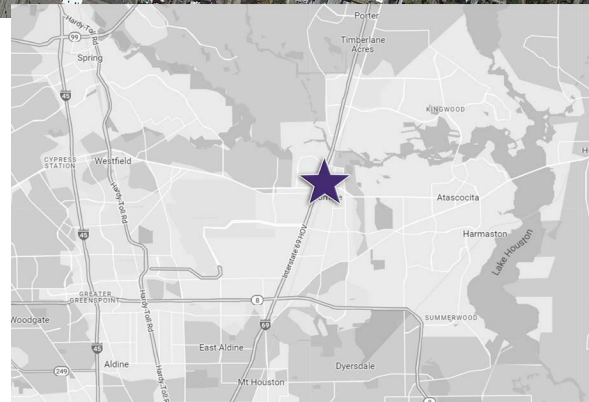


Pad Site Available

- Approximately 1.41 Acres
- Across from Deerbrook Mall anchored by Macy's, Dillard's, JCPenney, Dick's Sporting Goods, AMC, Barnes & Noble and Forever 21
- Shadow-anchored by Home Depot, Best Buy, Office Depot, World Market, Buy Buy Baby, Marshall's, Bed Bath & Beyond, PetSmart, Old Navy and more
- Adjacent to Saltgrass Steakhouse
- Please call for pricing & more info



LOCATION

NEQ of US-59/I-69 & FM 1960

AVAILABLE

1.41 Acre Pad Site

Contact Charlie Scott




713.523.2929

cscott@newregionalplanning.com



Pad Site Available



Demographics

-  **POPULATION**
142,494 (5 mi)
-  **HOUSEHOLDS**
47,712 (5 mi)
-  **AVERAGE HH INCOME**
\$89,442 (5 mi)

Traffic Counts

-  **FM 1960**
East of US-59/I-69
40,089 VPD ('19)
West of US-59/I-69
48,972 VPD ('19)
-  **I-69/US-59**
North of FM-1960
187,258 VPD ('19)

For more information, visit newregionalplanning.com/

FOR MORE INFORMATION, PLEASE CONTACT

CHARLIE SCOTT | cscott@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

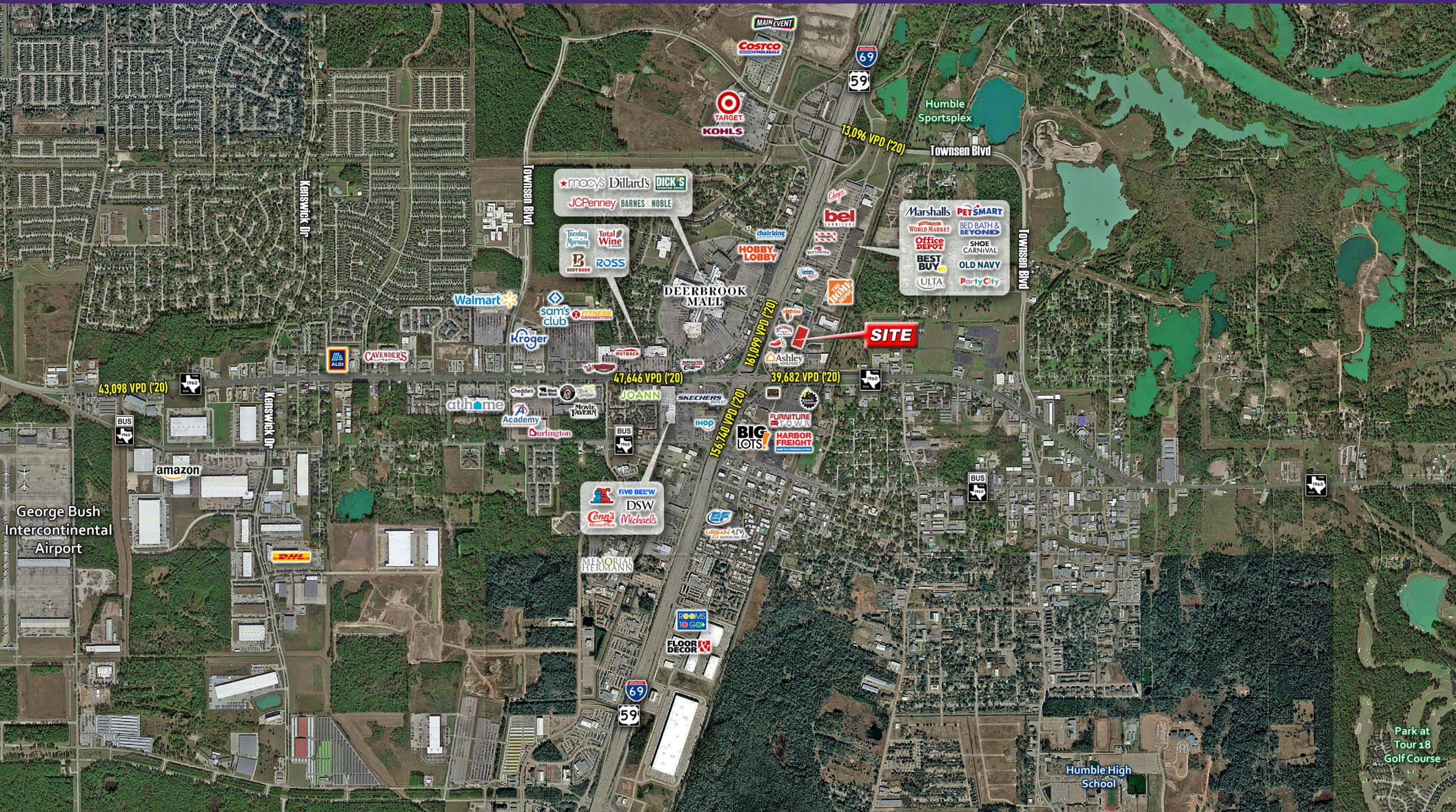


FOR MORE INFORMATION, PLEASE CONTACT

CHARLIE SCOTT | cscott@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) relying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



FOR MORE INFORMATION, PLEASE CONTACT
CHARLIE SCOTT | cscott@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027
NEQ of US-59/I-69 & FM 1960

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

	1 mile	3 miles	5 miles
Population Summary			
2021 Total Population	4,568	39,813	142,494
2021 Group Quarters	50	256	3,884
2026 Total Population	4,836	43,263	155,440
2021-2026 Annual Rate	1.15%	1.68%	1.75%
2021 Total Daytime Population	12,792	48,816	137,506
Workers	10,311	28,238	64,418
Residents	2,481	20,578	73,088
Household Summary			
2021 Households	1,885	13,596	47,712
2021 Average Household Size	2.40	2.91	2.91
2026 Households	1,996	14,667	52,000
2026 Average Household Size	2.40	2.93	2.91
2021-2026 Annual Rate	1.15%	1.53%	1.74%
2021 Families	1,161	9,583	34,865
2021 Average Family Size	3.01	3.46	3.42
2026 Families	1,227	10,360	37,892
2026 Average Family Size	3.01	3.49	3.43
2021-2026 Annual Rate	1.11%	1.57%	1.68%
Housing Unit Summary			
2021 Housing Units	2,279	14,877	50,410
Owner Occupied Housing Units	28.5%	53.7%	63.3%
Renter Occupied Housing Units	54.2%	37.7%	31.3%
Vacant Housing Units	17.3%	8.6%	5.4%
2026 Housing Units	2,405	15,991	54,707
Owner Occupied Housing Units	28.1%	54.9%	64.5%
Renter Occupied Housing Units	54.8%	36.8%	30.5%
Vacant Housing Units	17.0%	8.3%	4.9%
Median Home Value			
2021	\$205,769	\$179,782	\$201,550
2026	\$282,194	\$234,086	\$274,638
Median Age			
2021	35.9	33.0	33.7
2026	36.7	33.0	33.7
2021 Households by Income			
Household Income Base	1,885	13,596	47,712
<\$15,000	14.0%	8.1%	6.6%
\$15,000 - \$24,999	17.3%	11.6%	7.5%
\$25,000 - \$34,999	13.5%	9.7%	7.4%
\$35,000 - \$49,999	12.7%	12.9%	10.6%
\$50,000 - \$74,999	19.7%	22.0%	21.0%
\$75,000 - \$99,999	10.8%	13.6%	14.6%
\$100,000 - \$149,999	8.8%	16.8%	19.2%
\$150,000 - \$199,999	1.5%	2.7%	6.8%
\$200,000+	1.7%	2.6%	6.4%
Average Household Income	\$54,116	\$69,408	\$89,442

KEY FACTS

142,494

Population



2.9

Average Household Size

33.7

Median Age

\$69,995

Median Household Income

6.8%

Unemployment Rate

12%

No High School Diploma



25%
High School Graduate



35%
Some College



28%
Bachelor's/Grad/Pr of Degree

EDUCATION

FOR MORE INFORMATION, PLEASE CONTACT

CHARLIE SCOTT | cscott@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



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

IABS 1-0