

LAND FOR SALE **+1.99 AC**



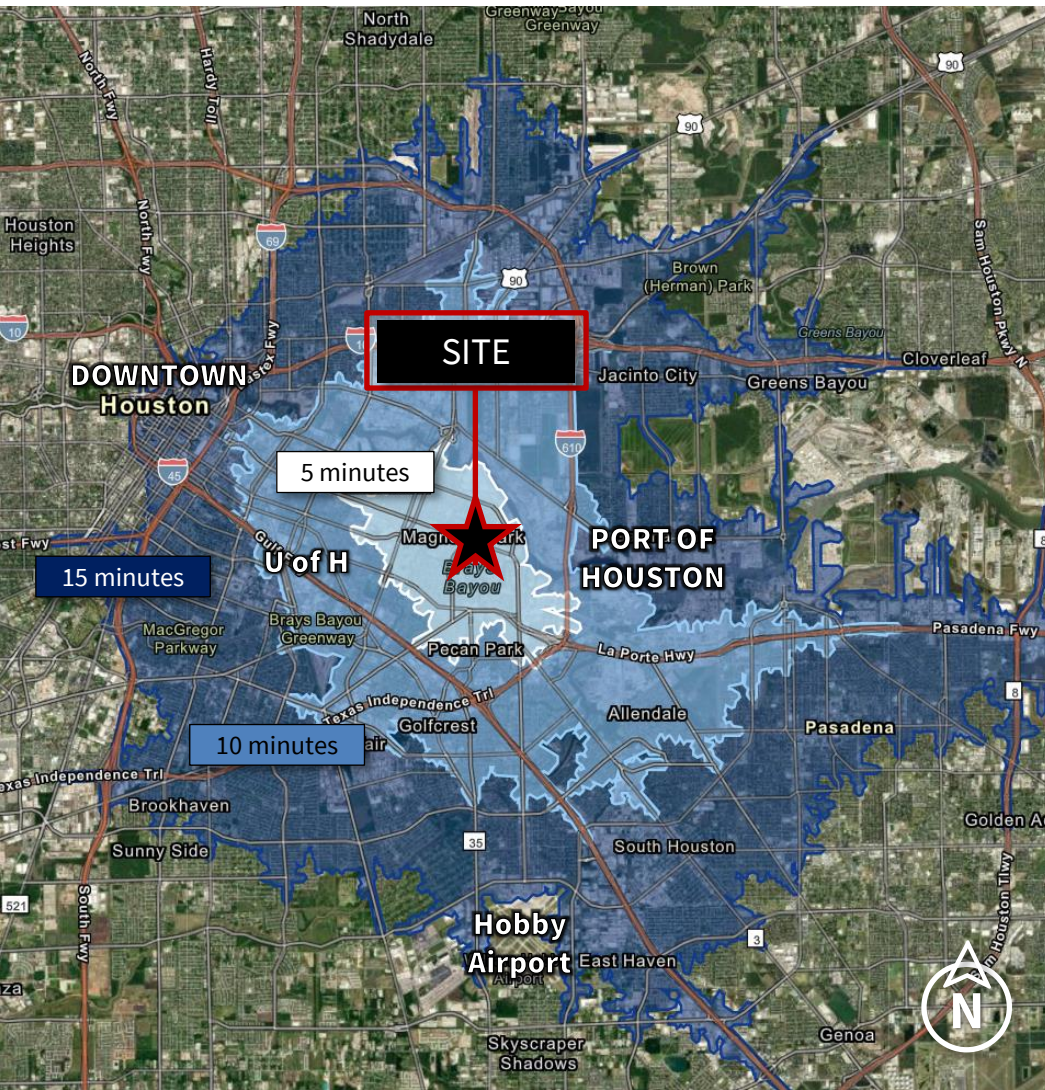
7634 HARRISBURG BOULEVARD | HOUSTON, TX 77012



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COMMUTE & DEMOGRAPHICS



Drive Times	Minutes
Port of Houston	10
The University of Houston	12
Downtown Houston	15
Texas Medical Center/Museum District	20

Property Information

Location

Located along Harrisburg Boulevard, just east of 75th Street, in Houston, TX. Property has excellent visibility from Harrisburg, with ±500' of frontage and multiple curb cuts along Harrisburg allowing for easy ingress and egress.

Size

±1.99 AC

Area Information

- Port of Houston – The number one U.S. port in waterborne tonnage and one of the world’s largest ports; 52-mile ship channel. The economic impact of the greater port nationally includes 3.2 million jobs, \$801.9 billion in economic value and more than \$38.1 billion in tax revenue.
- Downtown Houston – Over 50 million SF of office space, 9 Fortune 500 corporations, over 150,000 employees
- The University of Houston – The Third largest University in Texas with over 47,060 students enrolled.

Price

Call broker for pricing

Commute

Traffic Counts

Vehicles Per Day

Harrisburg Blvd, west of 75 th St	13,560
Harrisburg Blvd, east of 75 th St	13,170
Wayside Dr, north of Harrisburg Blvd	27,743
Wayside Dr, south of Harrisburg Blvd	27,430

Demographics

Population Summary

1-Mile

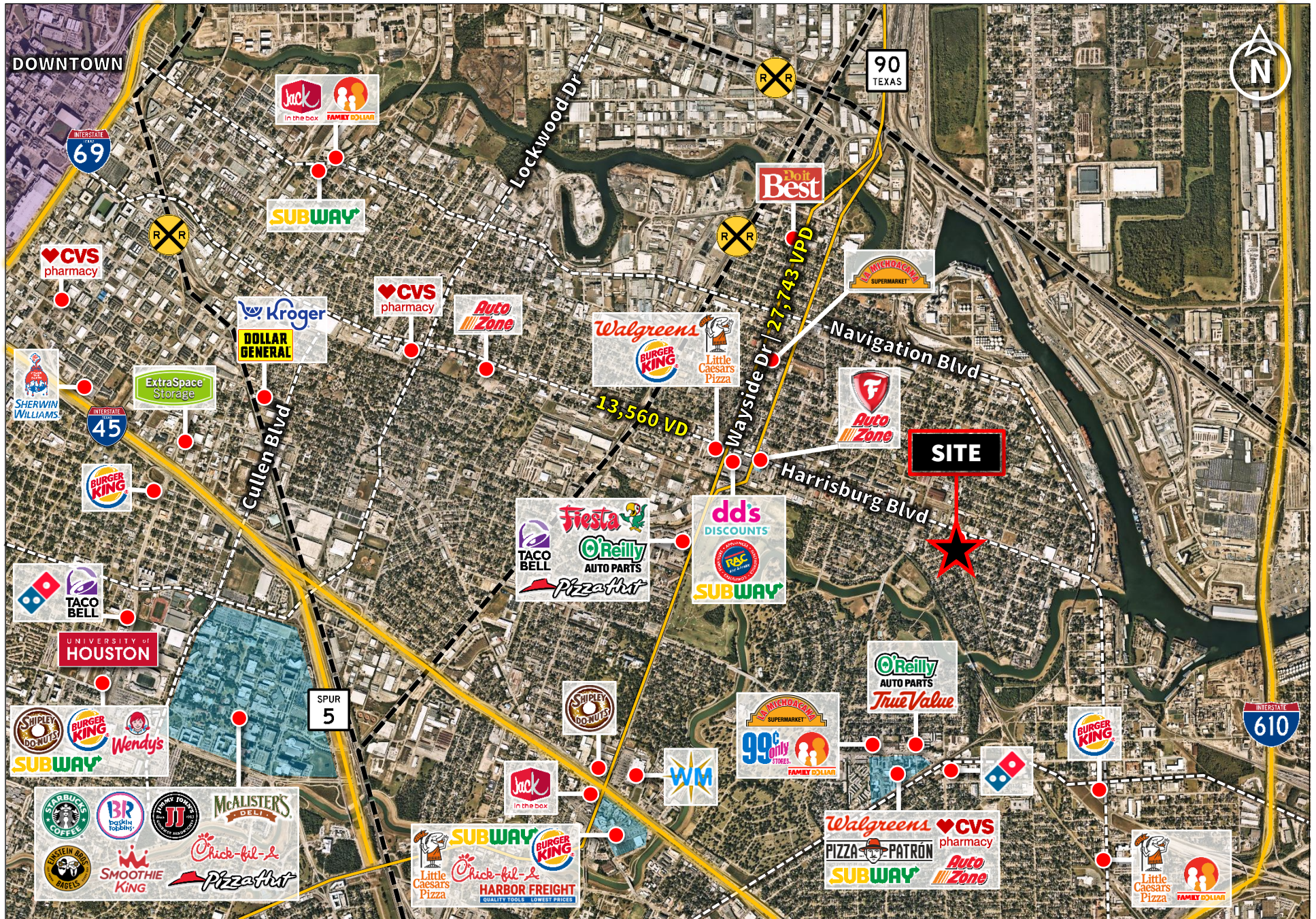
3-Mile

5-Mile

2022 Population	14,419	103,094	311,759
2022 Median Age	32.8	31.9	31.9
2022 Average Household Income	\$53,897	\$58,945	\$69,506
2022 Average Home Value	\$212,597	\$207,603	\$220,376

PROPERTY AERIAL

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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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date