



1045 UVALDE RD, HOUSTON, TX 77015

AM
Amit Mehta Inc.

FOR PRICING CALL BROKER

AMIT MEHTA
Broker
Phone: 832-607-1579
Email: universalproperties@gmail.com

1045 UVALDE RD, HOUSTON, TX 77015

PROPERTY DETAILS

LOCATION: 1045 UVALDE HOUSTON, TX 77015

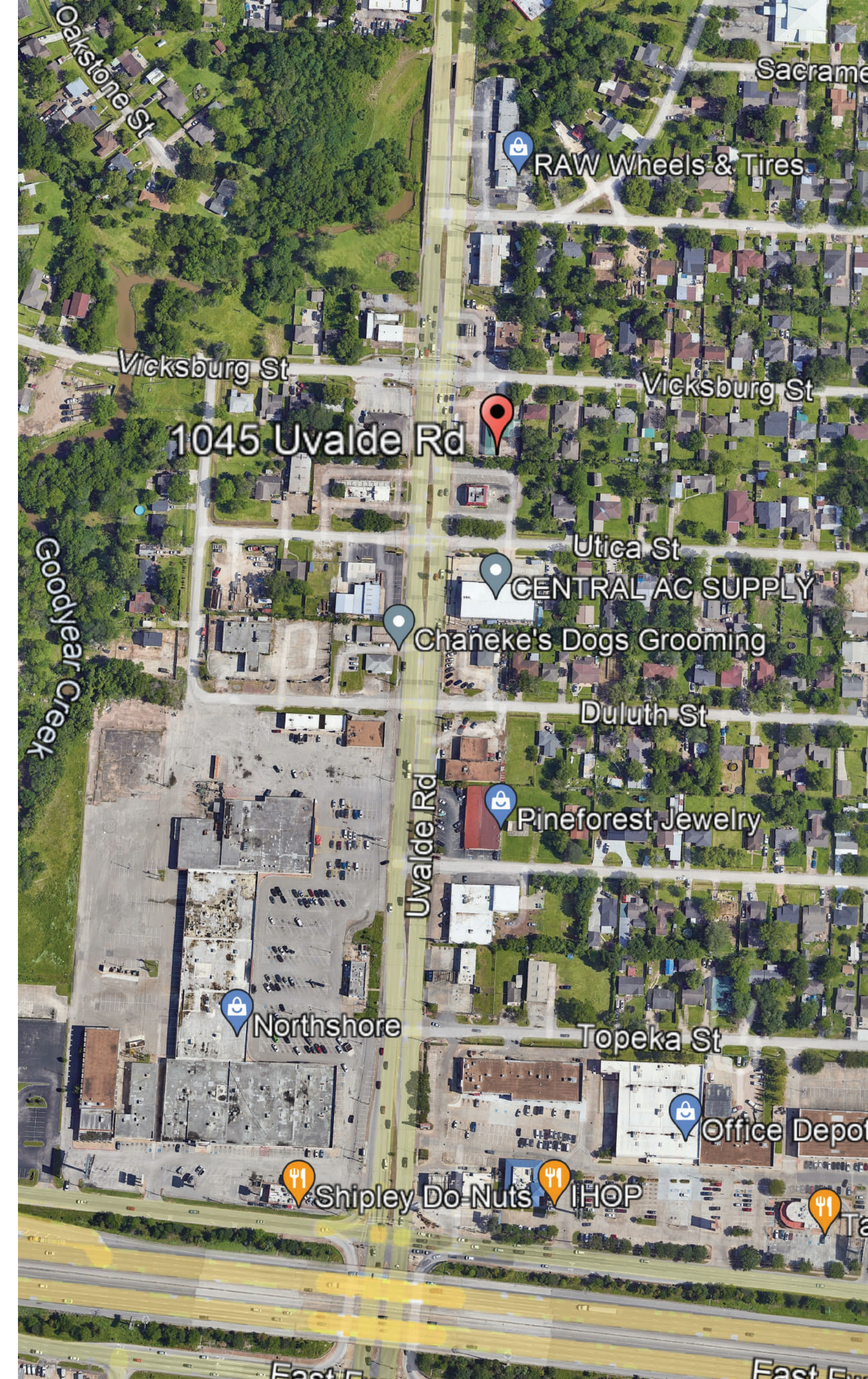
TYPE: LAND

PARCEL SIZE: 0.41 AC

BUILDING: SQFT 497 APPROXIMATELY

RISTRATION USE: C STORE , GAS STATION ,
BANK / CREDIT UNION, SMOKE SHOP.

FACILITIES: 6 DRIVE THROUGH LANES.
CITY UTILITIES , METRO STOP ON THE CORNER AND SIGN .



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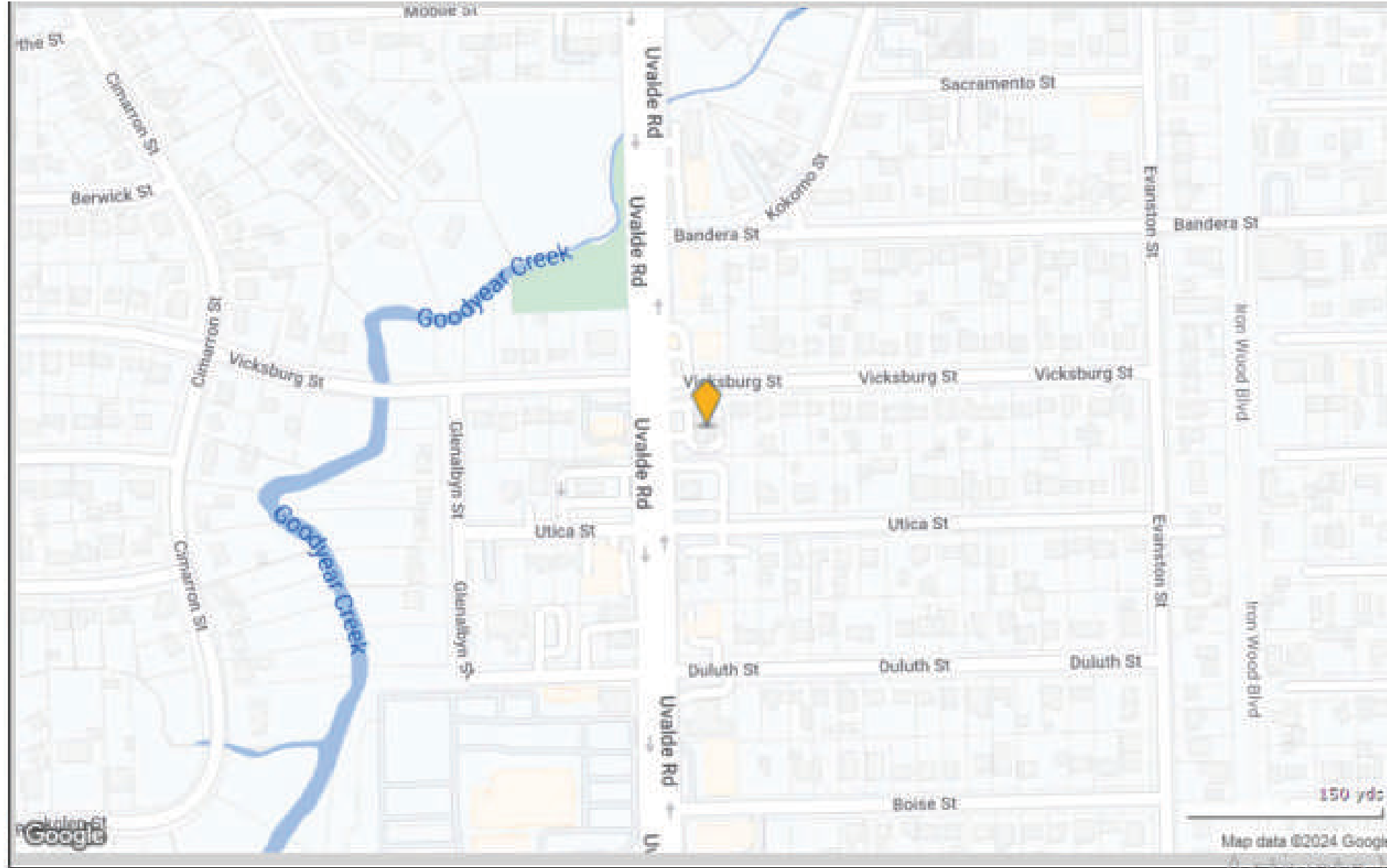
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DEMOGRAPHICS REPORT



TRAFFIC COUNT REPORT

BUILDING TYPE:	LAND
CLASS:	-
RBA:	-
TYPICAL FLOOR:	-
TOTAL AVAILABLE:	0 SF
% LEASED:	0%
RENT/SF/YR:	-

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Vicksburg St	Glenalbyn St	0.04 W	2022	2,177	MPSI	.08
2 Uvalde Rd	Duluth St	0.02 S	2022	14,428	MPSI	.09
3 Uvalde Rd	Bandera St	0.04 S	2022	26,965	MPSI	.12
4 Bandera St	Evanston St	0.07 E	2022	1,507	MPSI	.16
5 Cimarron St	Vicksburg St	0.02 S	2022	1,937	MPSI	.22
6 Uvalde Rd	N Shore Dr	0.01 S	2022	24,207	MPSI	.28
7 Rockglen St	Candlewick St	0.05 NE	2022	3,276	MPSI	.41
8 Market St	Market	0.05 E	2022	10,264	MPSI	.45
9 Nadolney St	East Fwy	0.01 S	2022	1,370	MPSI	.48
10 Freeport St	Duncum St	0.01 S	2018	9,909	MPSI	.50

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DEMOGRAPHICS REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	15,093		115,789		195,552	
2023 Estimate	14,902		112,766		191,129	
2010 Census	13,572		93,265		162,266	
Growth 2023 - 2028	1.28%		2.68%		2.31%	
Growth 2010 - 2023	9.80%		20.91%		17.79%	
2023 Population by Hispanic Origin	12,149		74,449		130,463	
2023 Population	14,902		112,766		191,129	
White	13,647	91.58%	82,250	72.94%	146,650	76.73%
Black	666	4.47%	24,342	21.59%	34,613	18.11%
Am. Indian & Alaskan	255	1.71%	2,017	1.79%	3,154	1.65%
Asian	121	0.81%	2,315	2.05%	3,604	1.89%
Hawaiian & Pacific Island	13	0.09%	115	0.10%	193	0.10%
Other	200	1.34%	1,727	1.53%	2,915	1.53%
U.S. Armed Forces	16		27		27	
Households						
2028 Projection	4,245		35,798		59,896	
2023 Estimate	4,184		34,738		58,326	
2010 Census	3,762		27,945		48,203	
Growth 2023 - 2028	1.46%		3.05%		2.69%	
Growth 2010 - 2023	11.22%		24.31%		21.00%	
Owner Occupied	2,446	58.46%	20,058	57.74%	35,888	61.53%
Renter Occupied	1,738	41.54%	14,679	42.26%	22,437	38.47%
2023 Households by HH Income	4,182		34,739		58,326	
Income: <\$25,000	1,045	24.99%	6,972	20.07%	11,296	19.37%
Income: \$25,000 - \$50,000	1,297	31.01%	9,905	28.51%	15,996	27.43%
Income: \$50,000 - \$75,000	934	22.33%	7,332	21.11%	12,146	20.82%
Income: \$75,000 - \$100,000	470	11.24%	4,042	11.64%	7,177	12.30%
Income: \$100,000 - \$125,000	316	7.56%	2,608	7.51%	4,790	8.21%
Income: \$125,000 - \$150,000	56	1.34%	1,398	4.02%	2,592	4.44%
Income: \$150,000 - \$200,000	51	1.22%	1,788	5.15%	3,132	5.37%
Income: \$200,000+	13	0.31%	694	2.00%	1,197	2.05%
2023 Avg Household Income	\$52,181		\$65,684		\$67,473	
2023 Med Household Income	\$43,850		\$51,481		\$53,441	

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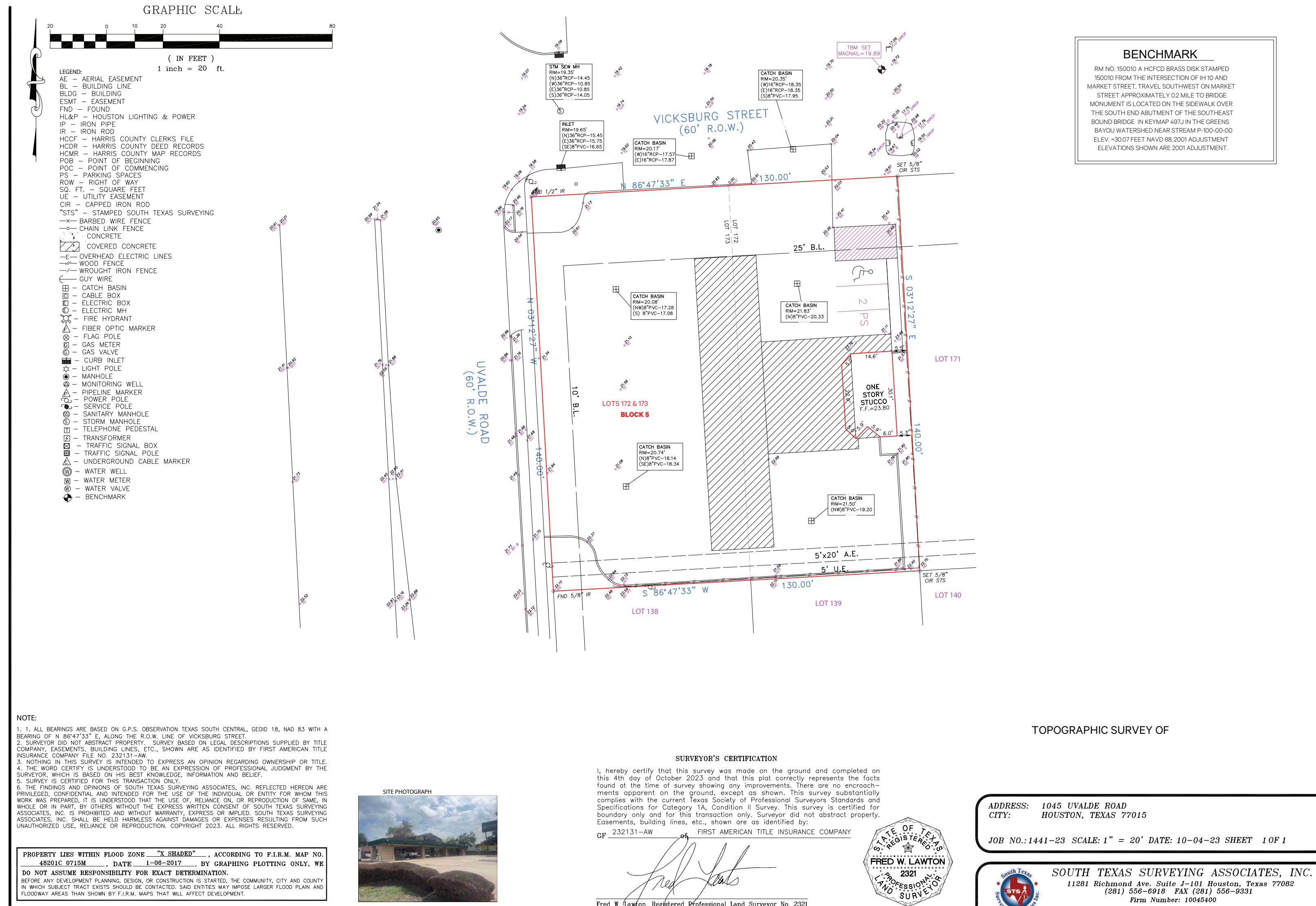
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SURVEY



DEMOGRAPHICS REPORT

11/2/2015



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:
 - 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 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.

Amit Mehta Inc Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005803 License No.	universalproperties@gmail.com Email	(713)333-1448 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amit Mehta Sales Agent/Associate's Name	0511295 License No.	universalproperties@gmail.com Email	(832)607-1579 Phone

Buyer/Tenant/Seller/Landlord Initials

Date