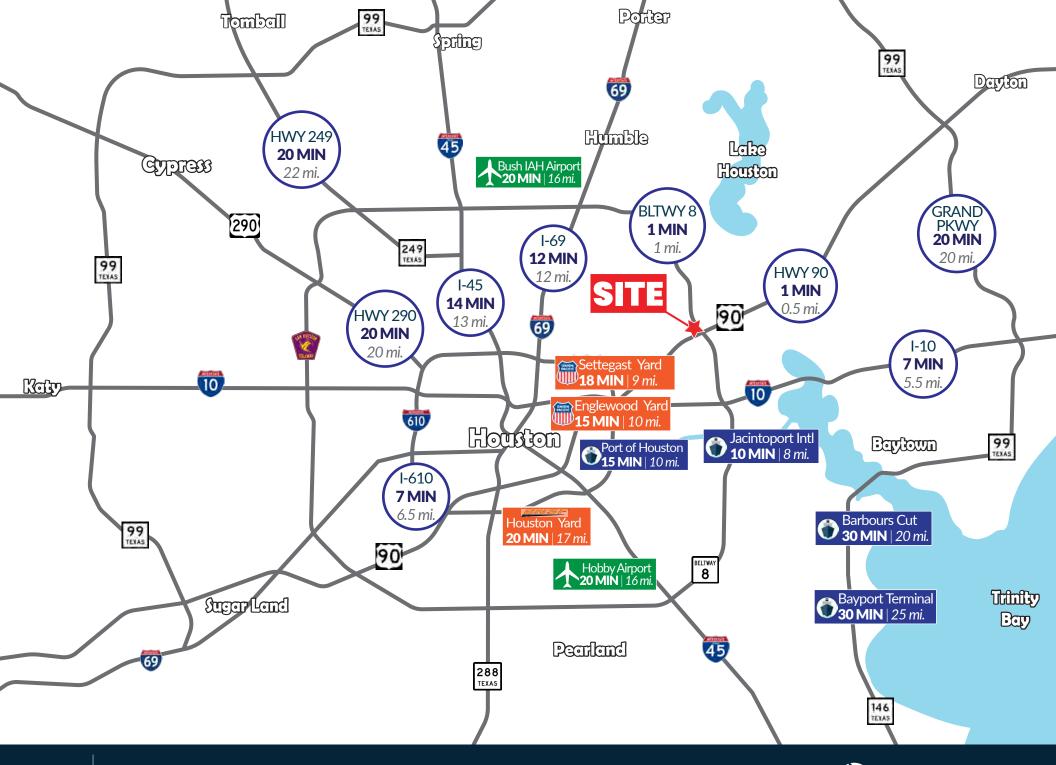




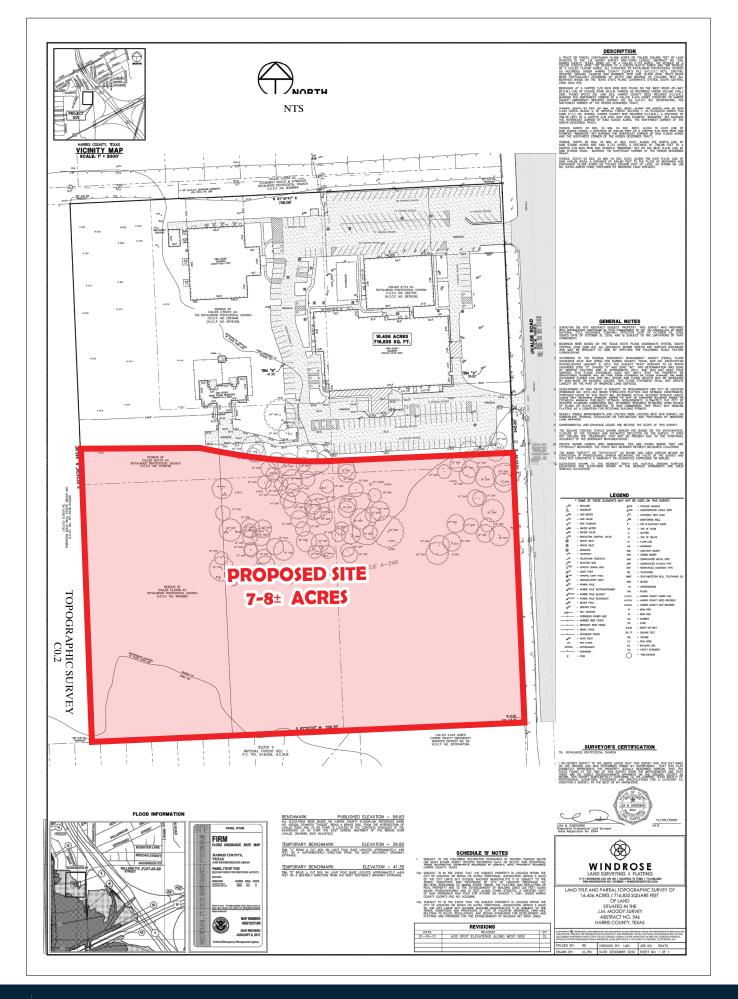
















Information About Brokerage Services



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:
- 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
- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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