

# **FOR SALE**

**2900 W. SAM HOUSTON PKWY S, HOUSTON, TX 77042**

**±2.06 ACRES IDEAL FOR SELF-STORAGE**

Call Broker  
for Pricing



**W. DOUGLASS LARSON**  
Principal/Associate Broker  
Doug@TexasCRES.com  
(713) 824-3799

**JOEL C. ENGLISH**  
Managing Broker/President  
Joel@TexasCRES.com  
(713) 473-7200



# PROPERTY HIGHLIGHTS



## Location

2900 W. Sam  
Houston Pkwy S.  
Houston, TX 77042



## Asking Price

Call for Pricing



## Size

±2.06 Acres

## Contact Our Team

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- **Great redevelopment opportunity in Houston, TX.**

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- **Previous hotel was demolished** - the foundation of the building and the parking lot remain.

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- **Utilities already brought to site**, including gas, water, electricity, and sewer, reducing development timelines and costs

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- **Three existing water lines on site:** 4" domestic service line, 2" irrigation line, and a 6" or 8" fire sprinkler line

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- **Predominantly impervious site (existing concrete and slab)**, allowing for reduced detention requirements under current City of Houston redevelopment guidelines

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- **Potential detention credit (~0.4 acre-foot per acre)** for existing impervious cover, enhancing site efficiency for future development

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- **Phenomenal location, on Beltway 8**, just ±0.15 Miles to Westheimer Rd.

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- **Excellent visibility** with approximately 215 feet of frontage on BW 8 frontage road.

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- **Ideal site for self-storage**, supported by **dense surrounding population (193,000+ within a 3-mile radius)** and high consumer demand drivers.

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- **High traffic counts** with over 152,000 VPD on BW 8 and ±58,000 VPD on Westheimer Rd, per TxDOT.

# PROPERTY PICTURES



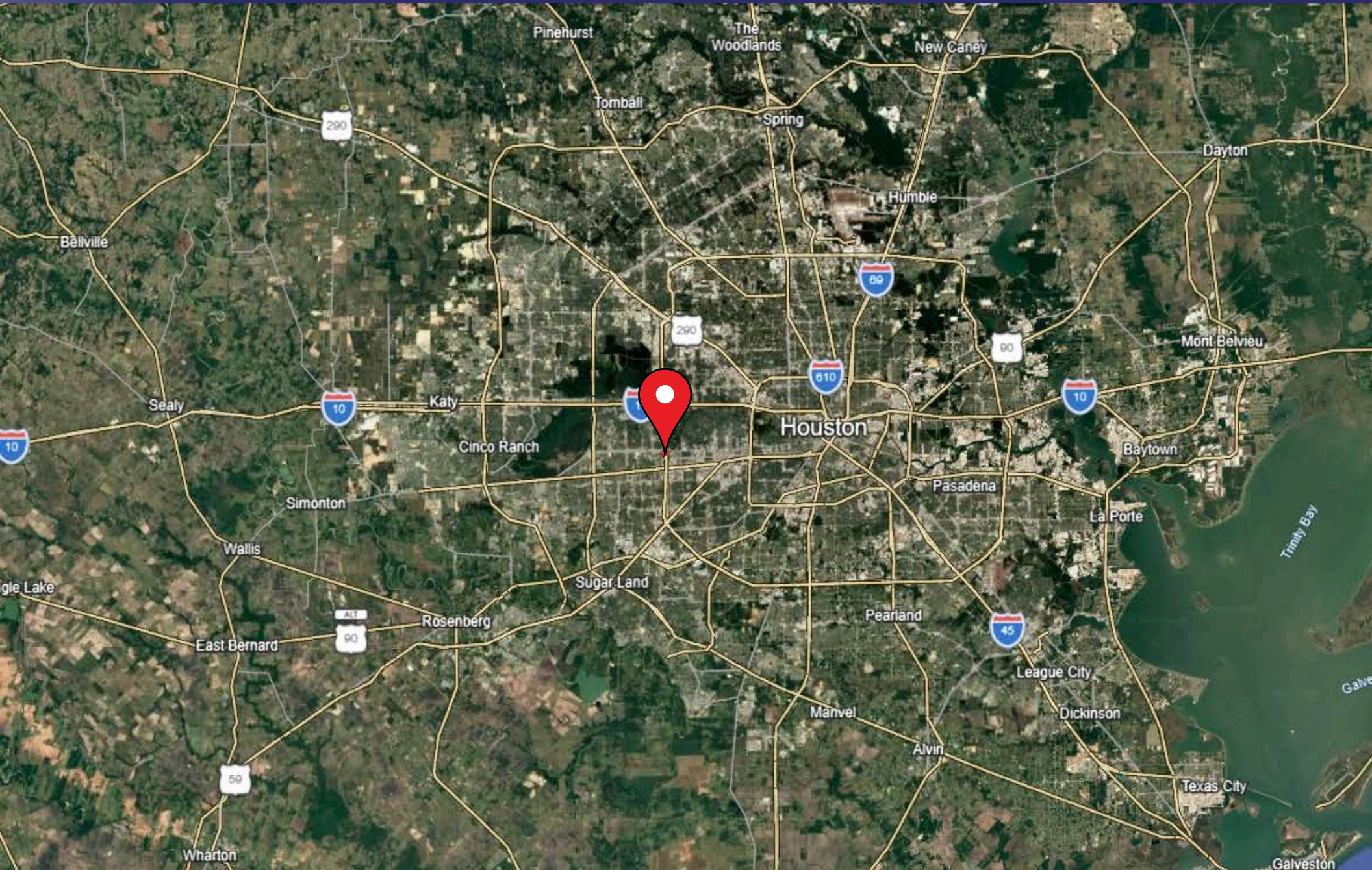
# PROPERTY PICTURES



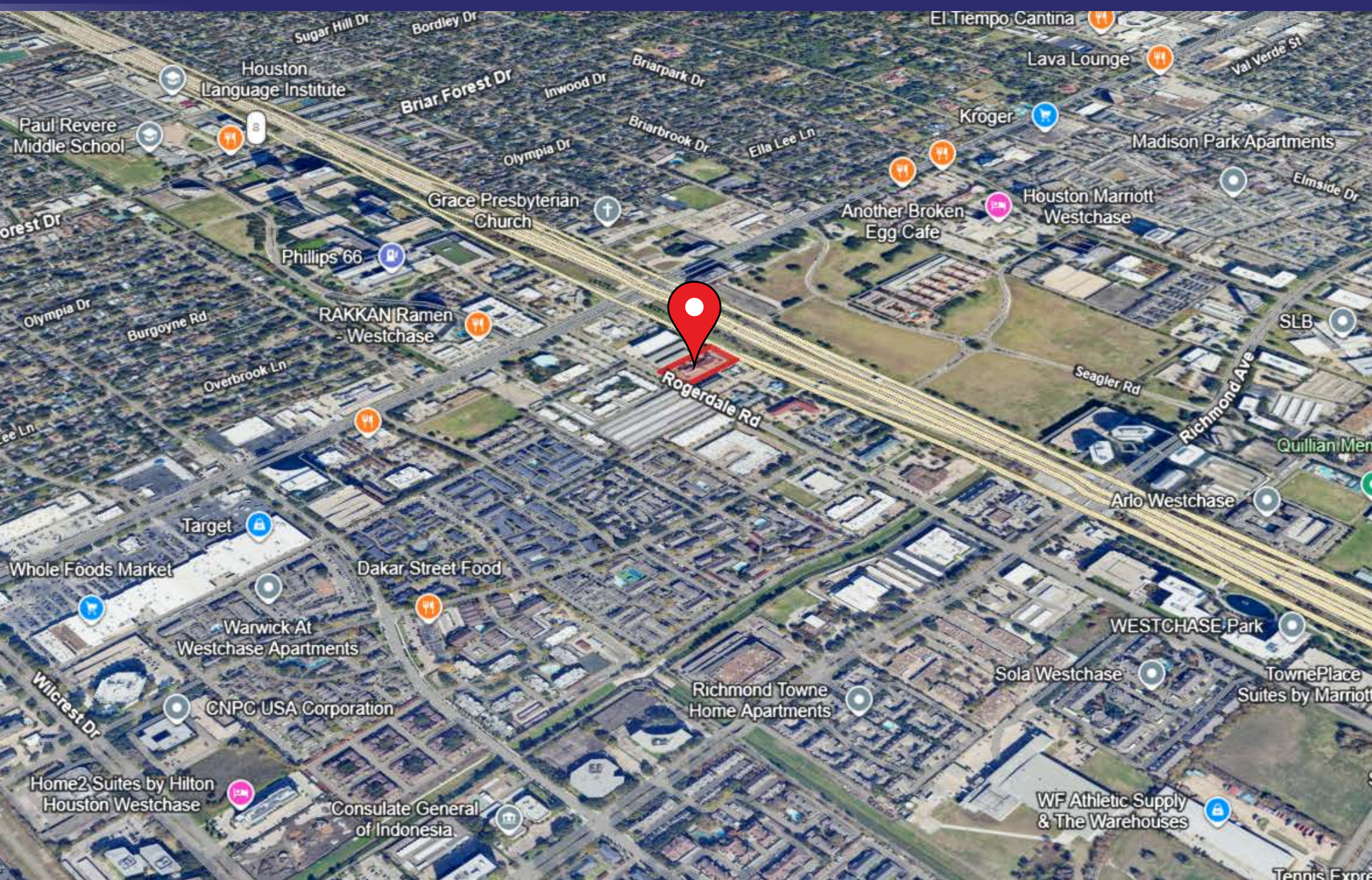
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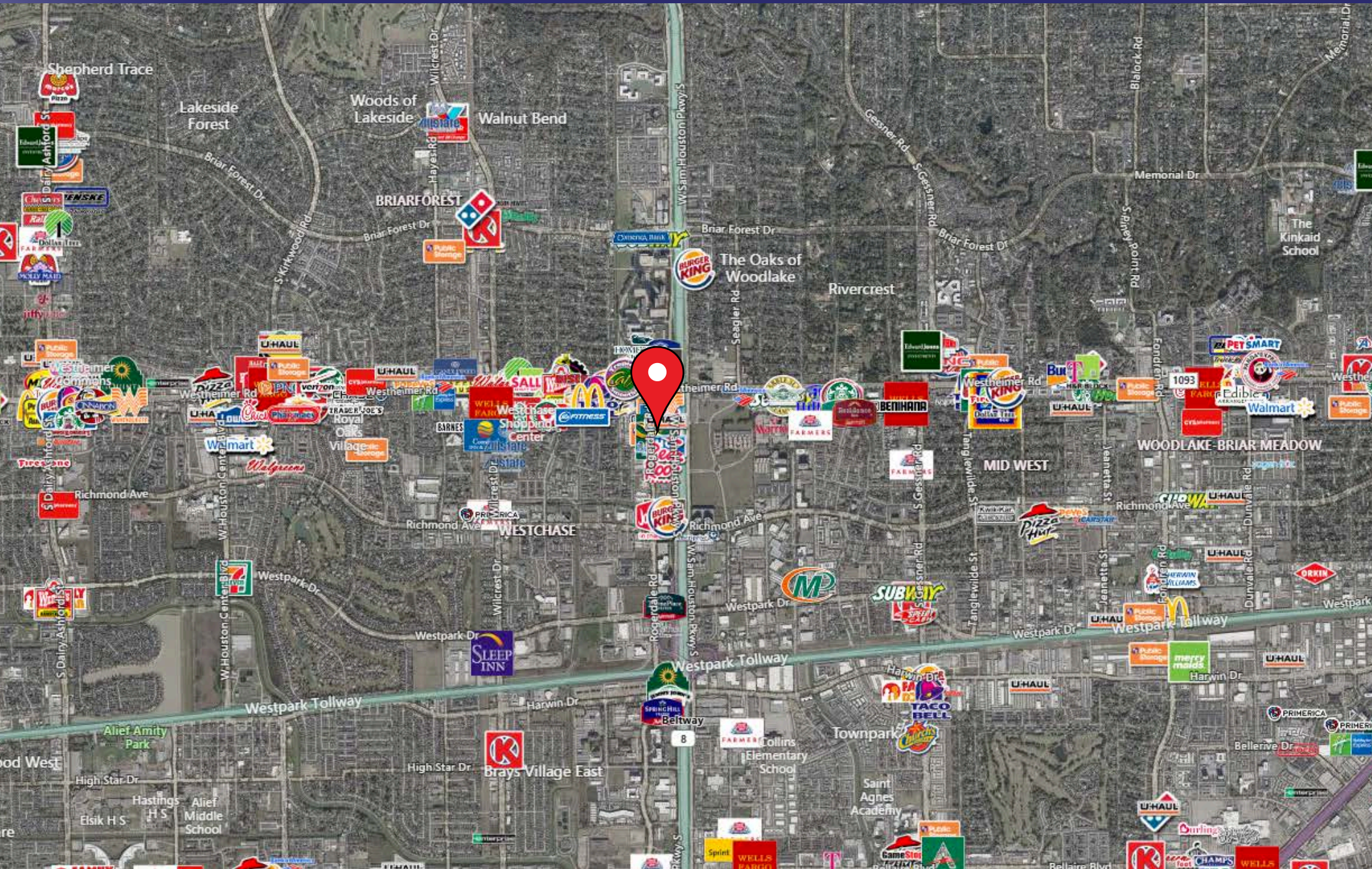
# LOCATION MAP



# MARKET AERIAL 1



# MARKET AERIAL 2



# SURVEY



## NORTH AMERICAN TITLE COMPANY COMMITMENT NO. 14701-08-00079 - SCHEDULE A:

2,843 acres, more or less, out of Reserve "A" of West Belt 255 Plus, a subdivision according to the map or plat filed under Clerk's File No. P-837536, Harris County, Texas, recorded under Film Code No. 359111, Map Records, Harris County, Texas, said West Belt 255 Plus being a subdivision of 5,8582 acres conveyed to West Belt 255, L.L.C. in instrument filed under Clerk's File No. 0422547, Harris County, Texas, said 2,843 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the East right of way line of Rogerdale Road (80 feet wide) for the Northwest corner of the 5,8582 acre tract and West Belt 255 Plus;

THENCE S 02° 46' 30" E, along the East right of way line of Rogerdale Road, a distance of 200.00 feet to a set 5/8" rebar with cap for the Northeast corner of the herein described tract, said rebar being the true point of beginning of the tract being described;

THENCE N 87° 37' 30" E, parallel to and 200.00 feet South of the North line of the 5,8582 acre tract and West Belt 255 Plus, a distance of 400.00 feet to a set 5/8" rebar with cap in the West right of way line on Sam Houston Parkway (varying width) for the Northeast corner of the herein described tract;

THENCE S 02° 46' 30" E, along the West right of way line of Sam Houston Parkway, a distance of 222.50 feet to a found 5/8" rebar for the Southeast corner of the herein described tract;

THENCE S 87° 27' 30" W, parallel to and 422.50 feet South of the North line of the 5,8582 acre tract and West Belt 255 Plus a distance of 400.00 feet to a point in the East right of way line of Rogerdale Road for the Southwest corner of the herein described tract, from whence a found (adjustable) 5/8" rebar bears N 67° 54' 58" E, 0.40 feet for reference;

THENCE N 02° 46' 30" W, along the East right of way line of Rogerdale Road, 222.50 feet to the True Point of Beginning and containing 2,843 acres of land, more or less.

## NORTH AMERICAN TITLE COMPANY COMMITMENT NO. 14701-08-00079 - SCHEDULE B:

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment:

1. 25 foot building line and 10 foot setback easement along the East property line, 10 foot building line along the West property line, as shown on the map/plat recorded under Film Code No. 359111, Map/Plat Records, Harris County, Texas. AFFECTS THE SUBJECT SITE - PLOTTED AND SHOWN.

2. Various aerial easements dedicated on or set forth on the map or plat recorded under Film Code No. 359111, Map/Plat Records Harris County, Texas. AFFECTS THE SUBJECT SITE - NOT PLOTTABLE.

3. Drainage easement not less than fifteen feet (15') wide on each side of the center line of all natural drainage courses as set forth on the map or plat recorded under Film Code No. 359111, Map/Plat Records Harris County, Texas. AFFECTS THE SUBJECT SITE - NOT PLOTTABLE.

4. Set back by twenty feet (20') and 20' water valve wall easement granted to the City of Houston along the west property line as set forth in instrument filed under Clerk's File No. 992044, Real Property Records, Harris County, Texas. AFFECTS THE SUBJECT SITE - PLOTTED AND SHOWN.

5. Terms, conditions and stipulations of Industrial Solid Waste Certification and Remediation dated December 1, 1994, filed under Clerk's File No. 9189534, Real Property Records, Harris County, Texas. AFFECTS THE SUBJECT SITE - BLANKET IN NATURE.

## MISCELLANEOUS NOTES:

- There is direct access to the subject property via West Sam Houston Parkway South Frontage Road and Rogerdale Road, both public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 2900 West Sam Houston Parkway South.
- At the time of this survey there was no observable surface evidence of earth moving, wall, building construction or building additions within recent months.
- All of the lines of this survey, there was no observable evidence of the subject property being used as a solid waste dump, ramp or sanitary landfill.
- All of the lines of this survey, there was no observable evidence of any recent changes in street right-of-way lines other than completed or proposed, and visible from the controlling jurisdiction.
- All of the lines of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown herein is the same property described in Schedule A of North American Title Company Title Commitment No. 14701-08-00079 with an effective date of March 18, 2012.
- All addresses that were available and made known at the time of this survey are shown.
- Reciprocal Easement issues have been reviewed and determined to affect the property as shown in Schedule B.

## BASIS OF BEARING:

The meridian for all bearings shown herein is the reference line of property or right of way known as being N 02° 46' 30" W, per Deed of Harris County Records.

## ENCROACHMENTS:

At the time of survey there were no able encroachments onto or beyond the subject property.

## FLOOD ZONE:

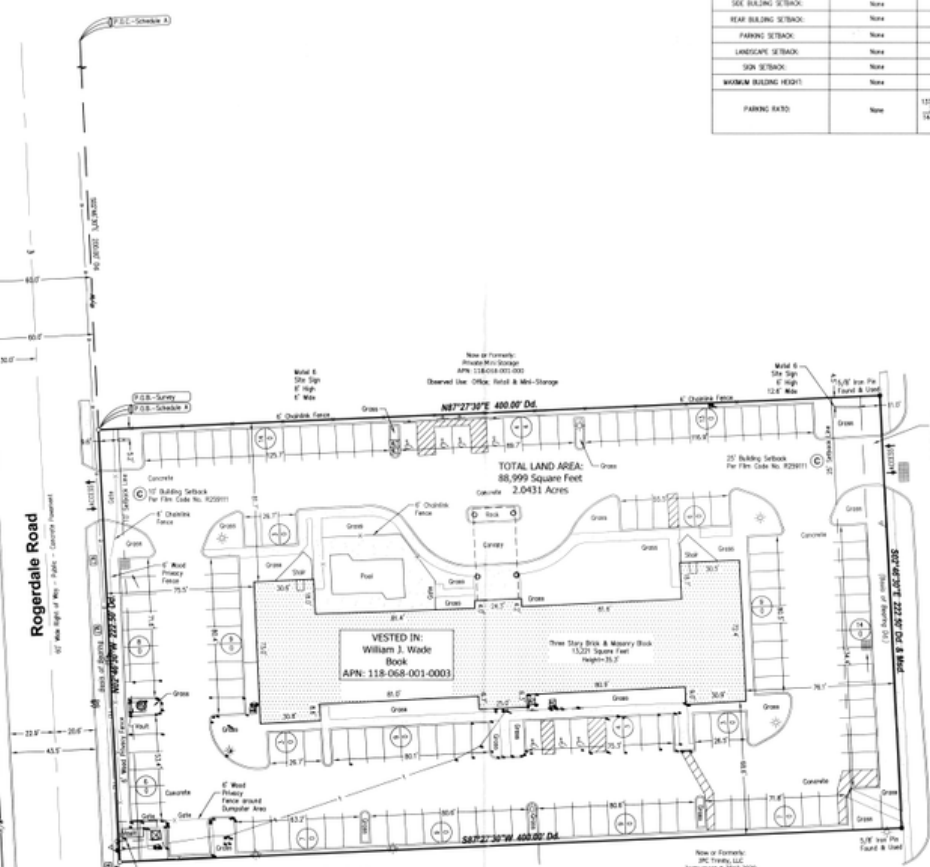
By aerial map location and graphic plotting only, the subject property appears to be entirely in Zone X-Unshaded, Areas determined to be outside the 0.2% annual chance floodplain. According to the Flood Insurance Rate Map for the County of Harris, Community Panel No. 462010002S, Effective Date June 18, 2012.

## SURVEYOR'S LEGAL DESCRIPTION:

2,843 acres, more or less, out of Reserve "A" of West Belt 255 Plus, a subdivision according to the map or plat filed under Clerk's File No. P-837536, Harris County, Texas, recorded under Film Code No. 359111, Map Records, Harris County, Texas, said West Belt 255 Plus being a subdivision of 5,8582 acres conveyed to West Belt 255, L.L.C. in instrument filed under Clerk's File No. 0422547, Harris County, Texas, said 2,843 acre tract being more particularly described by metes and bounds as follows:  
COMMENCING at a point in the East right of way line of Rogerdale Road (80 feet wide) for the Northwest corner of the 5,8582 acre tract and West Belt 255 Plus;  
THENCE S 02° 46' 30" E, along the East right of way line of Rogerdale Road, a distance of 200.00 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of the parcel herein described;

Thence leaving said easterly line N 87° 27' 30" E a distance of 400.00' to a 5/8" iron pin found;  
thence S 02° 46' 30" E a distance of 222.50' to a 5/8" iron pin found;  
thence S 87° 27' 30" W a distance of 400.00' to an iron pin set along the easterly line of Rogerdale Road

Thence running along said easterly line N 02° 46' 30" W a distance of 222.50' to the point of beginning, containing an area of 2,843 acres, more or less.



ZONING CLASSIFICATION:	Name:	Source:
METEL USE PERMITTED:	YES	Harris County, Texas 713-966-3300
RESTRICTIONS:	REQUIRED	REQUIRED
FRONT BUILDING SETBACK:	None	6.5' Minimum
SIDE BUILDING SETBACK:	None	9.5' Minimum
REAR BUILDING SETBACK:	None	10' Minimum
PARKING SETBACK:	None	0.5'
LANDSCAPE SETBACK:	None	0.5'
SIGN SETBACK:	None	2'
MINIMUM BUILDING HEIGHT:	None	20' Maximum
PARKING RATIO:	None	157 Regular Parking Spaces 144 Total Parking Spaces



SYMBOL LEGEND	
A/W	Right-of-Way
PA	Adjuster Property Line
C	Centerline
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
X	Schedule B-Section B Item
W	Measured
D	Deed
M	Monumentation Found on Noted
●	5/8" Iron Pin w/ Cap Set
○	Stamped "MILLMAN 300420722"
○	No. of Regular Parking Spaces
○	No. of Handicap Parking Spaces
○	Catch Basin
○	Post Indicator Valve
○	Water Valve
○	Meter Water
○	Gas Meter
○	Gas Valve
○	Air Condition Unit
○	Telephone Pedestal
○	Underground Utility Marker
○	Handicap Space
○	Sign
○	Utility Pole
○	Utility with Light Pole
○	Light Pole
○	Fence (As Noted)
○	Overhead Utilities
○	Concrete Area
○	No Parking Area
○	Subsiding Area
○	Shaded Easement Area
○	Electric Transformer
○	Underground Telephone

## CERTIFICATION:

I, GR HOSPITALITY PROPERTY LLC, MOTEL 6 OPERATING L.P., NORTH AMERICAN TITLE COMPANY, through the Insurance Company, National Land Survey Company, First American Title Insurance Company, American National Land Surveyors, LLC, Stewart Title Guaranty Company, Stewart Title Insurance Company, AMERICAN CHARGE BANK, NATIONAL ASSOCIATION, GILMAN AMERICAN CAPITAL CORPORATION, and OTISGROUP GLOBAL MARKETS REALTY CORP. and each of their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items if exact States where monumentation plotting is required, 2, 3, 4, 8, 9b, 7b, 7c, 7d, 8, 9, 10e (if applicable), 11b, 13, 14, 16, 17, 18, and 21 of Table A Hereof. The field work was completed on March 16, 2012.

By: *[Signature]*  
Texas Registered Professional Land Surveyor No. 5793  
For and on behalf of Millman Surveying, Inc.  
Preliminary Survey Issued: March 15, 2012  
Date of Last Revision: 4/27/12

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Hudson, OH 44236  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmansurveying.com

ALTA/ACSM LAND TITLE  
SURVEY PREPARED FOR:

**ACCOR**  
Accor North America  
4001 International Parkway  
Carrollton, TX 75007  
Phone: (972) 360-2716

**virtualsurveyor**  
for more information  
visit <http://vmsmo.com/25774136>

Millman  
virtualsurveyor

Motel 6 - Unit #1401  
2900 West Sam Houston  
Parkway South  
City of Houston  
County of Harris  
State of Texas

NORTH  
GRAPHIC SCALE  
1" = 30' FT

STATE OF TEXAS  
LEO S. BOND  
1975  
LAND SURVEYOR

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 25898

PM: MA Drafter: TGL

# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

2900 W Sam Houston Pkwy S, Houston, Texas, 77042 3

Ring of 5 miles

### KEY FACTS

**557,109**

Population



**227,963**

Households

**35.2**

Median Age

**\$51,571**

Median Disposable Income

### EDUCATION

**19.2%**

No High School Diploma



**40.8%**

Bachelor's/Grad / Prof Degree



**19.7%**

High School Graduate



**20.3%**

Some College/ Associate's Degree

**557,109**

2023 Total Population (Esri)

### INCOME



**\$59,368**

Median Household Income



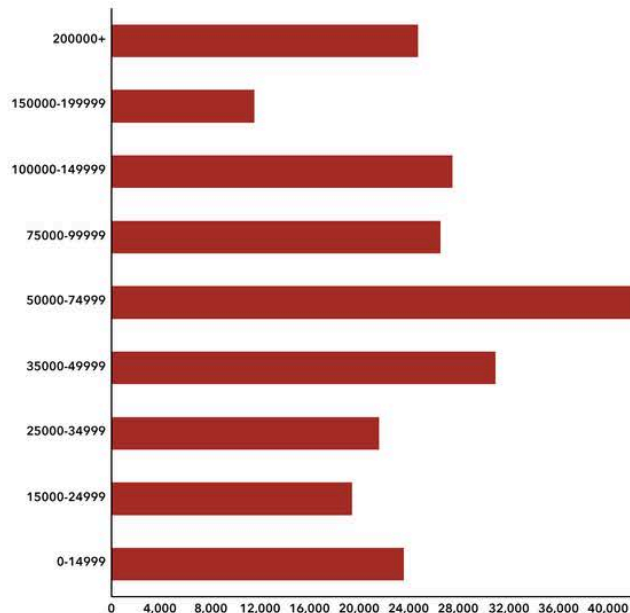
**\$41,315**

Per Capita Income

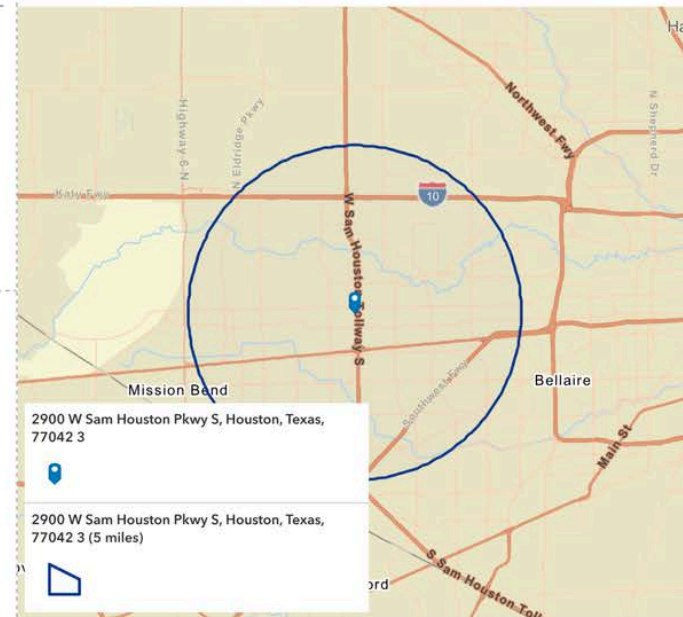


**\$32,618**

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

**58.9%**

White Collar



**23.0%**

Blue Collar



**21.3%**

Services

**4.8%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Douglass Larson</u>	<u>227872</u>	<u>doug@texasgres.com</u>	<u>(713) 824-3799</u>
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429

Phone: (713) 907-1707

Fax:

New IABS

Tracy Kiep

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