



 **NewQuest**

**±5.67 ACRES - HOUSTON, TX**

SWC Beltway 8 and I-45 N | Houston, Texas  
Beltway Frontage Opportunity for Sale

**Glenn Dickerson**  
281.477.4384 | [gdickerson@newquest.com](mailto:gdickerson@newquest.com)

# Project Highlights

## ±5.67 Acres Available for Sale in Harris County

**Glenn Dickerson**  
gdickerson@newquest.com  
281.477.4384

- Located at the southwest corner of Beltway 8 (Sam Houston Tollway) and I-45 in North Houston's prime submarket
- 591' frontage along North Sam Houston Parkway
- Incredible traffic counts with superb visibility and direct access to Beltway 8 and I-45 intersection
- Adjacent to Pinto Business Park and a short distance to George Bush Intercontinental Airport and several fortune 500 company's including Sysco, United Airlines and Honeywell
- Two TXDOT-approved and installed driveways
- Outside 500-year floodplain

Approximate Size:	±5.67 acres
Price:	\$15.00 PSF
School District:	Aldine ISD
Frontage:	Approx. 591 ft. on North Sam Houston Parkway
Traffic Counts:	Approx. 271,905 VPD on I-45 Approx. 176,477 VPD on Beltway 8



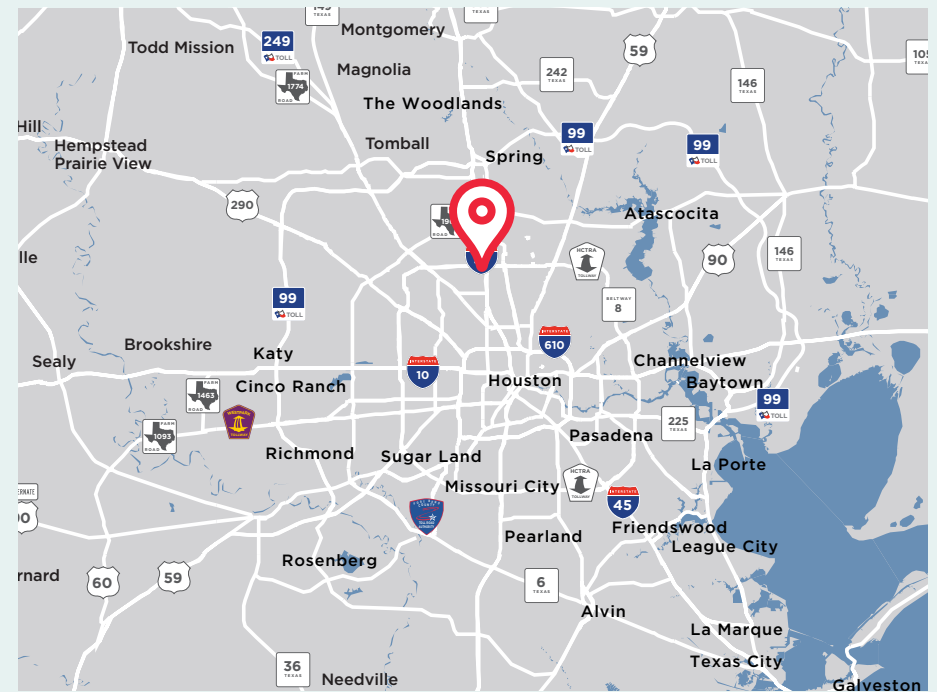
**41% POPULATION GROWTH**  
within 1 mile from 2020 to 2023

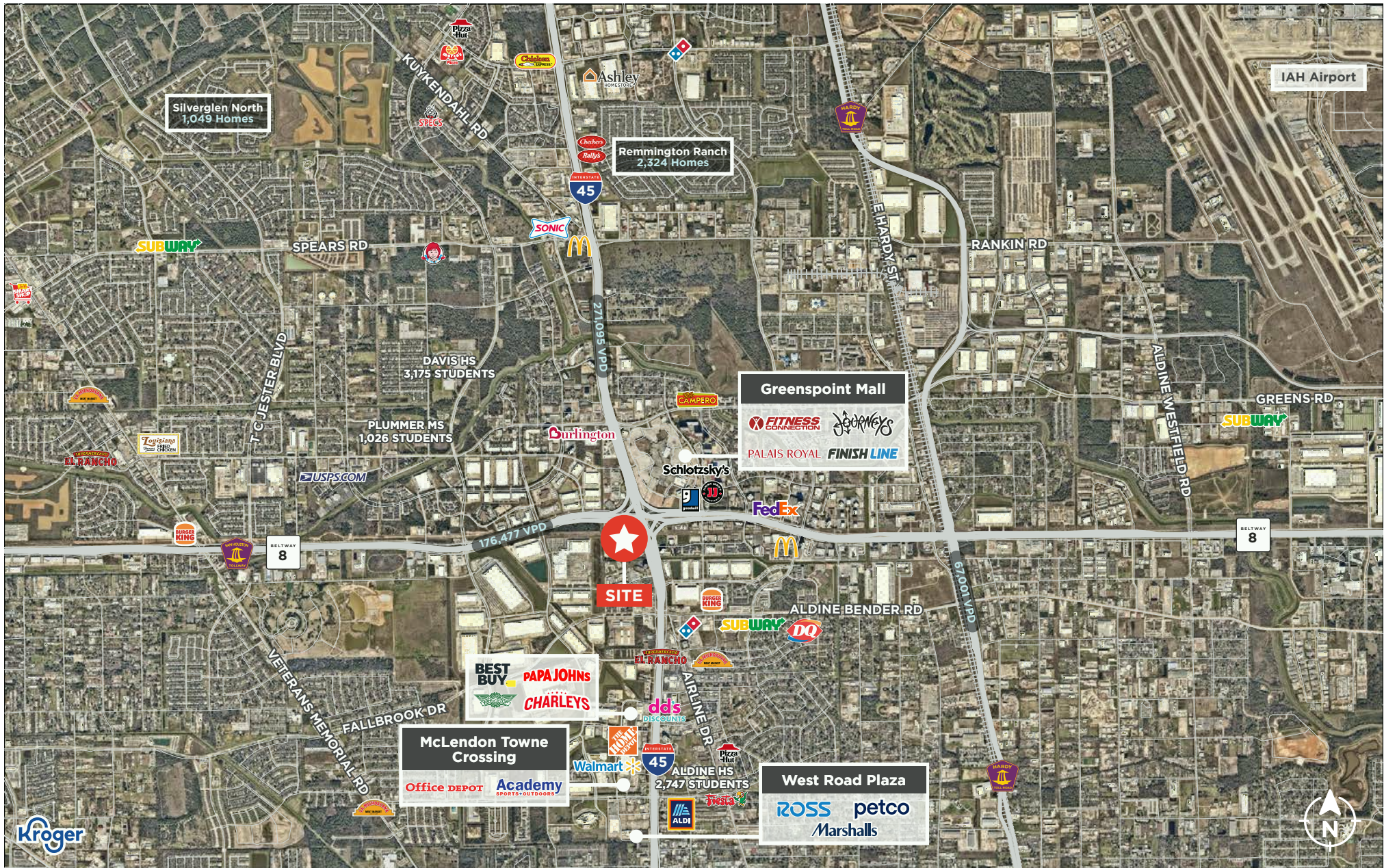


**\$81K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**301,302 POPULATION**  
within 5 miles





03.24 | 01.24

# Site Plan

**ZONING INFORMATION**  
 SUBJECT PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF HOUSTON. NO ZONING.

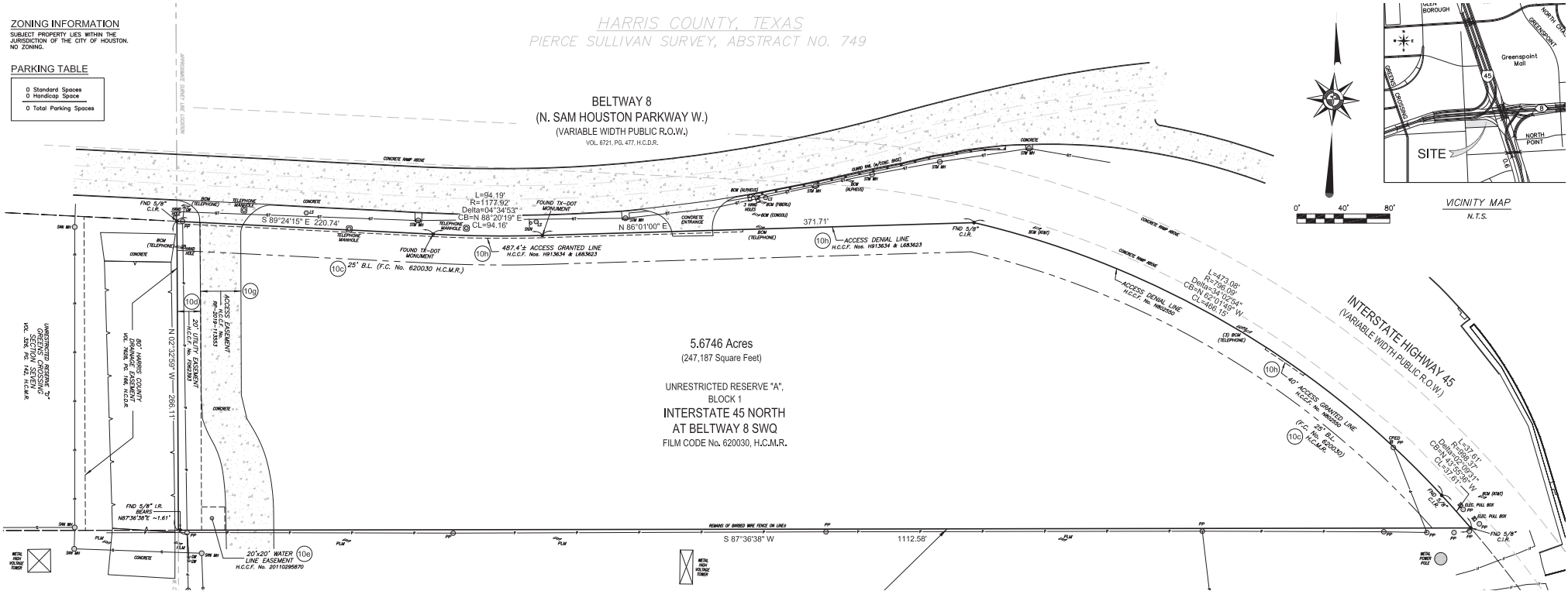
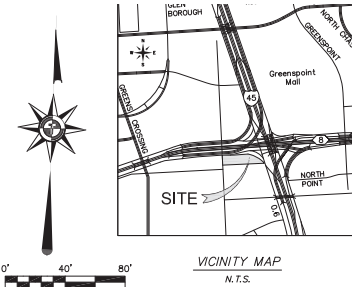
**PARKING TABLE**

○ Standard Spaces
○ Handicap Space
○ Total Parking Spaces

HARRIS COUNTY, TEXAS  
 PIERCE SULLIVAN SURVEY, ABSTRACT NO. 749

BELTWAY 8  
 (N. SAM HOUSTON PARKWAY W.)  
 (VARIABLE WIDTH PUBLIC R.O.W.)  
 VOL. 6721, PG. 477, H.C.D.R.

5.6746 Acres  
 (247,187 Square Feet)  
 UNRESTRICTED RESERVE "A",  
 BLOCK 1  
 INTERSTATE 45 NORTH  
 AT BELTWAY 8 SWQ  
 FILM CODE No. 620030, H.C.M.R.



# Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	4,254	40,864	90,567
Current Population	12,045	130,884	301,302
2020 Census Average Persons per Household	2.83	3.20	3.33
2020 Census Population	8,531	117,013	281,753
Population Growth 2020 to 2023	41.18%	11.85%	6.94%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	20.05%	19.25%	19.11%
2 Person Households	20.24%	23.85%	23.76%
3+ Person Households	59.72%	56.90%	57.13%
Owner-Occupied Housing Units	44.18%	48.51%	51.66%
Renter-Occupied Housing Units	55.82%	51.49%	48.34%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	19.31%	17.63%	17.95%
Black or African American	24.43%	29.89%	30.58%
Asian or Pacific Islander	2.12%	3.75%	5.18%
Other Races	52.50%	47.25%	44.81%
Hispanic	67.41%	60.88%	58.14%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$41,070	\$68,768	\$81,467
Median Household Income	\$34,632	\$49,387	\$54,619
Per Capita Income	\$13,879	\$21,623	\$24,907
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	32.77%	31.11%	30.25%
Estimated Bachelor's Degree	5.97%	9.28%	9.93%
Estimated Graduate Degree	3.88%	3.82%	4.65%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	28.6	28.9	30.3

# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

NQLand\_110\_JM\_04.01.24