



REALTY SERVICES

Beltway 8 & Highway 90 Pad Sites

SEC of BW 8/Sam Houston Pkwy & US Hwy 90/Crosby Fwy

Houston, Texas 77049



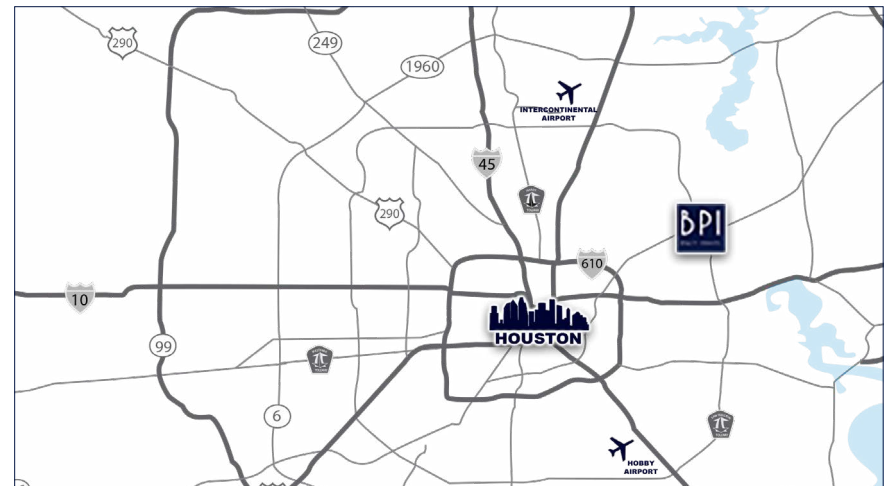
Available: Pad Sites with freeway frontage available for Restaurant, Retail, Medical & Office Development

Pricing: Call for Pricing

Description:

- Located in east Houston at the Beltway 8 & Hwy 90 (Crosby Freeway) intersection. This area has experienced tremendous residential & retail growth over the past 10 years.
- Excellent visibility and access to Beltway 8
- Brand new 55,000 Sq.ft. Showbiz Movie Theatre
- Two existing Class A Multifamily projects with a total of 475 units; a 3rd Multifamily project proposed on 13 acres with approx. 333 units
- Close proximity to the new North Point 90 Logistics Center, which will encompass over 2.5M SF of industrial space on 190 acres

Traffic Counts: US Hwy 90: 59,201 VPD (TXDOT 2019)
Beltway 8: 91,813 VPD (TXDOT 2019)



For More Information:

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The Shops at Stone Park



91,813 VPD (19)

59,201 VPD (19)

SITE

SITE

SHOW BIZ @ INDIANAS
THE HAVEN @
LIBERTY HILLS
APARTMENTS
246 UNITS
LIBERTY HILLS
APARTMENTS
228 UNITS

North Shore
10th Grade Center
& Senior High School

SAN JACINTO
COLLEGE
8,000 enrollment

Williamson
Elementary

Cobb Sixth
Grade Campus

Proposed
New Forest
Town Center



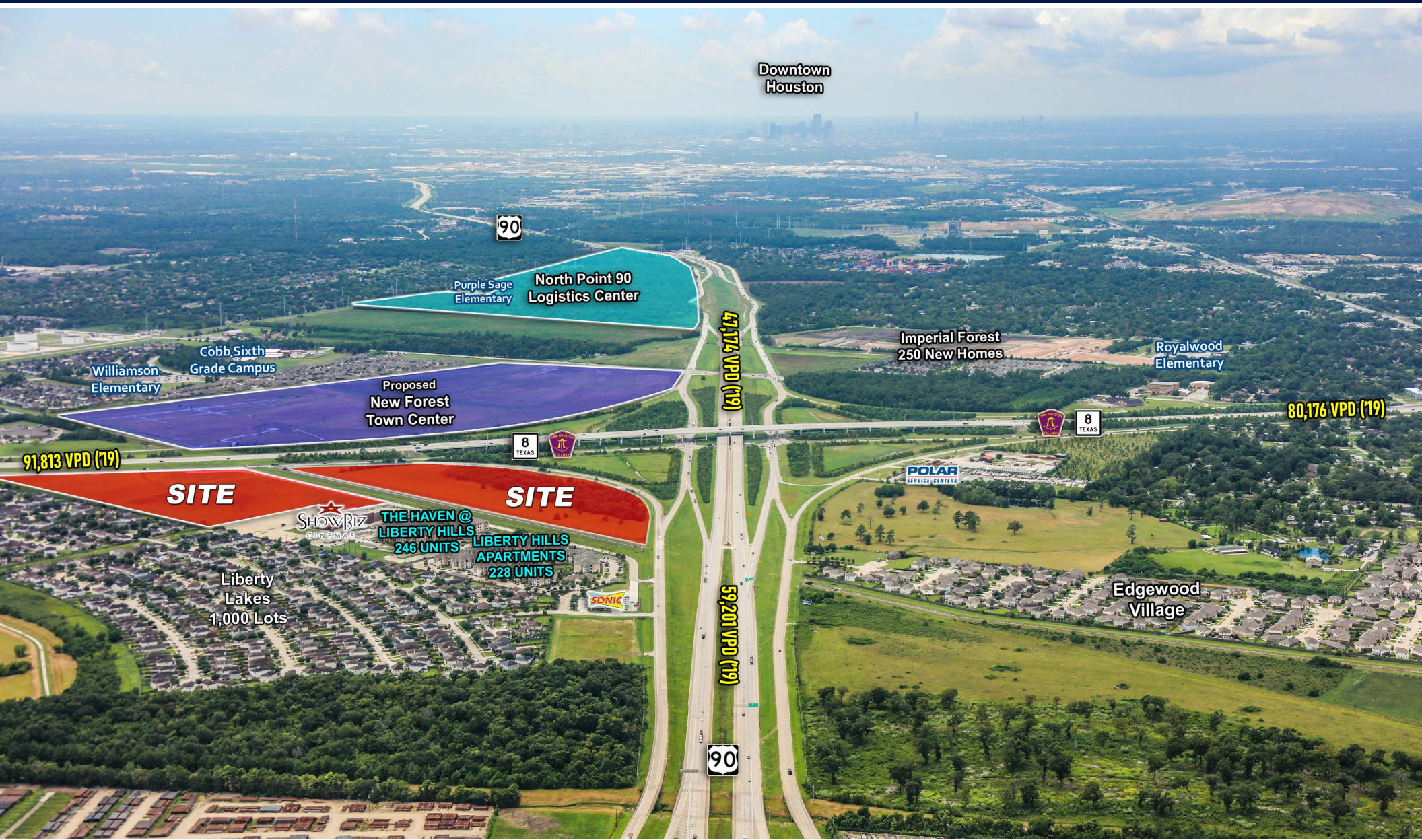


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The Shops at Stone Park
STAPLES, rue21, Marshalls, BEST BUY

New Forest Crossing
LOWE'S, PET SMART, ROSS, SHOE CARNIVAL, GNC, verizon, Freddy's, five BELOW, MOD, Game Stop, Longhorn, W, M, Peter Piper Pizzeria

ESSEX HOMES, SHERWIN WILLIAMS, Pineforest, CALIBER COLLISION, Jewelry.com

Gene Green Beltway 8 Park
250 Acres

Skate Park

Liberty Lakes
1,000 Lots

THE HAVEN @ LIBERTY HILLS
LIBERTY HILLS APARTMENTS
246 UNITS
228 UNITS

SITE

SITE



59,201 VPD (19)

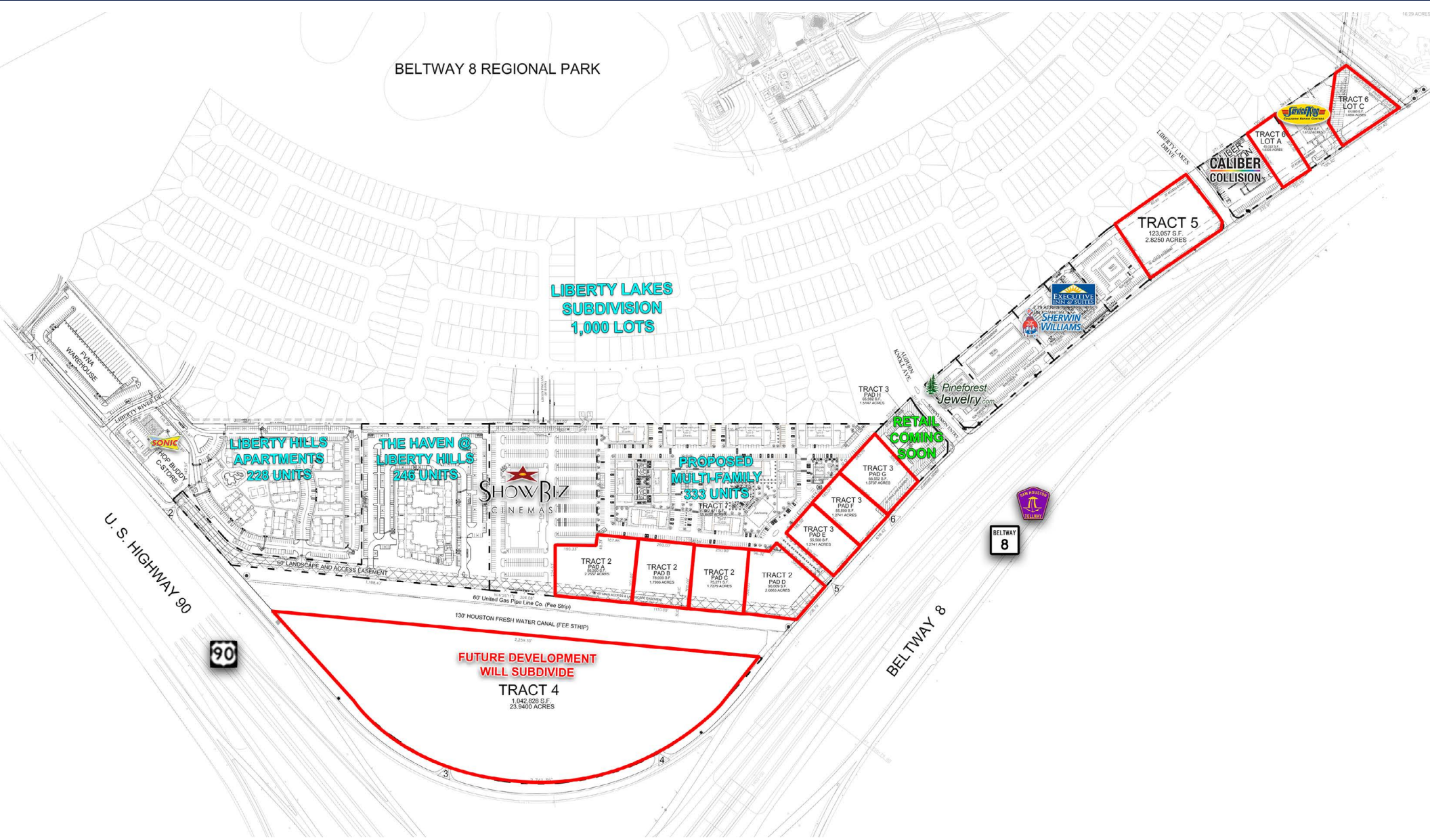


Crosby Fwy

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Houston, Texas 77049

2020 Population
(3 mi Radius)

85,733

Households
(3 mi Radius)

25,837

Daytime Population
(3 mi Radius)

71,119

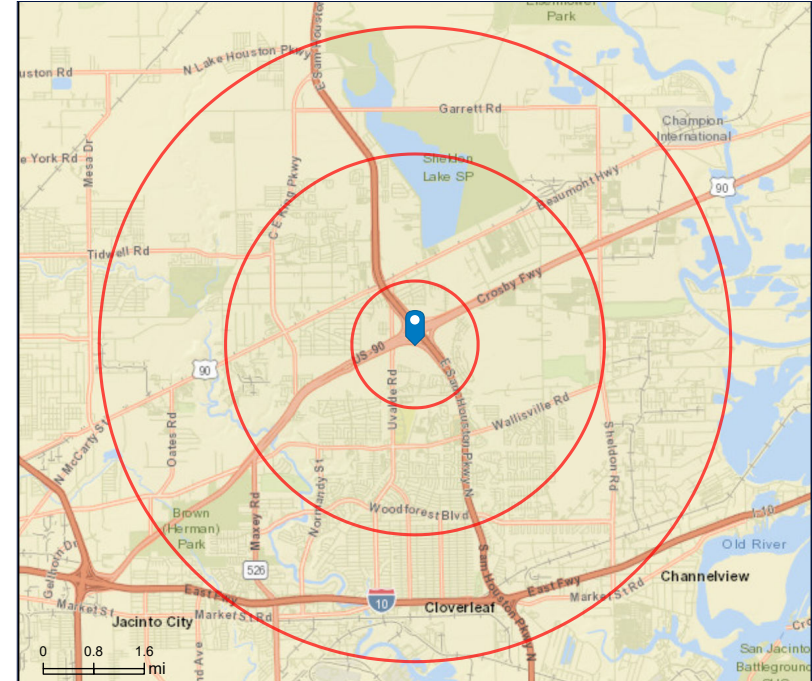
Average HH Income
(3 mi Radius)

\$73,858

Median Home Value
(3 mi Radius)

\$142,591

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,634	50,869	120,206
2010 Total Population	5,542	69,689	144,796
2020 Total Population	8,130	85,733	169,658
2020 Group Quarters	18	126	618
2025 Total Population	9,162	91,892	182,212
2020-2025 Annual Rate	2.42%	1.40%	1.44%
2020 Total Daytime Population	6,333	71,119	144,244
Workers	2,207	23,887	46,939
Residents	4,126	47,232	97,305
Household Summary			
2000 Households	522	16,347	37,319
2000 Average Household Size	3.12	3.11	3.21
2010 Households	1,642	21,450	43,232
2010 Average Household Size	3.36	3.24	3.34
2020 Households	2,384	25,837	49,741
2020 Average Household Size	3.40	3.31	3.40
2025 Households	2,664	27,480	53,108
2025 Average Household Size	3.43	3.34	3.42
2020-2025 Annual Rate	2.25%	1.24%	1.32%
2010 Families	1,274	17,022	33,919
2010 Average Family Size	3.84	3.66	3.77
2020 Families	1,879	20,493	38,983
2020 Average Family Size	3.85	3.74	3.84
2025 Families	2,105	21,834	41,673
2025 Average Family Size	3.88	3.76	3.86
2020-2025 Annual Rate	2.30%	1.28%	1.34%
Housing Unit Summary			
2000 Housing Units	558	17,285	40,189
Owner Occupied Housing Units	76.7%	62.1%	56.5%
Renter Occupied Housing Units	17.0%	32.4%	36.3%
Vacant Housing Units	6.3%	5.4%	7.1%
2010 Housing Units	1,762	23,681	48,229
Owner Occupied Housing Units	67.5%	61.1%	54.8%
Renter Occupied Housing Units	25.7%	29.4%	34.9%
Vacant Housing Units	6.8%	9.4%	10.4%
2020 Housing Units	2,564	27,877	54,525
Owner Occupied Housing Units	65.3%	61.8%	53.7%
Renter Occupied Housing Units	27.7%	30.9%	37.5%
Vacant Housing Units	7.0%	7.3%	8.8%
2025 Housing Units	2,826	29,509	57,986
Owner Occupied Housing Units	67.1%	62.6%	54.6%
Renter Occupied Housing Units	27.2%	30.5%	37.0%
Vacant Housing Units	5.7%	6.9%	8.4%
Median Household Income			
2020	\$59,677	\$59,092	\$51,574
2025	\$63,814	\$63,325	\$54,062
Median Home Value			
2020	\$182,302	\$142,591	\$131,001
2025	\$213,322	\$159,201	\$148,879
Per Capita Income			
2020	\$22,548	\$22,228	\$19,117
2025	\$24,503	\$24,224	\$20,708
Median Age			
2010	28.3	29.3	28.6
2020	32.2	31.3	30.2
2025	33.3	32.0	31.0



	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	2,384	25,837	49,741
<\$15,000	7.8%	7.7%	9.7%
\$15,000 - \$24,999	1.5%	7.0%	10.4%
\$25,000 - \$34,999	13.0%	11.5%	12.1%
\$35,000 - \$49,999	16.9%	13.8%	15.7%
\$50,000 - \$74,999	21.8%	21.4%	21.3%
\$75,000 - \$99,999	11.0%	14.0%	12.1%
\$100,000 - \$149,999	19.5%	17.2%	13.2%
\$150,000 - \$199,999	7.0%	4.8%	3.4%
\$200,000+	1.5%	2.6%	2.0%
Average Household Income	\$74,873	\$73,858	\$65,118
2020 Population 25+ by Educational Attainment			
Total	5,124	52,295	100,273
Less than 9th Grade	10.7%	11.6%	16.2%
9th - 12th Grade, No Diploma	8.4%	11.6%	13.5%
High School Graduate	18.6%	22.9%	25.1%
GED/Alternative Credential	2.7%	4.7%	5.1%
Some College, No Degree	24.6%	23.1%	20.1%
Associate Degree	9.1%	9.0%	7.3%
Bachelor's Degree	16.2%	11.3%	8.7%
Graduate/Professional Degree	9.8%	5.7%	4.0%



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.

_____	_____	_____	_____
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov