

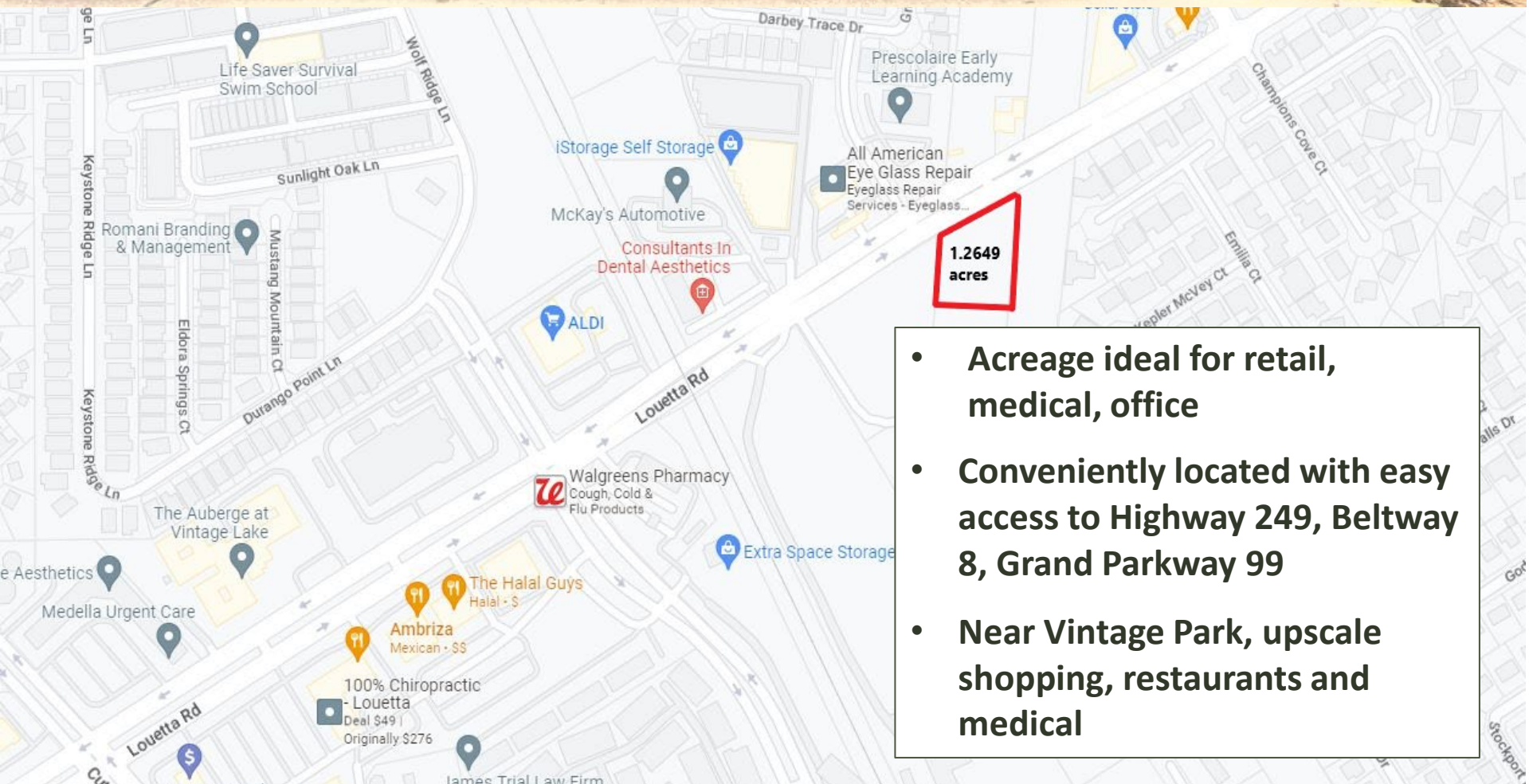
FOR SALE

Prime Acreage on Louetta Road
0 Louetta Road, Spring, TX 77379

1.2649 Acres

55,099 SF

\$10.61 PSF



- **Acreage ideal for retail, medical, office**
- **Conveniently located with easy access to Highway 249, Beltway 8, Grand Parkway 99**
- **Near Vintage Park, upscale shopping, restaurants and medical**

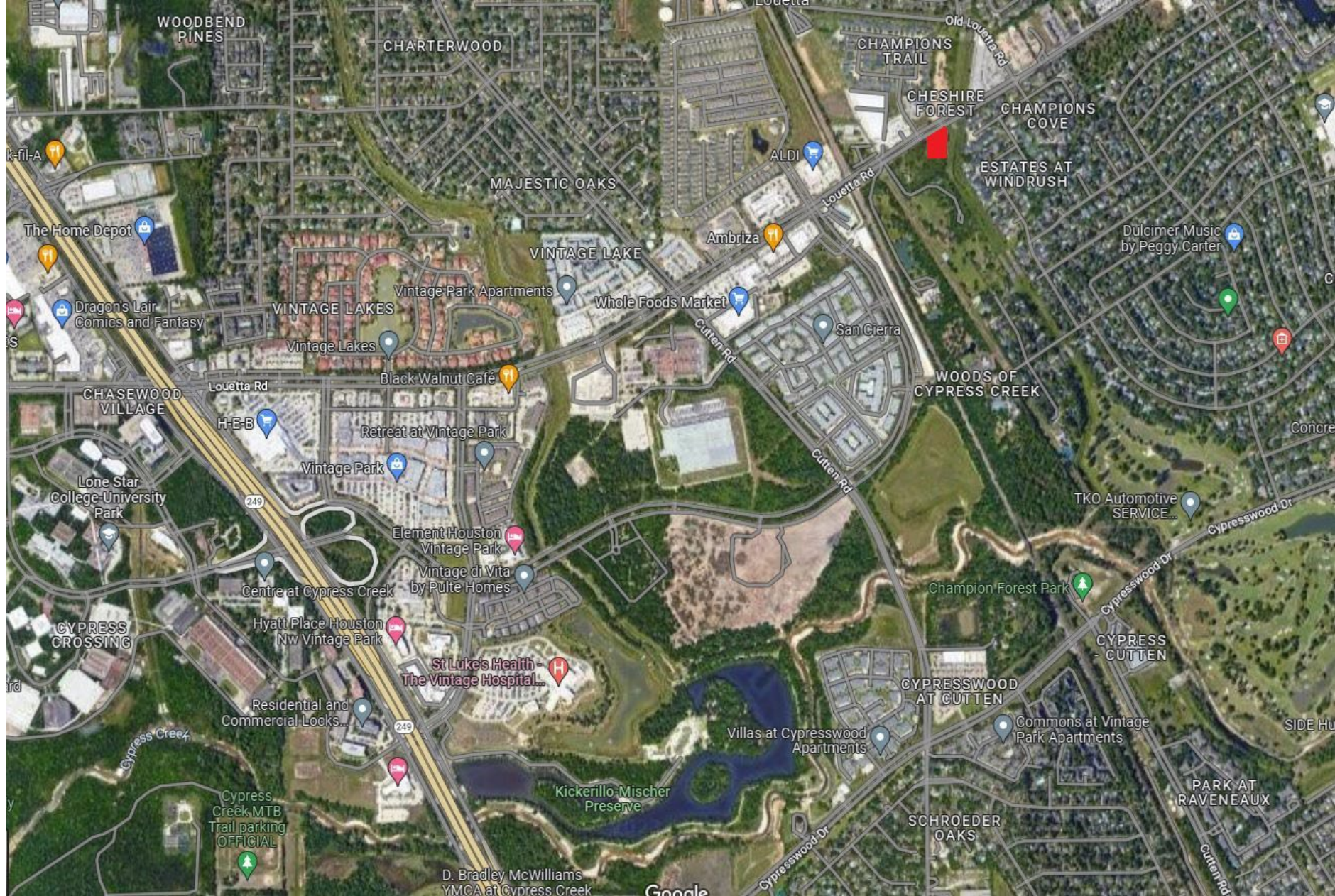
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- LEGEND**
- B.M. BENCHMARK
 - CM CONTROLLING MONUMENT
 - DRNG DRAINAGE
 - ESMT. EASEMENT
 - FL FLOW LINE
 - FOUN FOUND
 - H.C.C.F. HARRIS COUNTY CLERK FILE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - H.C.T. HARRIS COUNTY TEXAS
 - IL IRON ROD
 - IL.C. IRON ROD CAPPED
 - IP. IRON PIPE
 - MON. MONUMENT
 - O.P.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - SAN. SWR. SANITARY SEWER
 - STM. STORM
 - STM. SWR. STORM SEWER
 - S.R. STEEL REBAR
 - S.R.C. STEEL REBAR CAPPED
 - VOL. VOLUME
 - OE- ELECTRIC OVERHEAD
 - UG- UNDERGROUND GAS
 - UT- UNDERGROUND TELEPHONE
 - UC- UNDERGROUND CABLE

FLOODPLAIN NOTE:
BASED ON THE FLOOD INSURANCE RATE MAP NO. 48010C048M, MAP REVISED DATE OF OCTOBER 16, 2013 INDICATES THAT TRACT LIES WITHIN AREA:

ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

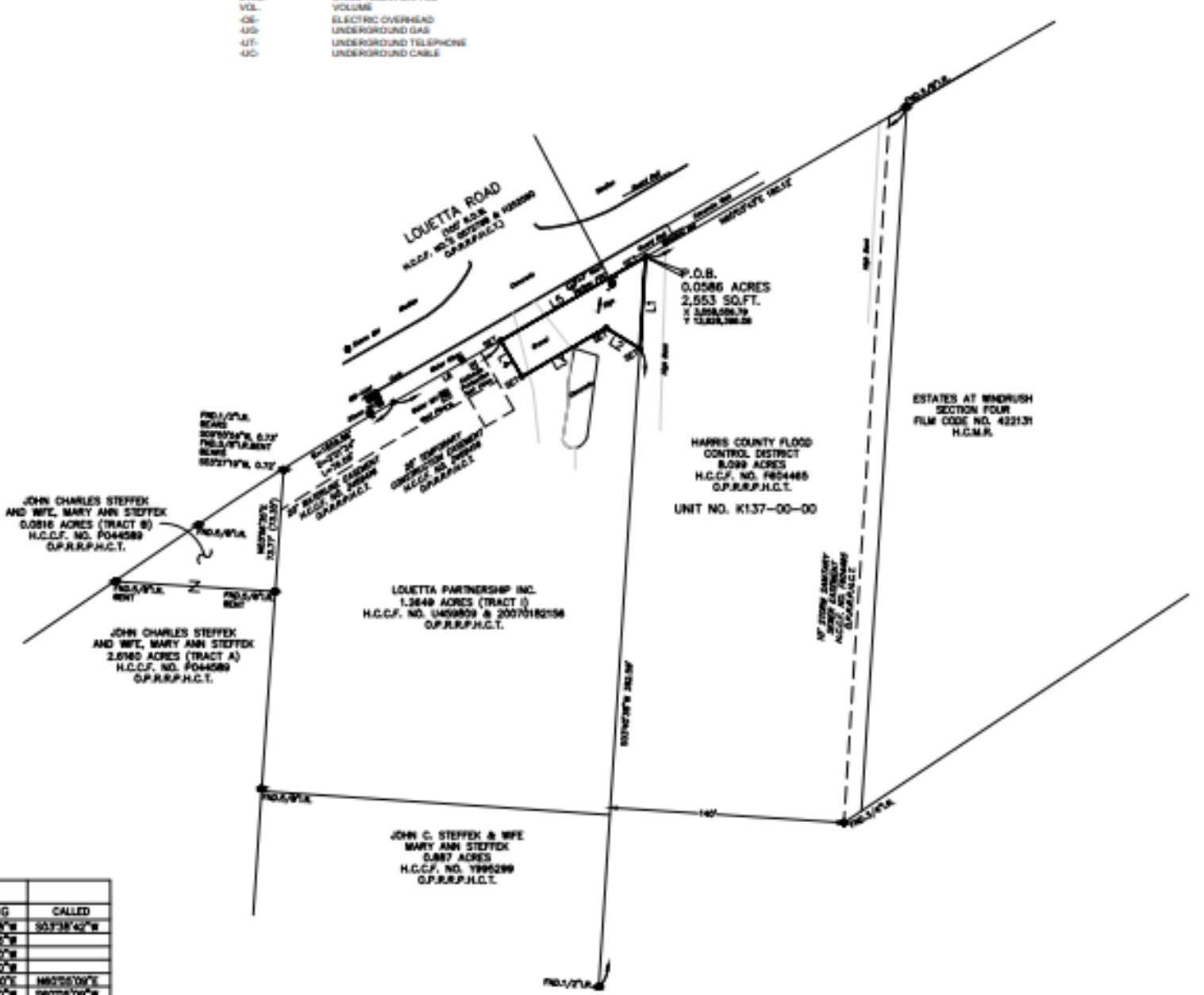
IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES".

NOTE:
CALLED BEARING AND/OR DISTANCE FOR SUBJECT TRACT IN PARENTHESES () UNLESS OTHERWISE NOTED.

PRIMARY PROJECT BENCHMARK:
THIS SURVEY WAS FOR A LAND BOUNDARY SURVEY, ESTABLISHING A VERTICAL CONTROL DATUM FOR THIS SURVEY WAS NOT INCLUDED IN THE SCOPE OF SERVICES FOR THIS WORK AUTHORIZATION.

SYMBOL LEGEND

| | |
|----------|-------------------------|
| [Symbol] | FIND IRON ROD |
| [Symbol] | FIND IRON PIPE |
| [Symbol] | SET IRON ROD |
| [Symbol] | X CUT |
| [Symbol] | FIND T&OT R.O.W. MARKER |
| [Symbol] | WOOD POST |
| [Symbol] | ELECTRIC BOX |
| [Symbol] | ELECTRIC JUNCTION BOX |
| [Symbol] | ELECTRIC METER |
| [Symbol] | ELECTRIC RESER |
| [Symbol] | LIGHT POLE |
| [Symbol] | POWER POLE |
| [Symbol] | FIBER OPTIC CABLE |
| [Symbol] | PIPELINE MARKER |
| [Symbol] | MANHOLE |
| [Symbol] | SIGN DOUBLE |
| [Symbol] | WATER FIRE HYDRANT |
| [Symbol] | WATER VALVE |



LINE TABLE

| LINE | LENGTH | BEARING | CALLED |
|------|---------|-------------|-------------|
| L1 | 55.02' | S01°45'38"W | S01°38'42"W |
| L2 | 23.62' | N08°07'46"W | |
| L3 | 58.38' | S80°03'50"W | |
| L4 | 25.00' | N22°56'10"W | |
| L5 | 155.00' | N80°03'50"E | N80°05'00"E |
| L6 | 74.21' | S80°03'50"W | S80°05'00"W |

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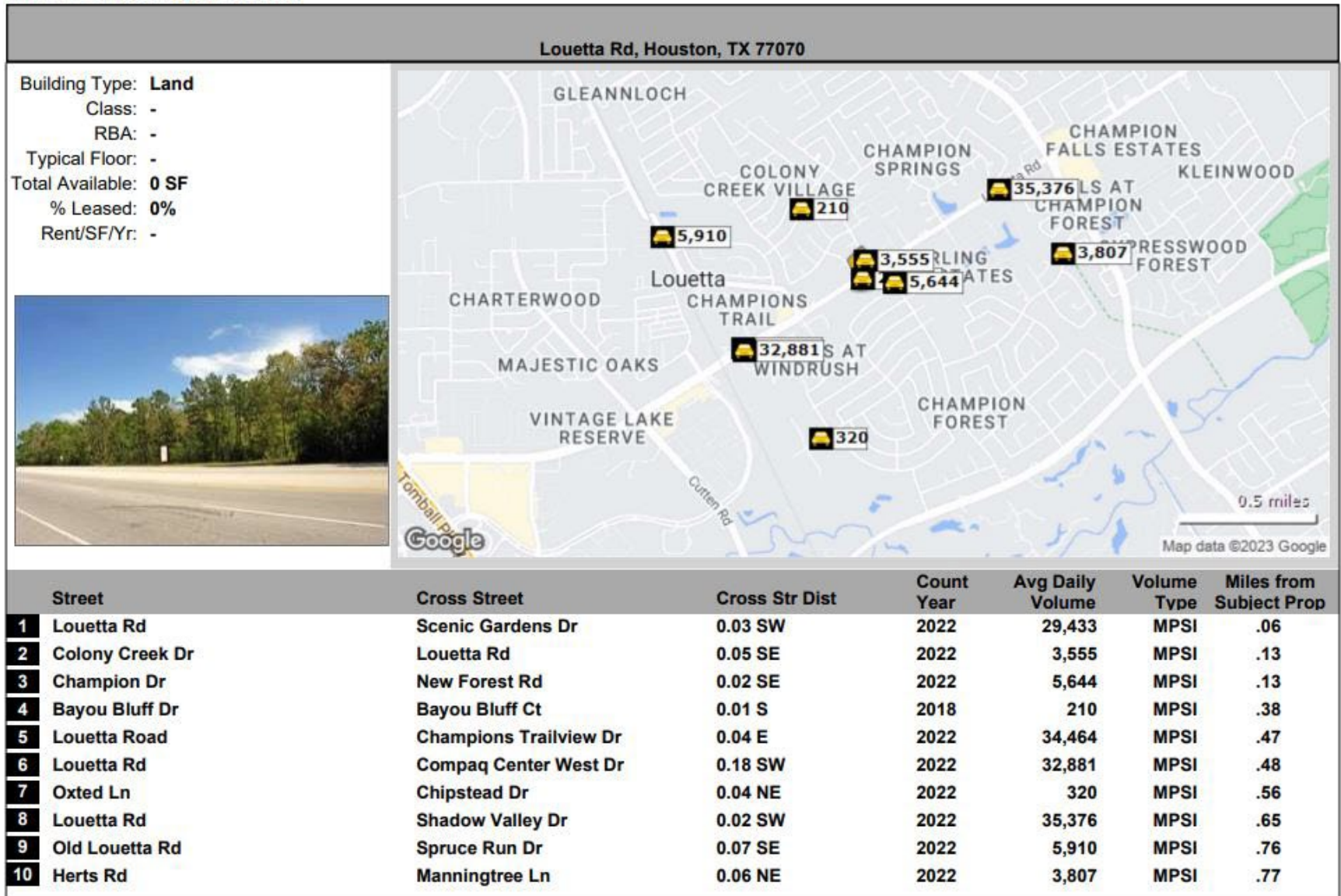
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Traffic Count Report louetta



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3/27/2023

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Demographic Summary Report

| Louetta Rd, Houston, TX 77070 | | | | |
|---|------------------------------|---------------|----------------|--|
| Building Type: Land | Total Available: 0 SF | | | |
| Class: - | % Leased: 0% | | | |
| RBA: - | Rent/SF/Yr: - | | | |
| Typical Floor: - | | | | |
|  | | | | |
| Radius | 2 Mile | 3 Mile | 10 Mile | |
| Population | | | | |
| 2027 Projection | 47,497 | 106,131 | 1,007,662 | |
| 2022 Estimate | 45,933 | 102,242 | 961,188 | |
| 2010 Census | 40,803 | 88,387 | 779,397 | |
| Growth 2022 - 2027 | 3.40% | 3.80% | 4.84% | |
| Growth 2010 - 2022 | 12.57% | 15.68% | 23.32% | |
| 2022 Population by Hispanic Origin | 9,580 | 21,562 | 332,247 | |
| 2022 Population | 45,933 | 102,242 | 961,188 | |
| White | 34,776 75.71% | 75,021 73.38% | 656,094 68.26% | |
| Black | 4,624 10.07% | 12,228 11.96% | 183,180 19.06% | |
| Am. Indian & Alaskan | 344 0.75% | 766 0.75% | 9,331 0.97% | |
| Asian | 5,028 10.95% | 11,635 11.38% | 90,544 9.42% | |
| Hawaiian & Pacific Island | 38 0.08% | 82 0.08% | 1,104 0.11% | |
| Other | 1,122 2.44% | 2,510 2.45% | 20,935 2.18% | |
| U.S. Armed Forces | 39 | 93 | 345 | |
| Households | | | | |
| 2027 Projection | 18,270 | 42,354 | 351,702 | |
| 2022 Estimate | 17,617 | 40,707 | 334,681 | |
| 2010 Census | 15,346 | 34,645 | 267,455 | |
| Growth 2022 - 2027 | 3.71% | 4.05% | 5.09% | |
| Growth 2010 - 2022 | 14.80% | 17.50% | 25.14% | |
| Owner Occupied | 12,512 71.02% | 26,488 65.07% | 221,960 66.32% | |
| Renter Occupied | 5,105 28.98% | 14,219 34.93% | 112,721 33.68% | |
| 2022 Households by HH Income | | | | |
| Income: <\$25,000 | 1,185 6.73% | 3,932 9.66% | 44,746 13.37% | |
| Income: \$25,000 - \$50,000 | 2,668 15.14% | 7,330 18.01% | 69,297 20.71% | |
| Income: \$50,000 - \$75,000 | 3,205 18.19% | 7,773 19.10% | 60,893 18.19% | |
| Income: \$75,000 - \$100,000 | 2,403 13.64% | 5,446 13.38% | 42,759 12.78% | |
| Income: \$100,000 - \$125,000 | 1,855 10.53% | 3,962 9.73% | 32,746 9.78% | |
| Income: \$125,000 - \$150,000 | 1,655 9.39% | 3,253 7.99% | 24,490 7.32% | |
| Income: \$150,000 - \$200,000 | 2,140 12.15% | 3,938 9.67% | 28,589 8.54% | |
| Income: \$200,000+ | 2,507 14.23% | 5,072 12.46% | 31,160 9.31% | |
| 2022 Avg Household Income | \$120,129 | \$109,171 | \$97,098 | |
| 2022 Med Household Income | \$93,216 | \$81,050 | \$71,667 | |

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.Pennington Commercial Real Estate, Inc. | 404012 | brenda@penningtoncommercial.com | (713)621-5050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Brenda Pennington | 341099 | brenda@penningtoncommercial.com | (713)621-5050 |
| Designated Broker of Firm | License No. | Email | Phone |
| Brenda Pennington | 341099 | brenda@penningtoncommercial.com | (713)621-5050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Brenda Pennington | 341099 | brenda@penningtoncommercial.com | (713)621-5050 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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IABS 1-0 Date

TXR 2501

Brenda Pennington Commercial Real Estate, 19500 SH 249, Suite 330 Houston TX 77070
BRENDA PENNINGTON

Phone: (713)621-5050

Fax:

26042 Riley Rd,

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com