



## 25425 HIGHWAY 59 NORTH

SEQ of Hwy. 59 N. (I-69) and E. Knox Dr. | Porter, Texas  
±2.32 Acres Available For Lease Or Sale

FOR  
LEASE  
OR SALE

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# Project Highlights

- Three separate buildings that consist of: ±2,880 SF of air-conditioned office space, ±2,430 SF mechanic shop with a 25,000-LB lift with air compressor and oversize roll up doors, and ±1,260 SF of climate controlled storage unit
- Site also includes an adjacent bay for a car wash

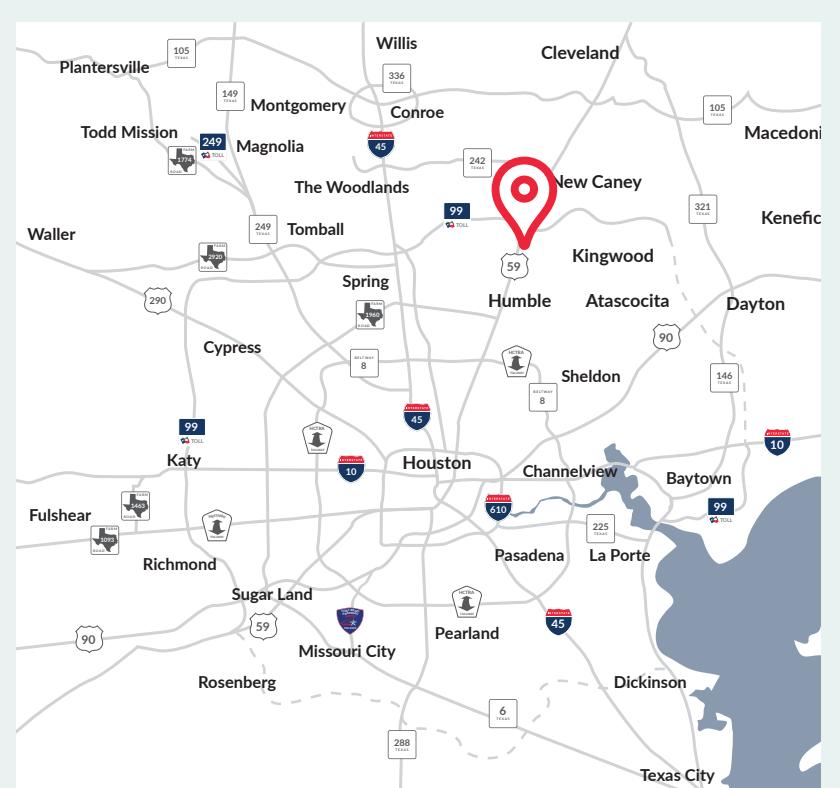
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2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## MAJOR AREA RETAILERS





TxDot Traffic Counts as of 2024

07.25 | 12.24



TxDot Traffic Counts as of 2024

08.25 | 12.24



# Demographics

POPULATION	2 MILE	3 MILES	4 MILES
Current Households	14,394	27,380	36,946
Current Population	35,617	70,609	98,155
2020 Census Population	28,238	56,696	81,415
Population Growth 2020 to 2025	26.13%	24.54%	20.56%
2025 Median Age	35.9	36.3	36.7
RACE AND ETHNICITY	2 MILE	3 MILES	4 MILES
White	61.90%	63.30%	63.93%
Black or African American	10.97%	9.26%	8.59%
Asian or Pacific Islander	5.93%	4.72%	4.46%
Other Races	20.61%	21.98%	22.23%
Hispanic	27.65%	29.63%	30.15%

INCOME	2 MILE	3 MILES	4 MILES
Average Household Income	\$115,853	\$115,355	\$124,423
Median Household Income	\$97,995	\$94,905	\$97,871
Per Capita Income	\$46,235	\$43,449	\$45,732
CENSUS HOUSEHOLDS	2 MILE	3 MILES	4 MILES
1 Person Households	30.59%	26.96%	25.14%
2 Person Households	30.44%	30.05%	29.91%
3+ Person Households	38.97%	42.99%	44.95%
Owner-Occupied Housing Units	54.55%	61.63%	66.46%
Renter-Occupied Housing Units	45.45%	38.37%	33.54%

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

# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<b>Diandra Breen</b>	<b>754307</b>	<b>dbreen@newquest.com</b>	<b>281.477.4353</b>
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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