



EVIDENCE AT THE COURTS APARTMENTS

NewQuest

±1.25 ACRES - WEST 26TH STREET

1718 West 26th Street | Houston, Texas
Rare ±1.25-Acre Tract Available For Sale in Shady Acres

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±1.25 Acres Available For Sale in Houston, Texas

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- ±19,508-SF vacant warehouse sitting on a ±1.25-acre tract
- Lowe's immediately across the street and major medical office buildings surrounding
- Ideal for a medical, multi-family or office development.
- This area is experiencing high growth and tracts over 1-acre are rare
- Owner has complete plans for an MOB
- Tract is in the 100 year flood plain



15%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2022

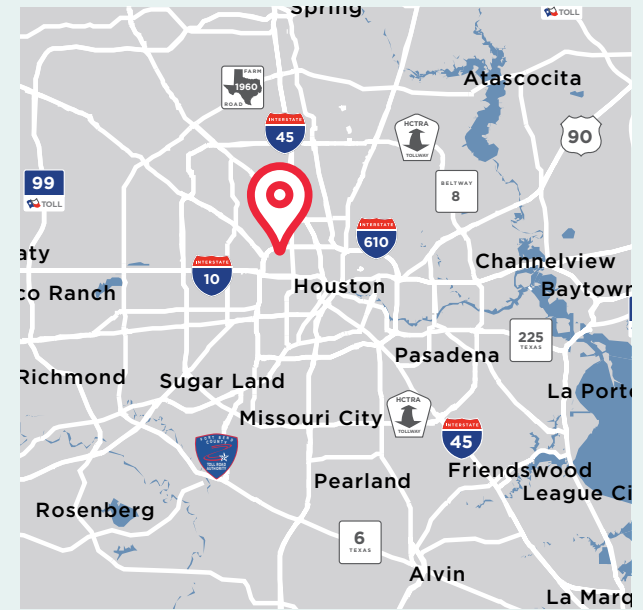


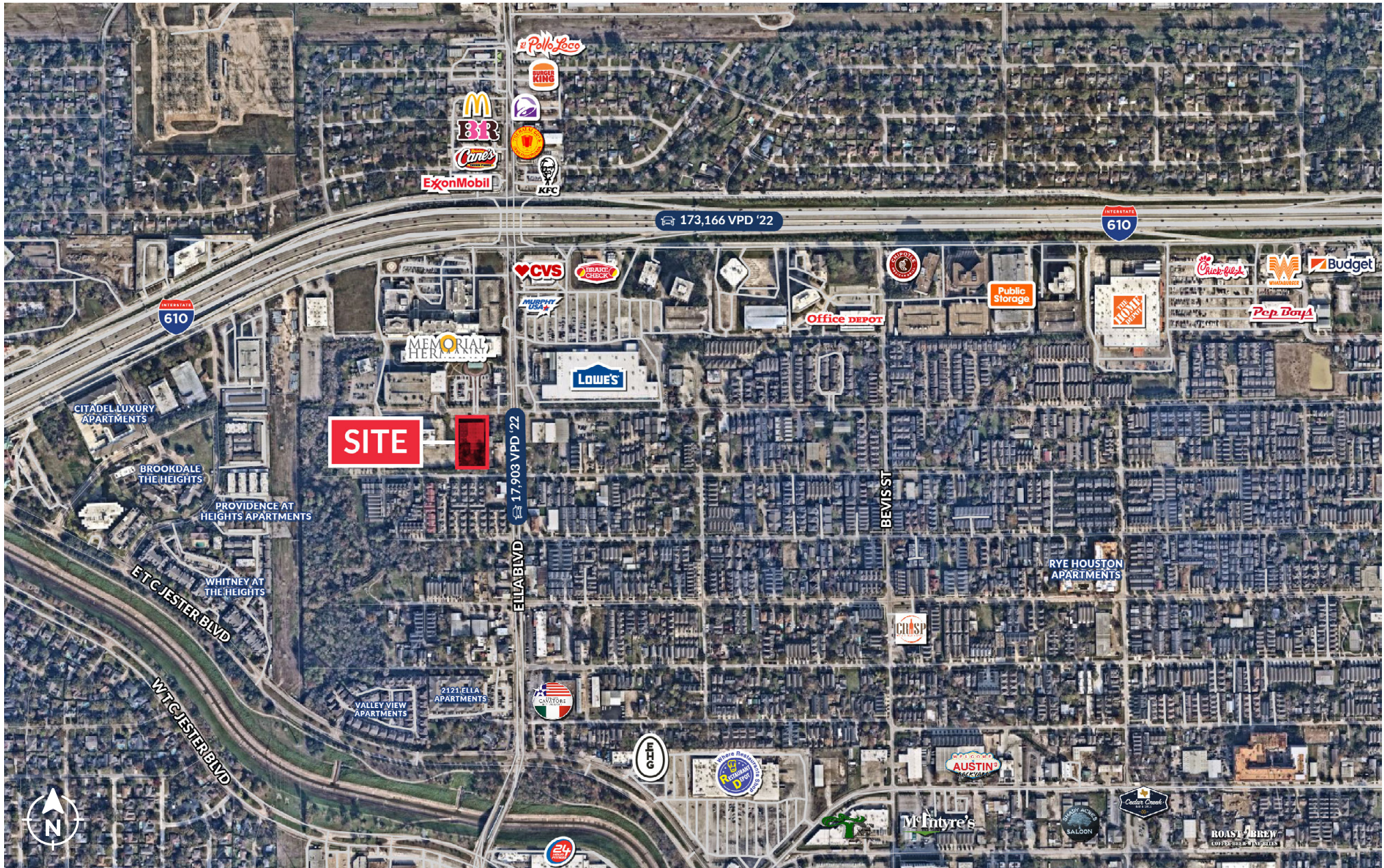
260K
CURRENT POPULATION
WITHIN 5 MILES



\$185K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
±1.25 Acres with ±5,452 SF building
- **Price:**
Contact broker for pricing
- **School District:**
Houston ISD
- **Frontage:**
±217 ft. on West 26th St.
±145 ft. on West 25th St.
- **Utilities:**
To the site
- **Detention:**
Detention will need to be created with a new development





04.24 | 01.24

Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	10,492	72,180	203,449
Current Population	20,764	160,558	472,715
2020 Census Average Persons per Household	16,181	128,918	395,228
2020 Census Population	28.32%	24.54%	19.61%
Population Growth 2020 to 2023	35.8	36.9	36.3
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	34.86%	37.53%	38.52%
2 Person Households	38.82%	32.13%	30.73%
3+ Person Households	26.32%	30.34%	30.74%
Owner-Occupied Housing Units	54.10%	53.68%	52.44%
Renter-Occupied Housing Units	45.90%	46.32%	47.56%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	53.88%	48.19%	43.23%
Black or African American	8.40%	13.61%	14.50%
Asian or Pacific Islander	5.94%	4.73%	4.72%
Other Races	30.78%	32.45%	36.39%
Hispanic	38.07%	41.30%	47.26%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$160,161	\$176,640	\$153,639
Median Household Income	\$134,620	\$127,705	\$108,887
Per Capita Income	\$79,311	\$77,656	\$67,027
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	11.87%	13.84%	16.83%
Estimated Bachelor's Degree	36.64%	32.81%	27.84%
Estimated Graduate Degree	25.01%	24.84%	21.08%
AGE	1 MILE	3 MILES	5 MILES
Median Age	35.8	36.9	36.3

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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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