

Fall Creek
2,427 Homes

OLD NORTH BELT DR



±3.1 ACRES
AVAILABLE



Ramos Auto Sales
Parts & Service

OLD HUMBLE RD

±1.26 ACRES
ALSO AVAILABLE



BELTWAY
8

N SAM HOUSTON PKWY E 87,586 VPD



NewQuest

NORTH BELT FRONTAGE TRACT

SEC of Old Humble & Beltway 8 | Humble, Texas
±3.1016 Acres Available for Sale

Neal Thomson

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Andrew Alvis

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Project Highlights

±3.1016 Acres Available for Sale in Humble, Texas

- Rare frontage tract along North Belt with over 300' of frontage
- Ideally suited for retail, industrial, self storage or multi-family
- Less than a mile East of Highway 59 and three miles Southeast of Bush Intercontinental Airport
- Area retailers and developments include Walmart, H-E-B and Generation Park
- Utilities available and onsite detention will most likely be required

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Approximate Size:	±3.1016 acres
Price:	Contact Broker for pricing
School District:	Humble ISD
Frontage:	Approx. 302 ft. on N. Sam Houston Pkwy E. Approx. 315 ft. on Old North Belt
Traffic Counts:	Approx. 87,586 VPD on N. Sam Houston Pkwy E.



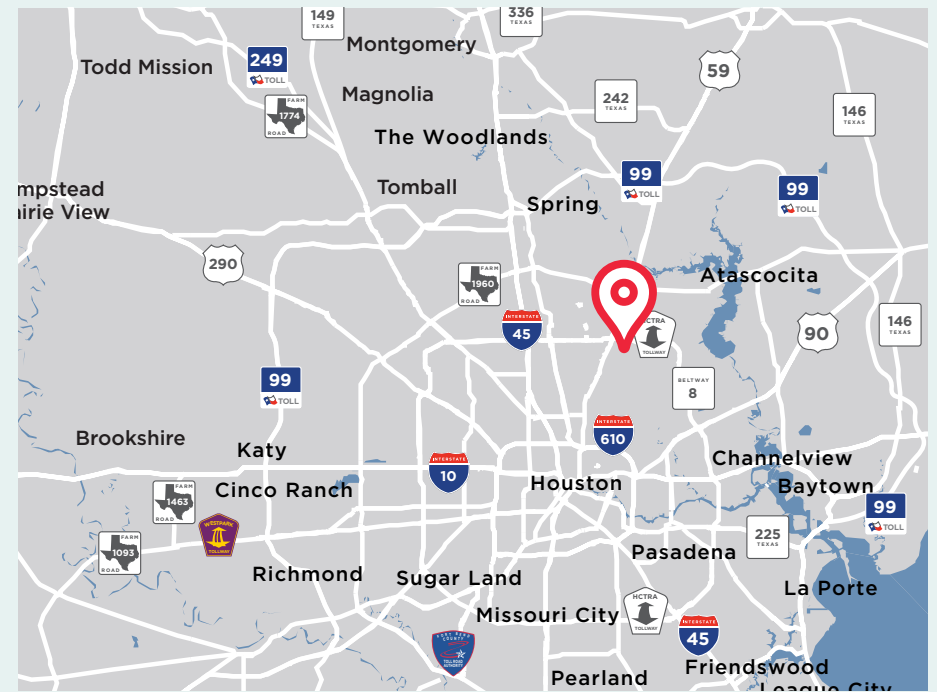
10% POPULATION GROWTH
within 1 mile from 2020 to 2023

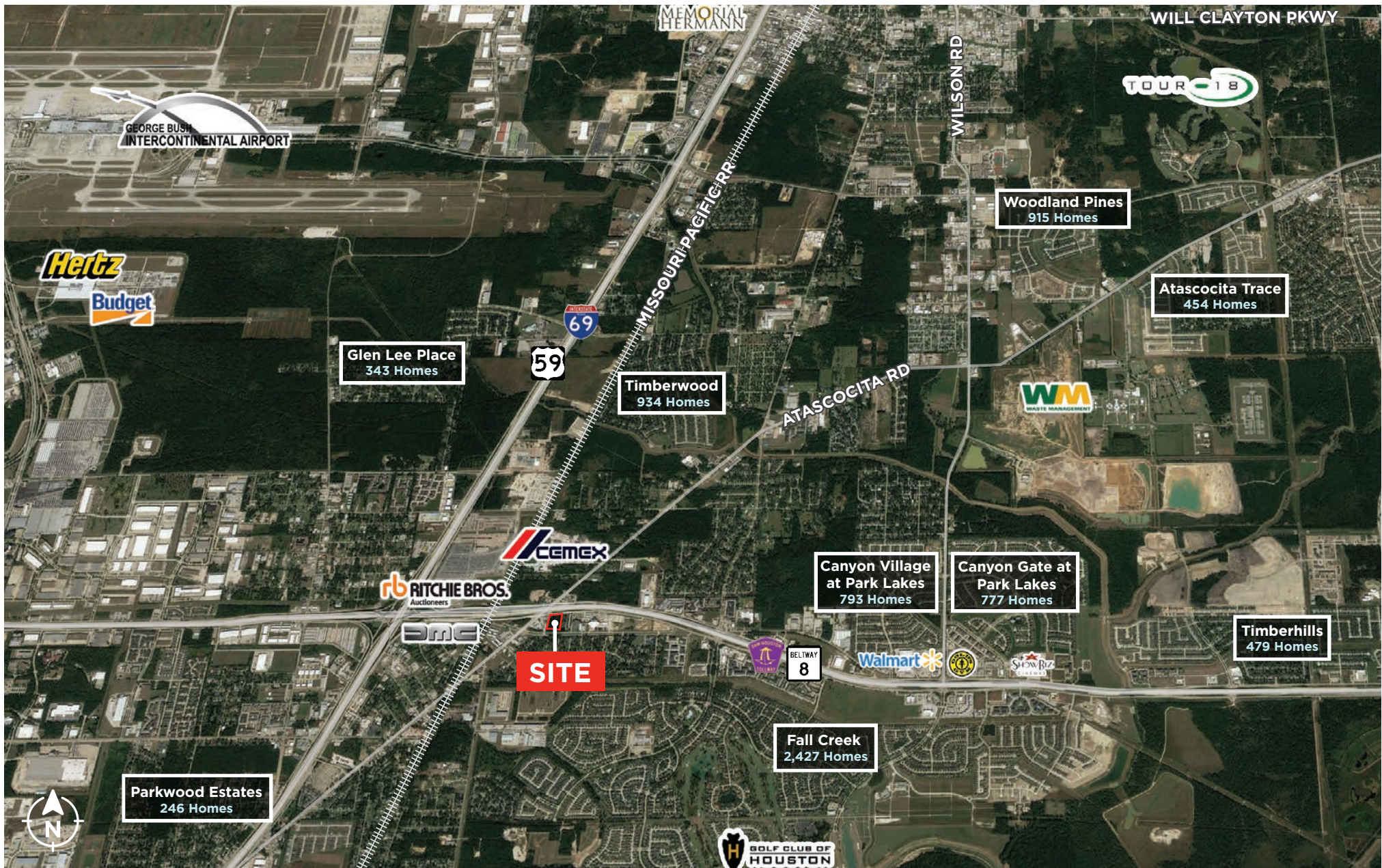


\$145K AVERAGE HOUSEHOLD INCOME
within 1 mile



153,947 POPULATION
within 5 miles





Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,395	18,899	49,208
Current Population	10,749	56,072	153,947
2020 Census Average Persons per Household	3.17	2.97	3.13
2020 Census Population	9,750	53,949	142,207
Population Growth 2020 to 2023	10.25%	3.94%	8.26%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	20.82%	27.00%	24.06%
2 Person Households	27.40%	26.08%	25.55%
3+ Person Households	51.78%	46.91%	50.38%
Owner-Occupied Housing Units	54.03%	52.32%	53.59%
Renter-Occupied Housing Units	45.97%	47.68%	46.41%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	31.85%	25.80%	25.03%
Black or African American	23.39%	36.16%	32.40%
Asian or Pacific Islander	4.93%	3.92%	2.96%
Other Races	38.26%	32.94%	38.34%
Hispanic	49.50%	42.81%	50.41%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$145,210	\$113,826	\$92,815
Median Household Income	\$90,507	\$74,965	\$67,562
Per Capita Income	\$45,534	\$38,793	\$29,940
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	28.08%	29.48%	30.42%
Estimated Bachelor's Degree	17.05%	13.92%	12.46%
Estimated Graduate Degree	12.26%	10.65%	7.61%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.9	31.2	31.6

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	713.438.9513
Sales Agent/Associate's Name	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	281.477.5038
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>



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