



DMRE LISTING  
ALSO AVAILABLE  
±6.57 ACRES

±8.12  
ACRES

# ±8.12 Acre Development Opportunity in North Houston with Beltway 8 Frontage

Greenspoint Dr & Beltway 8, Houston, Texas 77060



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## ADDRESS

Greenspoint Dr & Beltway 8  
Houston, Texas 77060

## SIZE

±8.12 Acres

## LAT., LONG.

29.94235575511474, -95.4063573660613

## UTILITIES

City of Houston

## PARCEL

1121150000001

## OPPORTUNITY ZONE

Site is in Opportunity Zone

## FLOODPLAIN

500 year floodplain

## SCHOOLS

Aldine ISD  
Marcella Elementary  
Lewis Middle School  
Aldine High School



## LEGAL

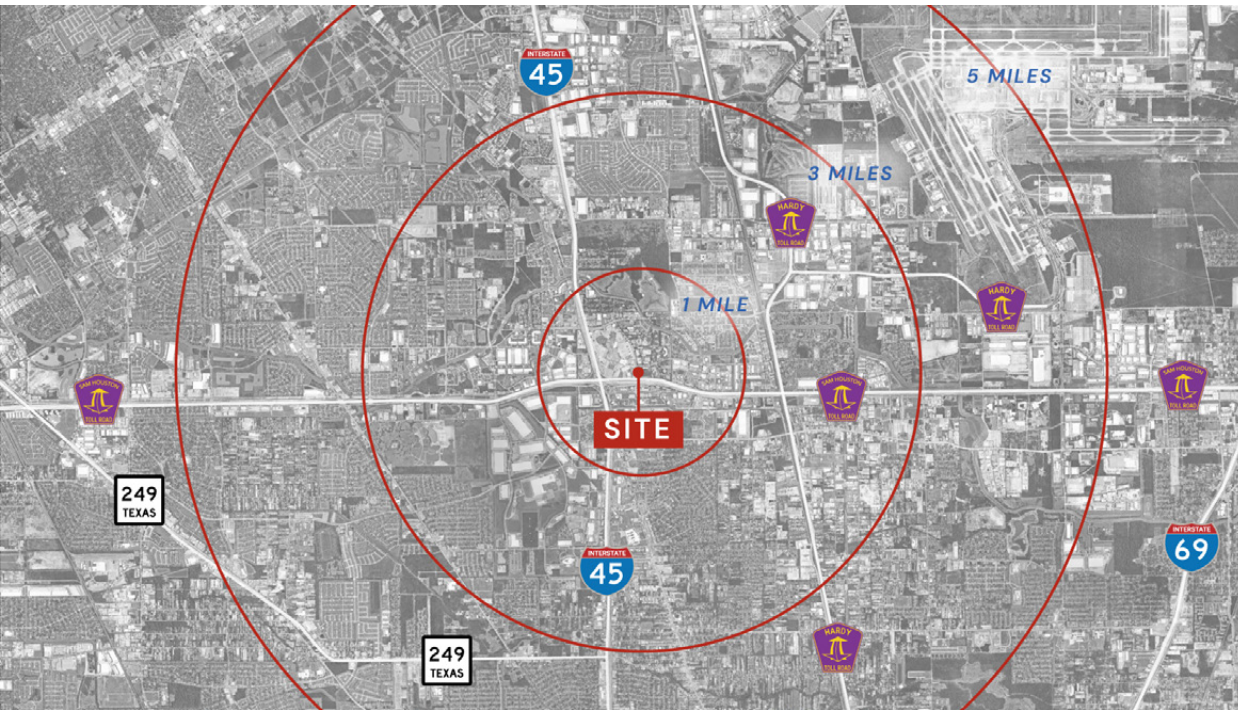
RES G BLK 4 GREENSPOINT SEC 1

## PRICE

Call for Pricing



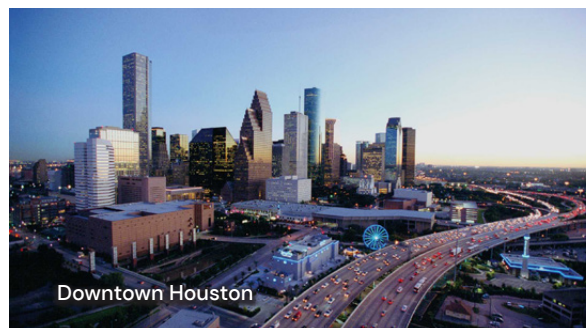
 500 year floodplain  
 100 year floodplain



## 2023 TAX RATES

9	ALDINE ISD	1.0363
40	HARRIS COUNTY	0.35007
41	HARRIS CO FLOOD CNTRL	0.03105
42	PORT OF HOUSTON AUTHY	0.00574
43	HARRIS CO HOSP DIST	0.14343
44	HARRIS CO EDUC DEPT	0.0048
45	LONE STAR COLLEGE SYS	0.1076
61	CITY OF HOUSTON	0.51919
266	NORTH HOUSTON DISTRICT	0.16742
<b>TOTAL</b>		<b>2.3656</b>

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2023 POPULATION ESTIMATE	22,283	103,831	253,542
5 YEAR EST. POPULATION GROWTH	4.4%	2.6%	2.8%
AVERAGE HOUSEHOLD INCOME	\$42,083	\$65,602	\$81,248
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$200,885	\$179,379	\$173,199



## Development Site Located in Houston, TX

- North Houston Business District provides one of the largest office space in Houston with 10.82 million square feet (1.005 million square metres)
- North Houston Business District of 2,880 companies host a workforce of nearly 50,000 people
- North Houston has numerous parks and green spaces

## Convenient Access To Major Thoroughfares

- Convenient access to IAH Airport
- Easy access to Hardy Toll Rd, Beltway 8, US-59, and I-45

## Close Proximity To Houston's Best Entertainment & Retail

- George Bush IAH: 11 minutes
- The Heights: 21 minutes
- The Woodlands: 21 minutes
- Downtown Houston: 23 minutes

## CONTACT US



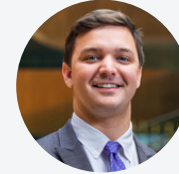
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# INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

### A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT

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