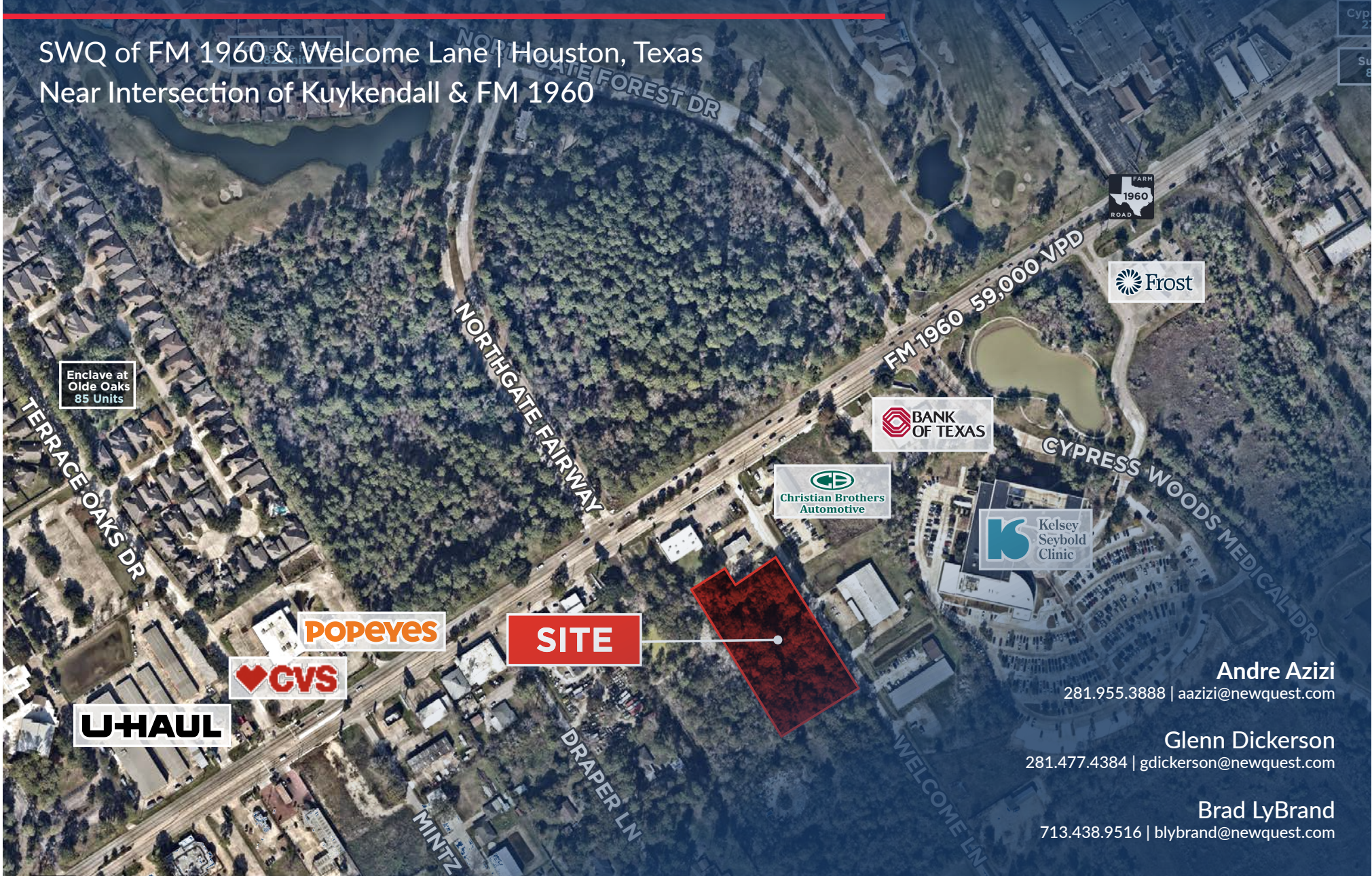


NewQuest

±2.52 ACRES – FM 1960 & WELCOME LN.

SWQ of FM 1960 & Welcome Lane | Houston, Texas
Near Intersection of Kuykendall & FM 1960



Enclave at
Olde Oaks
85 Units

TERRACE OAKS DR

NORTHGATE FAIRWAY

FM 1960 59,000 VPD

FARM
1960
ROAD

Frost

BANK
OF TEXAS

Christian Brothers
Automotive

K
Kelsey
Seybold
Clinic

CYPRESS WOODS MEDICAL DR

SITE

POPEYES

CVS

U-HAUL

DRAPER LN

WELCOME LN

Andre Azizi
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713.438.9516 | blybrand@newquest.com

Project Highlights

±2.52 Acre Available for Sale in Harris County

- Located near the intersection of Kuykendall & FM 1960 and 3 miles west of I-45.
- Across from Northgate Forest Country Club and subdivision entrance and from the new Kelsey-Seybold Clinic to the west.
- Convenient access to The Woodlands, Houston Intercontinental Airport, Kingwood, and Champions Forest.
- Additional acreage is available adjacent to the site.

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Approximate Size:	±2.52 acres
Price:	Contact broker for pricing
School District:	Spring ISD
Frontage:	Approx. 300 ft. on Welcome Lane
Traffic Counts:	Approx. 59,000 VPD on FM 1960 Approx. 208,546 VPD on I-45



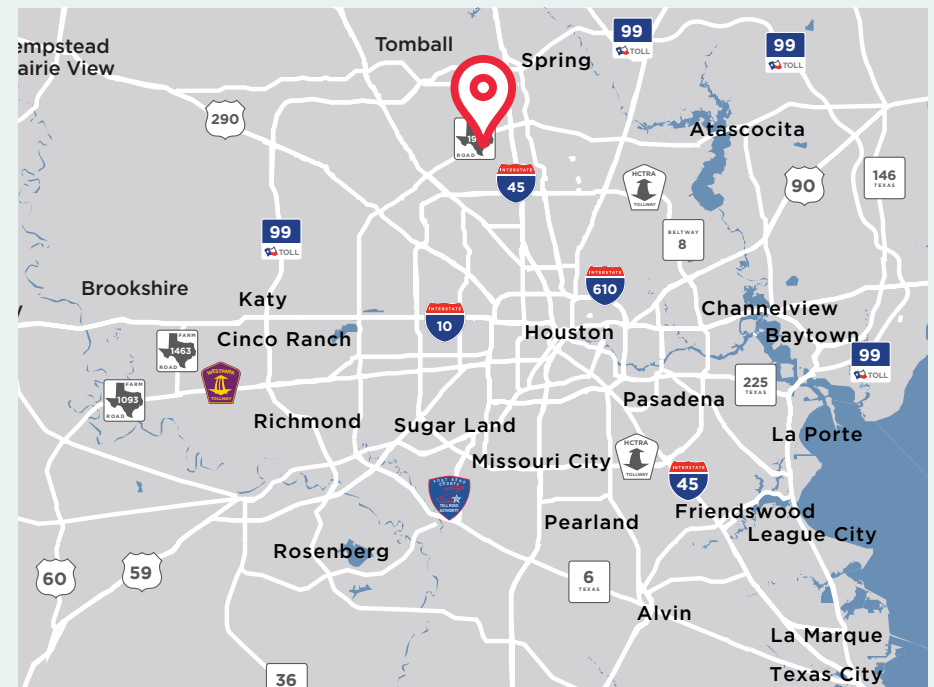
39% POPULATION GROWTH
within 1 mile from 2020 to 2023

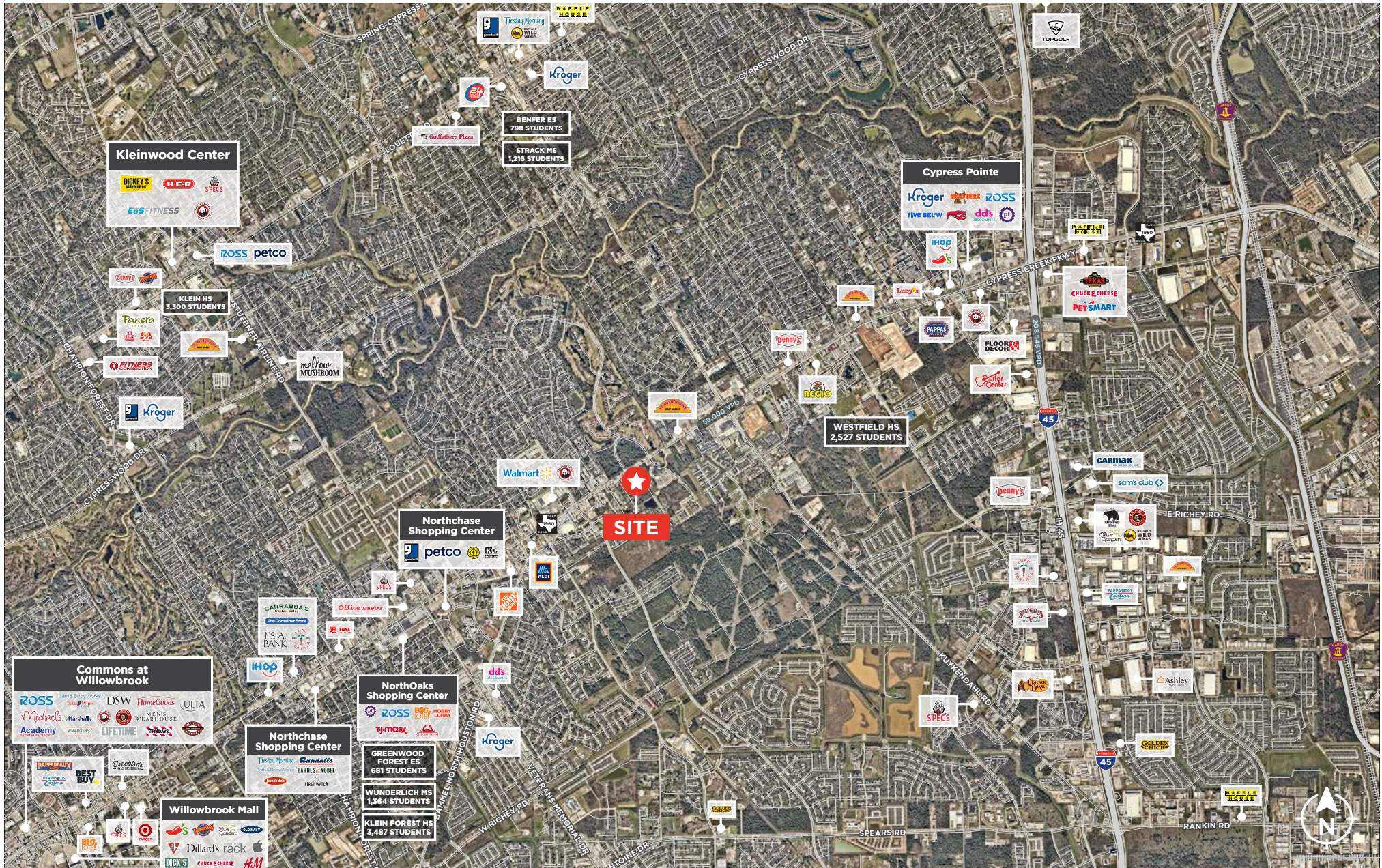


\$115K AVERAGE HOUSEHOLD INCOME
within 5 miles



337,788 POPULATION
within 5 miles





03.24 | 01.24

Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,738	50,665	118,279
Current Population	15,667	138,434	337,788
2020 Census Average Persons per Household	2.73	2.73	2.86
2020 Census Population	11,262	125,572	309,770
Population Growth 2020 to 2023	39.12%	10.24%	9.04%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	29.00%	27.17%	24.22%
2 Person Households	32.77%	27.35%	26.00%
3+ Person Households	38.23%	45.48%	49.78%
Owner-Occupied Housing Units	50.86%	51.58%	52.77%
Renter-Occupied Housing Units	49.14%	48.42%	47.23%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	26.92%	30.95%	33.58%
Black or African American	34.37%	32.22%	28.25%
Asian or Pacific Islander	6.79%	8.37%	8.49%
Other Races	30.72%	27.46%	28.65%
Hispanic	40.61%	35.08%	36.63%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$97,094	\$109,837	\$115,065
Median Household Income	\$64,178	\$71,473	\$78,619
Per Capita Income	\$37,068	\$40,612	\$40,803
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	23.42%	25.41%	25.14%
Estimated Bachelor's Degree	20.68%	20.08%	20.58%
Estimated Graduate Degree	7.60%	9.73%	9.98%
AGE	1 MILE	3 MILES	5 MILES
Median Age	33.9	34.2	34.3

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>



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