

1.63 ACRES - GENOA RED BLUFF

SEC of Genoa Red Bluff & Space Center Blvd. | Houston, Texas
Prime Hard Corner Pad Site Near Clear Lake



Neal Thomson
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Project Highlights

±1.63 Acres Hard Corner Pad Site Available for Sale in Near Clear Lake

- Located at the lighted intersection of Genoa Red Bluff and Space Center Blvd.
- Adjacent to future Deer Park ISD site
- Pre-approved curb cuts
- Excellent Location for QSR or retail

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Approximate Size: ±1.63 acres

Price: Contact Broker for Pricing

School District: Deer Park ISD

Frontage Approx. 210 ft. on Genoa Red Bluff Rd
Approx. 283 ft. on Space Center Dr

Traffic Counts: Approx. 23,343 vpd on Genoa Red Bluff
Approx. 18,322 vpd on Space Center Dr.



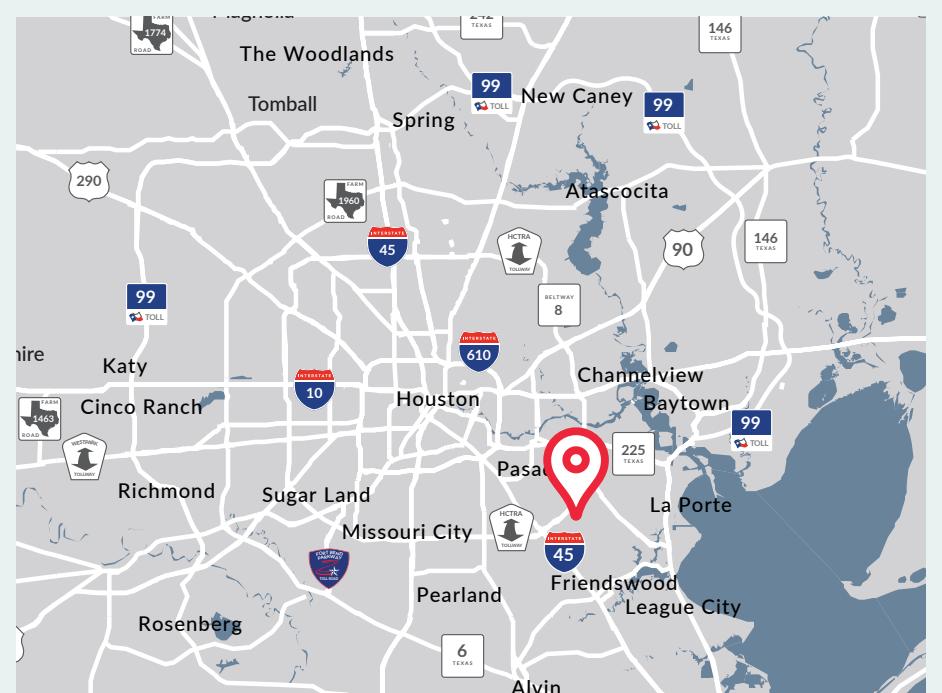
6% POPULATION GROWTH within 5 miles from 2020 to 2025



\$159K AVERAGE HOUSEHOLD INCOME
within 1 mile



240,547 POPULATION
within 5 miles





Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

	1 MILE	3 MILES	5 MILES
POPULATION			
Current Households	2,426	23,553	87,333
Current Population	6,642	65,118	240,547
2020 Census Average Persons per Household	2.74	2.76	2.75
2020 Census Population	6,423	61,109	227,824
Population Growth 2020 to 2025	3.40%	6.56%	5.58%
CENSUS HOUSEHOLDS			
1 Person Households	29.52%	22.63%	22.72%
2 Person Households	27.62%	29.87%	29.65%
3+ Person Households	42.86%	47.50%	47.63%
Owner-Occupied Housing Units	71.68%	67.11%	59.56%
Renter-Occupied Housing Units	28.32%	32.89%	40.44%
RACE AND ETHNICITY			
White	63.06%	54.00%	48.48%
Black or African American	4.75%	6.92%	9.28%
Asian or Pacific Islander	7.03%	8.50%	6.37%
Other Races	24.60%	29.79%	34.95%
Hispanic	34.91%	42.03%	48.82%
INCOME			
Average Household Income	\$159,091	\$131,374	\$108,662
Median Household Income	\$115,669	\$102,957	\$86,595
Per Capita Income	\$61,166	\$47,085	\$38,960
EDUCATION			
Estimated High School Graduate	19.19%	24.79%	26.04%
Estimated Bachelor's Degree	18.48%	21.31%	17.59%
Estimated Graduate Degree	18.98%	15.03%	10.40%
AGE			
Median Age	42.0	37.9	35.6

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Neal Thomson	600513	nthomson@newquest.com	713.438.9513
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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