

FOR SALE 3.3 ACRES TBD 6020 FUQUA ST. HOUSTON, TX



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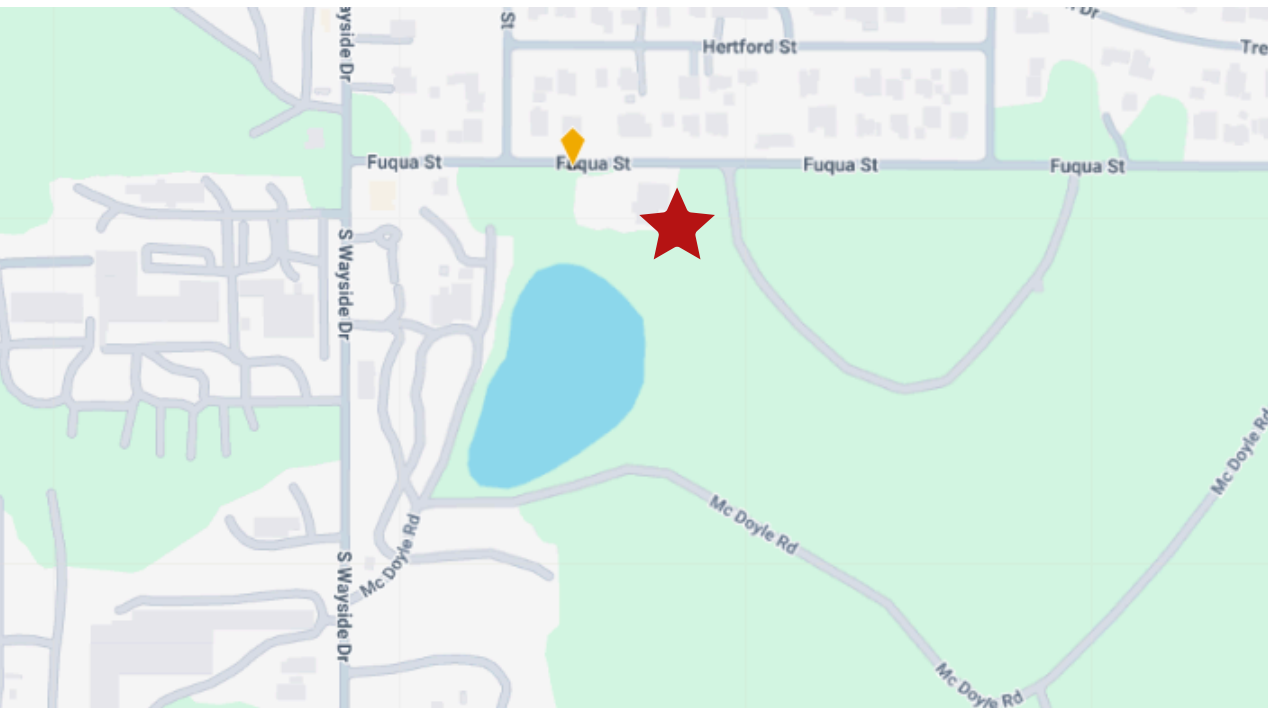


4265 San Felipe St
800,
Houston, TX
77027
713-489-7632

FOR SALE 3.3 ACRES TBD 6020 FUQUA ST. HOUSTON, TX

PROPERTY OVERVIEW

- +/- 3.3 Acres
- Zoned Commercial
- High growth potential
- Flexible for multi-family development
- Development corridor



Unlock the potential of 3.3 acres of prime land in the heart of the SH 288 & Sam Houston Tollway . Ideal for townhome development, this property sits in a fast-growing corridor with increasing housing demand and ongoing community expansion. With excellent access to major highways, retail centers, and established neighborhoods, this is a rare opportunity for developers to bring a high-demand residential project to life. Don't miss the chance to capitalize on strong demand in one of the area's most desirable locations.







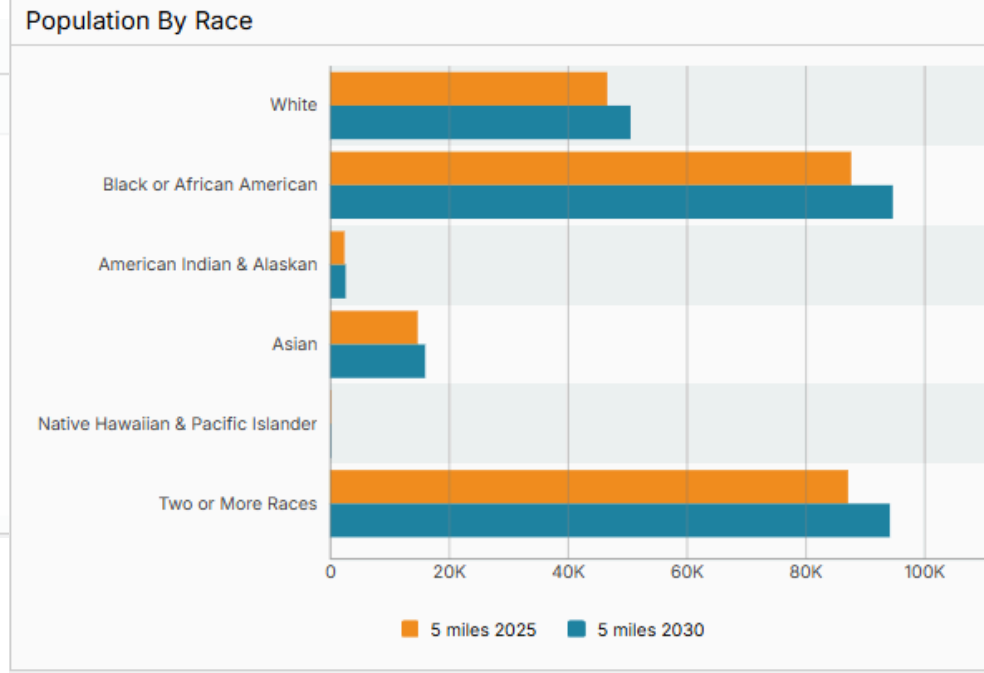
DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	16,507	219,188	971,207
2025 Population	20,750	238,853	1,063,599
2030 Population Projection	22,909	258,337	1,149,423
Annual Growth 2020-2025	5.1%	1.8%	1.9%
Annual Growth 2025-2030	2.1%	1.6%	1.6%
Median Age	32.7	35.8	35.5
Bachelor's Degree or Higher	17%	22%	30%
U.S. Armed Forces	0	163	891

Population By Race

Population By Race	2 miles	5 miles
White	2,949	46,648
Black	8,575	87,705
American Indian/Alaskan Native	306	2,442
Asian	439	14,763
Hawaiian & Pacific Islander	3	117
Two or More Races	8,477	87,179
Hispanic Origin	10,108	102,981

Households	2 miles	5 miles	10 miles
2020 Households	5,408	74,465	344,255
2025 Households	6,818	81,134	379,429
2030 Household Projection	7,548	87,967	411,520
Annual Growth 2020-2025	5.1%	2.2%	2.1%
Annual Growth 2025-2030	2.1%	1.7%	1.7%
Owner Occupied Households	3,867	52,874	216,147
Renter Occupied Households	3,681	35,093	195,373
Avg Household Size	3	2.9	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$179.5M	\$2.3B	\$11.2B

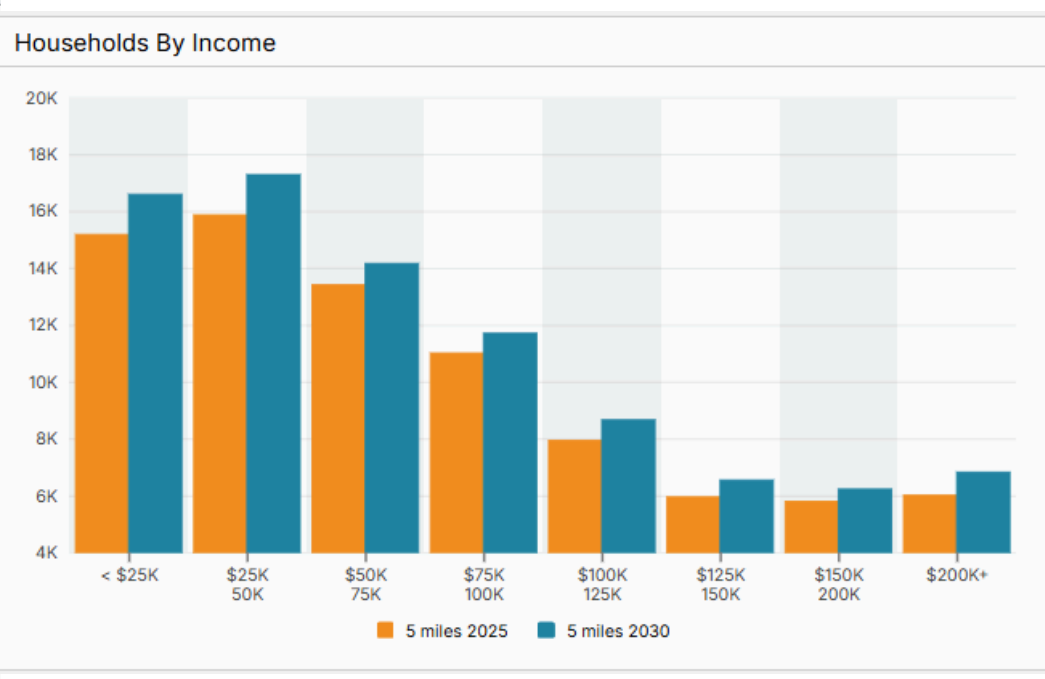
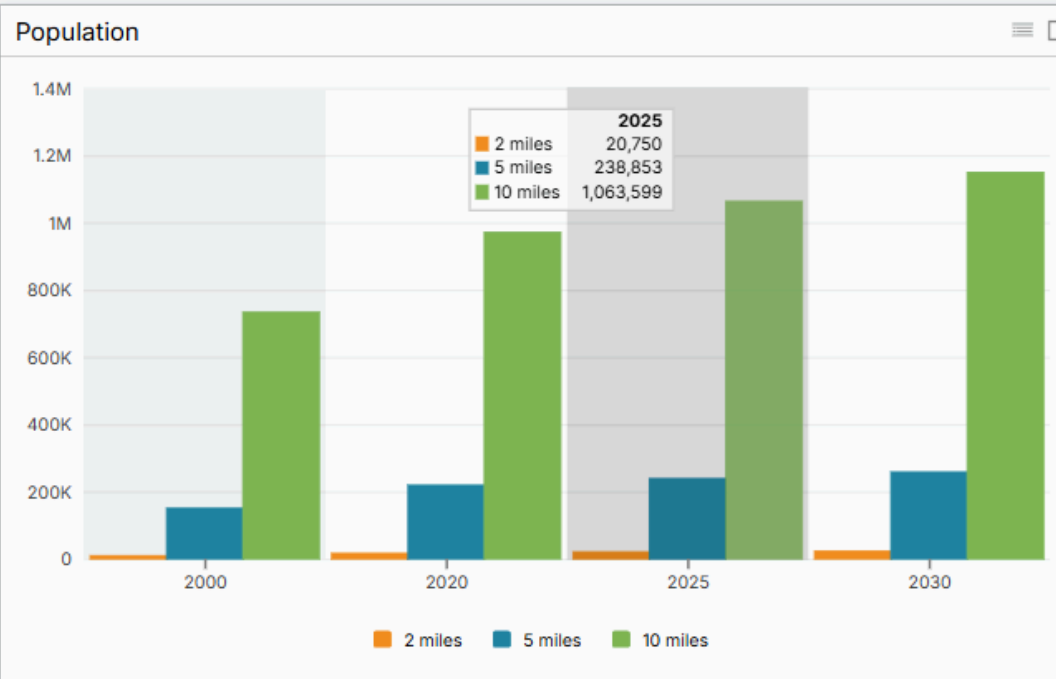


Population By Race

	2 miles	5 miles	10 miles
White	2,949	46,648	292,256
Black	8,575	87,705	255,264
American Indian/Alaskan Native	306	2,442	12,000
Asian	439	14,763	87,262
Hawaiian & Pacific Islander	3	117	593
Two or More Races	8,477	87,179	416,225
Hispanic Origin	10,108	102,981	501,362

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$70,903	\$88,511	\$96,554
Median Household Income	\$55,331	\$67,413	\$69,878
< \$25,000	1,997	15,175	68,075
\$25,000 - 50,000	1,171	15,863	68,573
\$50,000 - 75,000	1,128	13,407	66,052
\$75,000 - 100,000	959	11,007	46,697
\$100,000 - 125,000	578	7,933	35,178
\$125,000 - 150,000	475	5,948	25,960
\$150,000 - 200,000	231	5,791	28,756
\$200,000+	280	6,009	40,138



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Wayside Dr	Fuqua St N	2,428	2025	0.16 mi
Fuqua St	Mc Doyle Rd E	238	2025	0.31 mi
Allison Rd	Foxtan Rd W	627	2025	0.45 mi
S Wayside Dr	Almeda-Genoa Rd N	2,478	2025	0.53 mi
Almeda-Genoa Rd	S Wayside Dr E	6,121	2025	0.66 mi
Almeda-Genoa Rd	Foxtan Rd W	4,862	2025	0.69 mi
Schurmier Rd	Mykawa Rd E	733	2025	0.82 mi
Mykawa Rd	Allison Rd S	3,461	2018	0.83 mi
Mykawa Rd	Bluejay St S	10,676	2025	0.90 mi
Almeda-Genoa Rd	Mykawa Rd W	4,395	2025	0.92 mi



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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 Buyer/Tenant/Seller/Landlord Initials Date