

14050 OLD GALVESTON RD

(HWY 3) Webster, TX 77598

**SOUTHEAST SUBURBAN HOUSTON /
CLEAR LAKE MARKET**

LAND FOR SALE

6.7835 ACRES

\$2,910,500

\$9.85/SF



- 6.783 +/- ACRES OF BUILD-READY PARCELS FOR SINGLE OR MULTIPLE USERS + SOLD AS ONE PARCEL
- ACCESS DRIVE AND UNDERGROUND UTILITIES IN PLACE
- OFF-SITE REGIONAL DETENTION PROVIDED
- EASY ACCESS TO I-45 / GULF FWY VIA CLEAR LAKE CITY BLVD.
- EASY ACCESS TO BELTWAY 8 VIA OLD GALVESTON RD (HWY 3)
- DEED-RESTRICTED FOR QUALITY CONTROL
- CLOSE PROXIMITY TO
 - + ELLINGTON FIELD
 - + HOBBY AIRPORT
 - + CLEAR LAKE MEDICAL CENTER
 - + NASA / JOHNSON SPACE CENTER



EXCLUSIVELY LISTED BY

BRIAN YATES

Yates Commercial Development, LLC

713-806-5998

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OCT 29, 2023

14050 OLD GALVESTON RD (HWY 3) WEBSTER, TX STRONG DEMOGRAPHICS AND STRONG JOB BASE



RADIUS FROM : 14050 HWY 3 / OLD GALVESTON RD WEBSTER, TX 77598	1-Mile	3-Mile	5-Mile
2022 Population →	4,515	71,451	209,446
2022 Population Density per Sq. Mile	2,460	2,522	2,693
2022 Households	2,073	28,417	79,715
2010-2022 Household Growth %	3%	4%	11%
2022 Total Families	1,314	19,111	56,181
2022 Families as % of HH →	63%	67%	70%
2022 Median HH Income →	\$64,463	\$82,850	\$86,254
2022 Average HH Income	\$90,532	\$121,543	\$121,788
2022 Owner Occupied Homes	670	16,457	46,779
2022 Owner Occupied Homes %	32%	58%	59%
2022 Renter Occupied Housing %	68%	42%	41%
2022 Owner Home Value Median	\$235,180	\$208,379	\$214,940
2022 % Homes Built Since 2000	11%	18%	28%
2022 % HH Moved in 2000 or later →	90%	89%	90%
2022 Daytime Population →	7,747	71,660	209,163
Pop. > 25 Y.O. Bachelor's Degree +	36%	43%	37%
White Collar Jobs % →	62%	66%	65%

- SURROUNDED BY STRONG RETAIL, INDUSTRIAL & HOUSING NEARBY**
- OVER 71,000 POPULATION & DAYTIME POPULATION IN 3 MILES
 - 19,000 FAMILIES (67% OF ALL HOUSEHOLDS)
 - SOLID \$82,000 MEDIAN & \$121,000 AVERAGE HOUSEHOLD INCOMES
 - NEWER HOMES – 89% MOVED-IN SINCE 2000 OR LATER
 - 66% WHITE COLLAR JOBS

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**MONUMENT SIGNAGE AVAILABILITY AT ENTRANCE
FROM OLD GALVESTON RD / HWY 3**



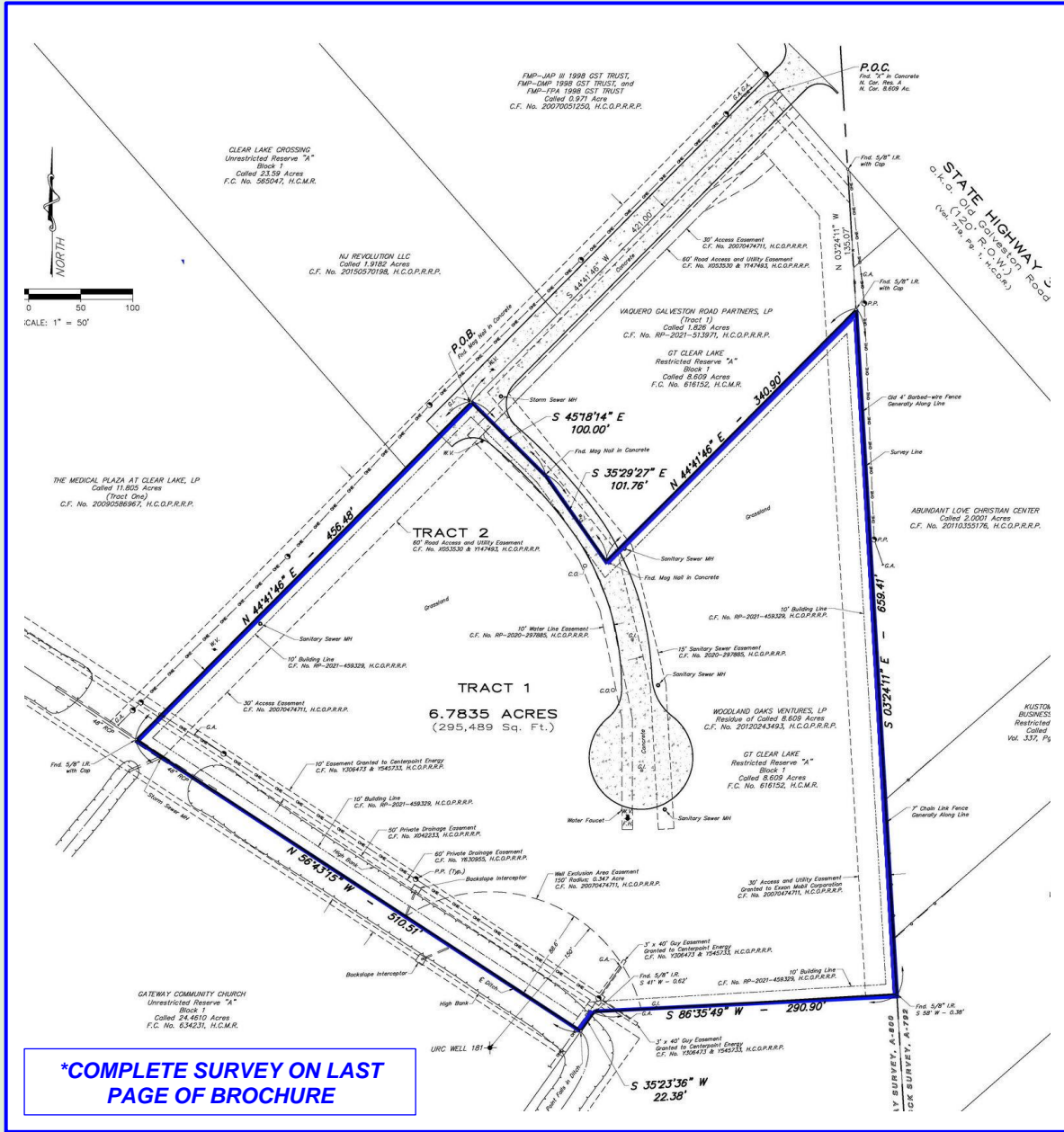
14050 OLD GALVESTON RD (HWY 3), WEBSTER, TX



- ONLY A MILE EAST OF THE GULF FWY / I-45
- NEAR THE FAST-GROWTH I-45 / EL DORADO / CLEAR LAKE AREAS
- EASY INTERNAL ACCESS TO MASTER COMPLEX AND CLEAR LAKE CITY BLVD
- CLOSE PROXIMITY TO NUMEROUS RESTAURANTS, RETAILERS, BANKS, HOBBY AIRPORT
- WEBSTER MAILING ADDRESS, IN CITY OF HOUSTON
- ONLY FOUR MILES FROM BAYBROOK MALL
- HOUSTON CBD ONLY 17 MILES AWAY



14050 HWY 3 WEBSTER - LAND SURVEY 6.7835 +/- ACRES



- OFF-SITE DETENTION PROVIDED FOR MAXIMUM SITE UTILIZATION
- PROPERTY COULD BE DEVELOPED FOR ONE OR MULTIPLE USERS
- ALLOWABLE COMMERCIAL USES INCLUDE:
 - + OFFICE
 - + FLEX
 - + SERVICE CENTER
 - + LIGHT INDUSTRIAL / MANUFACTURING
 - + RESEARCH & DEVELOPMENT
 - + STORAGE AND OTHER SIMILAR USES
- MONUMENT SIGNAGE RIGHTS AT OLD GALVESTON RD / HWY 3
 - + SUBJECT TO BUILDING SET-BACKS
- STREET-NAMING OPPORTUNITY AVAILABLE:
 - + SUBJECT TO CITY OF HOUSTON APPROVAL

14050 OLD GALVESTON RD / HWY 3 THE INVESTMENT OPPORTUNITY

THE PROPERTY

- **6.7835 +/- ACRES SITE**
 - + BUILD-READY FOR DEVELOPMENT
 - + SOLD AS ONE PARCEL
 - + SITEWORK COMPLETED
 - + ACCESS DRIVE TO OLD GALVESTON RD (HWY 3)
 - + UNDERGROUND UTILITIES IN PLACE AND OFF-SITE DETENTION PROVIDED
- **LOCATED IN THE HEART OF THE CLEAR LAKE CITY MARKET**
 - + STRONG RETAIL AND INDUSTRIAL NEARBY
 - + EASY ACCESS TO I-45 / GULF FWY VIA CLEAR LAKE CITY BLVD.
 - + EASY ACCESS TO BELTWAY 8 VIA OLD GALVESTON RD. (HWY 3)
 - + IN THE CITY OF HOUSTON WITH WEBSTER MAILING ADDRESS
- **IDEAL FOR SEVERAL COMMERCIAL USES INCLUDING:**
 - + OFFICE / FLEX
 - + RESEARCH & DEVELOPMENT
 - + LIGHT INDUSTRIAL
 - + MANUFACTURING / DISTRIBUTION CENTER
 - + SERVICE CENTER
 - + STORAGE
- **STRONG DEMOGRAPHICS**
 - + 71,000 POPULATION & DAYTIME POPULATION
 - + 19,000 FAMILIES (67% OF ALL HOUSEHOLDS)
 - + SOLID \$82,000 MEDIAN & \$121,000 AVERAGE HOUSEHOLD INCOMES
 - + 58% OWNER-OCCUPIED HOMES
 - + NEWER HOMES – 89% MOVED-IN SINCE 2000

THE FINANCIAL OPPORTUNITY

- **6.7835 +/- ACRES BUILD-READY SITE**
- **SOLD AS ONE PARCEL**
- **POSSIBLY DIVIDE INTO MULTIPLE USER PARCELS**
- **\$2,910,500**
- **\$9.85 / SF**

IMPORTANT NOTICE

14050 OLD GALVESTON RD / HWY 3, WEBSTER 77598

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness.

References to land areas are per survey. References to detention, utilities and access are per due diligence documents to be provided.

Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

YATES COMMERCIAL DEVELOPMENT, LLC 2023

EXCLUSIVELY LISTED BY:

BRIAN YATES

YATES COMMERCIAL DEVELOPMENT, LLC

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NOTICE



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.

Yates Commercial Development, LLC	9011761	brian@yatesinterests.com	713-806-5998
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Yates	397252	brian@yatesinterests.com	713-806-5998
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Info Broker

