

UTILITIES IN PLACE

ON-SITE DETENTION

BUSY, STABILIZED POWER CENTER

HILLCROFT AVE



± 1.73
ACRES

± 1.85
ACRES

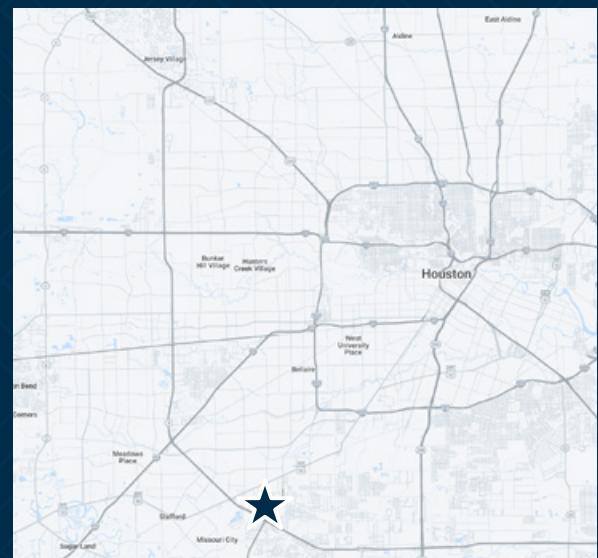
$\pm .88$
ACRES



HILLCROFT AVE HOUSTON, TX

± 4.46 TOTAL ACRES

PAD SITES AVAILABLE WITH
GREAT ACCESS TO BELTWAY 8
AND FORT BEND TOLL RD



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PROPERTY DETAILS

ADDRESS

14408 Hillcroft Ave, Houston, TX 77085 (\pm 1.73 Acres)
14404 Hillcroft Ave, Houston, TX 77085 (\pm 1.85 Acres)
14464 Hillcroft Ave, Houston, TX 77085 (\pm .88 Acres)

SIZE

\pm 4.46 Total Acres

LAT., LONG.

29.61931368862802, -95.49406521599346
29.618736376225158, -95.49331512078788
29.61624589754687, -95.49356301789432

DETENTION

On Site

PARCELS

1278140010015; 1278140010016; 1278140010017

UTILITIES

City of Houston

TAX RATE

2.17%

SCHOOLS

Houston CISD

Fondren Elementary School
Welch Middle School
Madison High School

LEGAL

RES A5 BLK 1 CROSSINGS AT FORT BEND PARKWAY
RES A6 BLK 1 CROSSINGS AT FORT BEND PARKWAY
RES A3-B BLK 1 CROSSINGS AT FORT BEND PARKWAY

PRICE

Call for Pricing

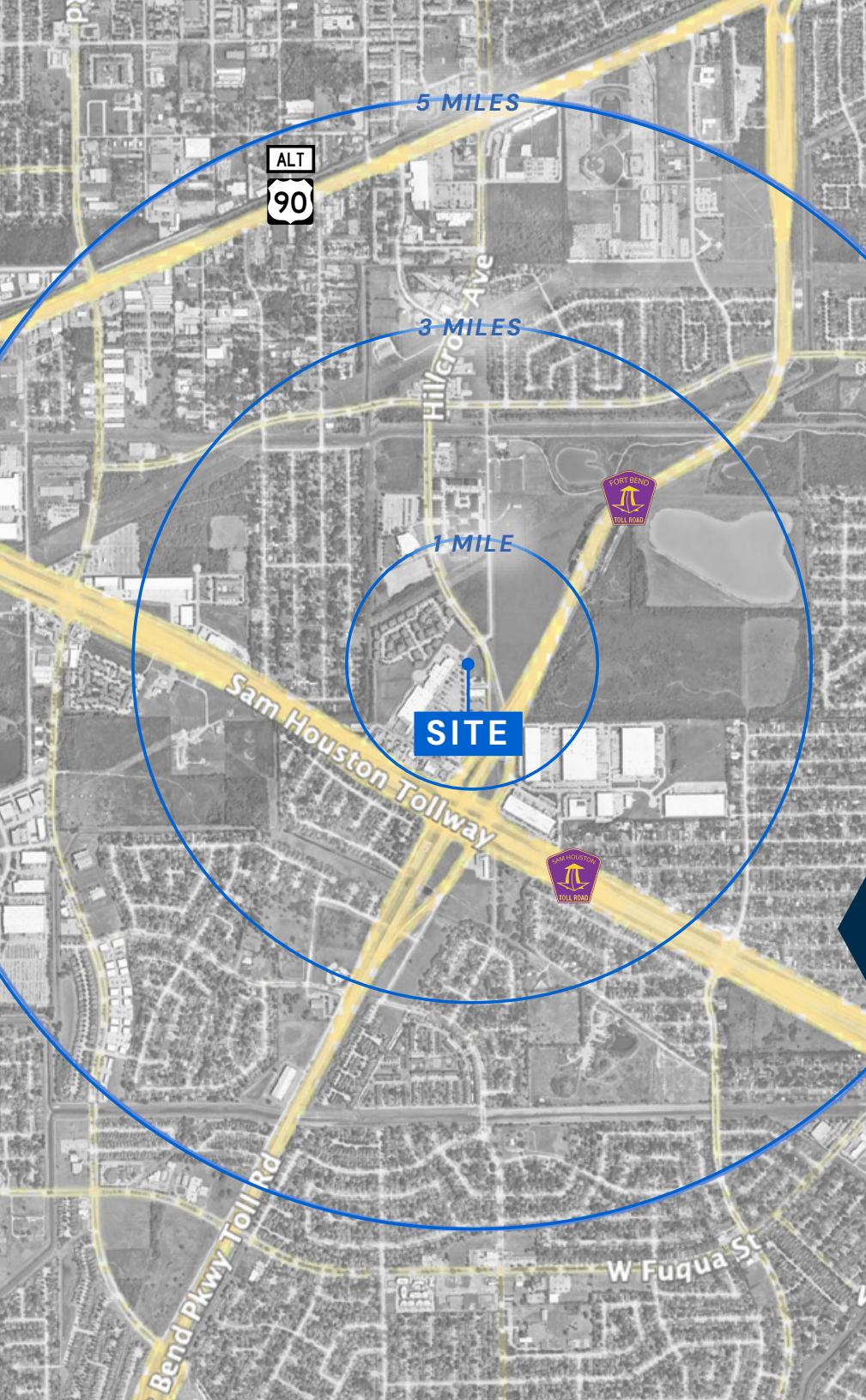


AREA ACTIVITY



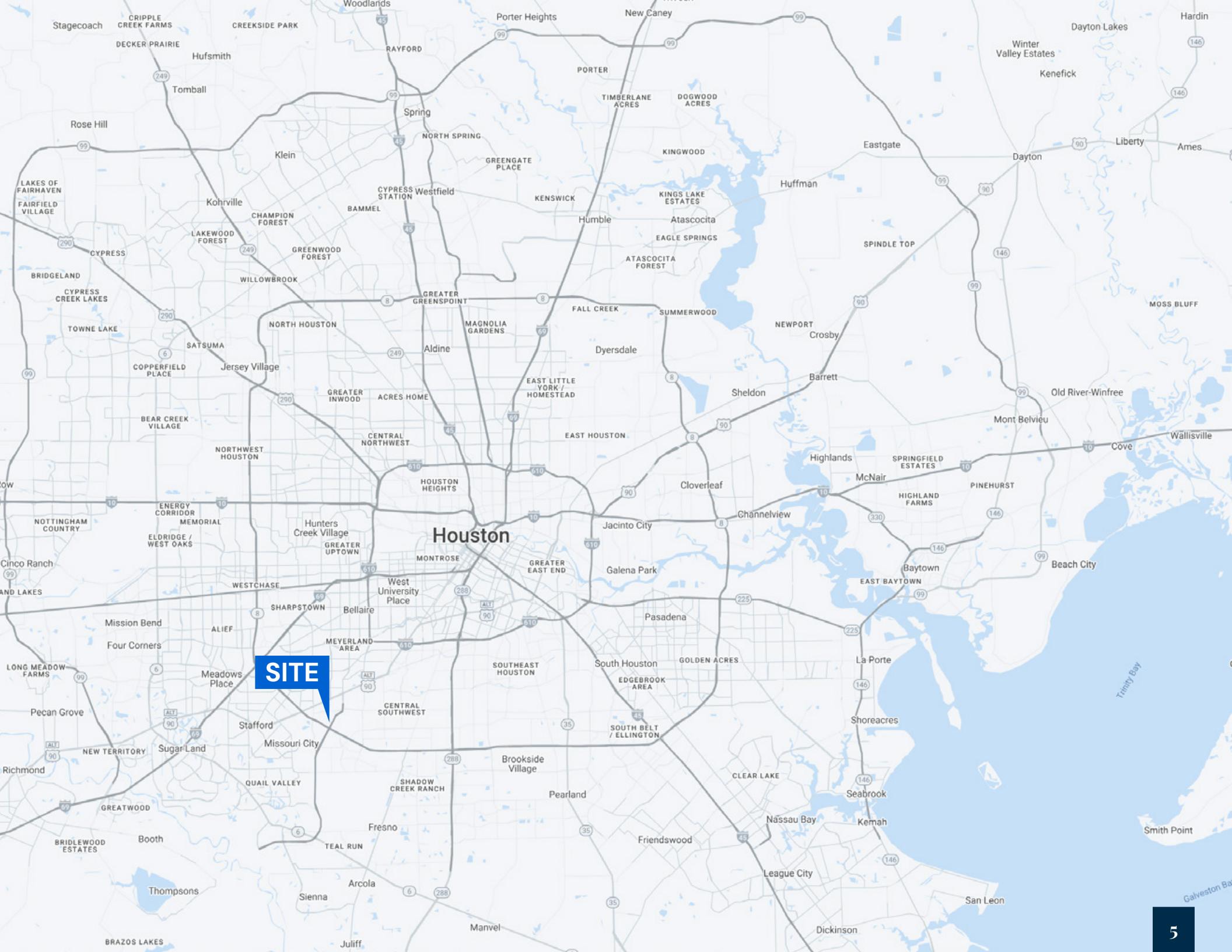
2024 TAX RATES

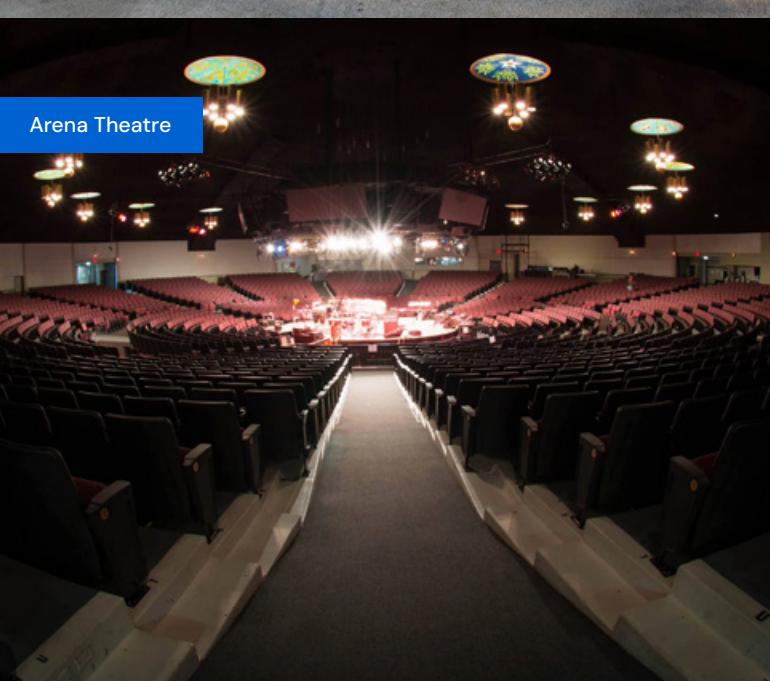
HOUSTON ISD	0.8683
HARRIS COUNTY	0.3853
HARRIS CO FLOOD CNTRL	0.048970
PORT OF HOUSTON AUTHY	0.006150
HARRIS CO HOSP DIST	0.163480
HARRIS CO EDUC DEPT	0.004799
HOUSTON CITY COLLEGE	0.096183
CITY OF HOUSTON	0.519190
FIVE CORNERS IMPR DISTRICT	0.075900
TOTAL	2.17



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	10,338	131,988	318,247
5 YEAR EST. POPULATION GROWTH	19%	9%	8%
AVERAGE HOUSEHOLD INCOME	\$92,358	\$84,627	\$91,504
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$189,487	\$206,458	\$243,563





Arena Theatre



Downtown Houston

PRIME LOCATION

ABOUT SOUTHWEST HOUSTON

- Site is located in the Southwest Houston area, near the Fort Bend Parkway Toll Road and Beltway 8. The area is primarily residential, though several commercial and natural attractions are nearby.
- The area is surrounded by numerous restaurants, coffee shops, and retail stores, though specific options vary depending on the exact block.
- Local parks offer green space for recreation. Some nearby parks include Willow Waterhole Greenway and others in the broader Houston area, such as Memorial Park.
- Major employers include ExxonMobil, Houston Methodist, H-E-B, and HCA Houston Healthcare, which are among the largest employers in the region.

CONVENIENT ACCESS TO MAJOR THOROUGHFARES

- Convenient access to Fort Bend Parkway Toll Road and Beltway 8, making it easy to travel to other parts of Houston and neighboring areas.

ACCESS TO SHOPPING AND ENTERTAINMENT

- Beltway Southwest Business Park: 5 minutes
- Willow Waterhole Greenway: 10 minutes
- Arena Theatre: 15 minutes
- Sugar Land Town Square: 15 minutes
- Houston-Southwest Airport: 20 minutes
- Downtown Houston: 25 minutes

WHY HOUSTON

America's fourth-largest city is a cosmopolitan destination, filled with world-class dining, arts, hotels, shopping and nightlife. Take a stroll through the historic Heights, spend the day exploring the Museum District or head down to Space Center Houston, the coastal visitor center at NASA's astronaut training and flight control complex.

The city's relatively compact downtown includes the Theater District, home to the renowned Houston Grand Opera, and the Historic District, with 19th-century architecture and upscale restaurants.

There's always something to do in this Southern hospitality meets urban chic city. Come explore YOUR Houston!

54M

ANNUAL VISITORS

34

MEDIAN AGE

7M

POPULATION



1.4%

JOB GROWTH
RATE

28 min

AVERAGE
COMMUTE TIME

28%

MILLENNIAL
POPULATION

Houston is made up of nine different wards that fall either within the "610 Loop" (Interstate 610) or outside. Understanding what "the loop" is in Houston is the first step to becoming a local.

Inside the loop: The inner circle is referred to as the business district where most of the entertainment, restaurants, and businesses are located. Younger professionals are drawn to the inner-loop to live closer to work and fun—it's all about work-life balance!

Outside the loop: The outer loop includes the many suburban neighborhoods where families and individuals looking for a peaceful, laid-back place prefer to reside.

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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