



OFFERING MEMORANDUM

Jersey Dr.



JERSEY DRIVE LOT

LOT READY FOR DEVELOPMENT
16529 JERSEY DRIVE, JERSEY VILLAGE TX 77040

Jersey Drive Lot

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Zoning_Map_2022-08-15

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COMPASS





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.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	(832) 899-4788
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	(832) 899-4788
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toke Ettehadih	0577559	Toke@tokeproperties.com	(713) 398-5009
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
IABS 1-0
TAR 2501

JERSEY DRIVE LOT

01 Executive Summary

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	16529 Jersey Drive Jersey Village TX 77040
COUNTY	Harris
MARKET	Houston
SUBMARKET	North west
PRICE	\$375,000
OWNERSHIP TYPE	Fee Simple
APN	0420850000026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	3,714	80,347	262,207
2023 Median HH Income	\$116,984	\$79,372	\$69,078
2023 Average HH Income	\$150,936	\$115,191	\$99,229

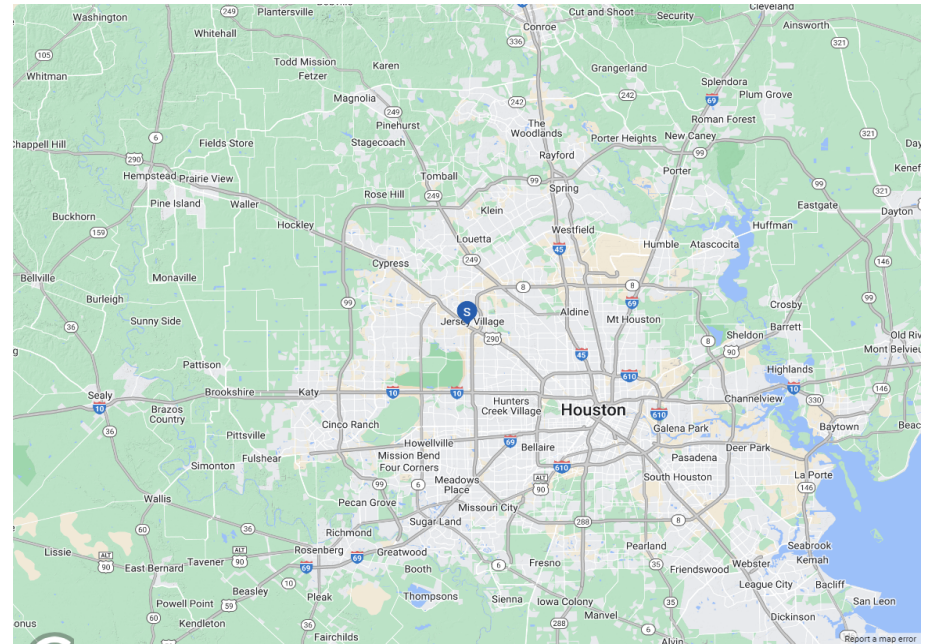
Ready for development lot

- Rare corner lot in prime location! Concrete pavement eliminates prep costs, ideal for immediate commercial use. Size and price make it perfect for investors or owner-operators. Don't miss this high-visibility, low-maintenance opportunity!
Please check the commercial activities allowed in Zone G to make sure if its suitable for your investment

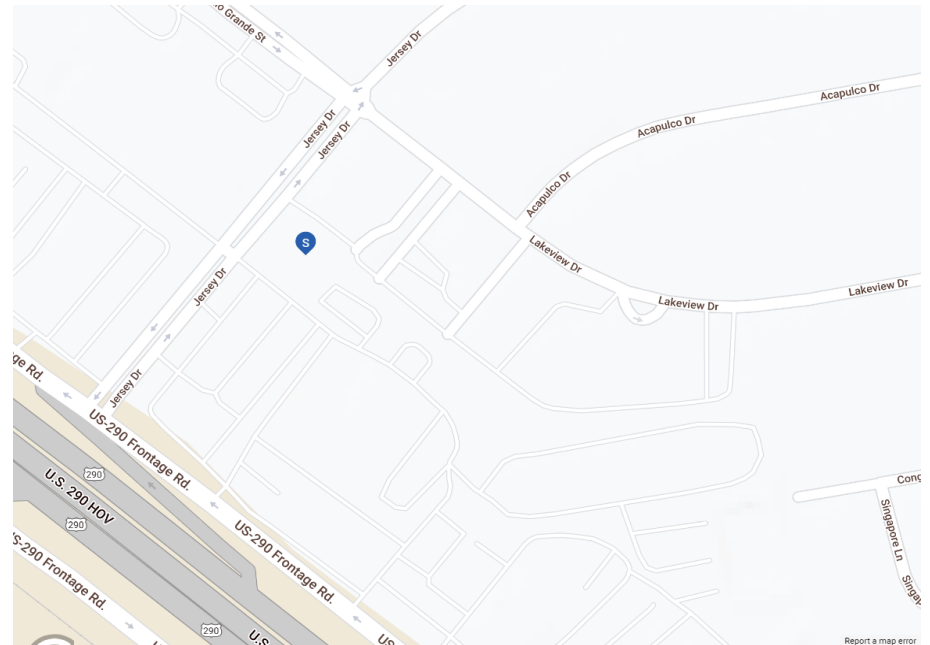
Prime Location

- Prime corner lot! Prime location: Close to major highways (HWY 290, Beltway 8, 610 Loop) with easy access.. Concrete pavement ready for permitted commercial use in Zone G (due diligence recommended). Next to Ford dealership & Jersey Village fire/police. High visibility, easy access & strong traffic flow. Ideal for investors or owner-users.

Regional Map



Locator Map

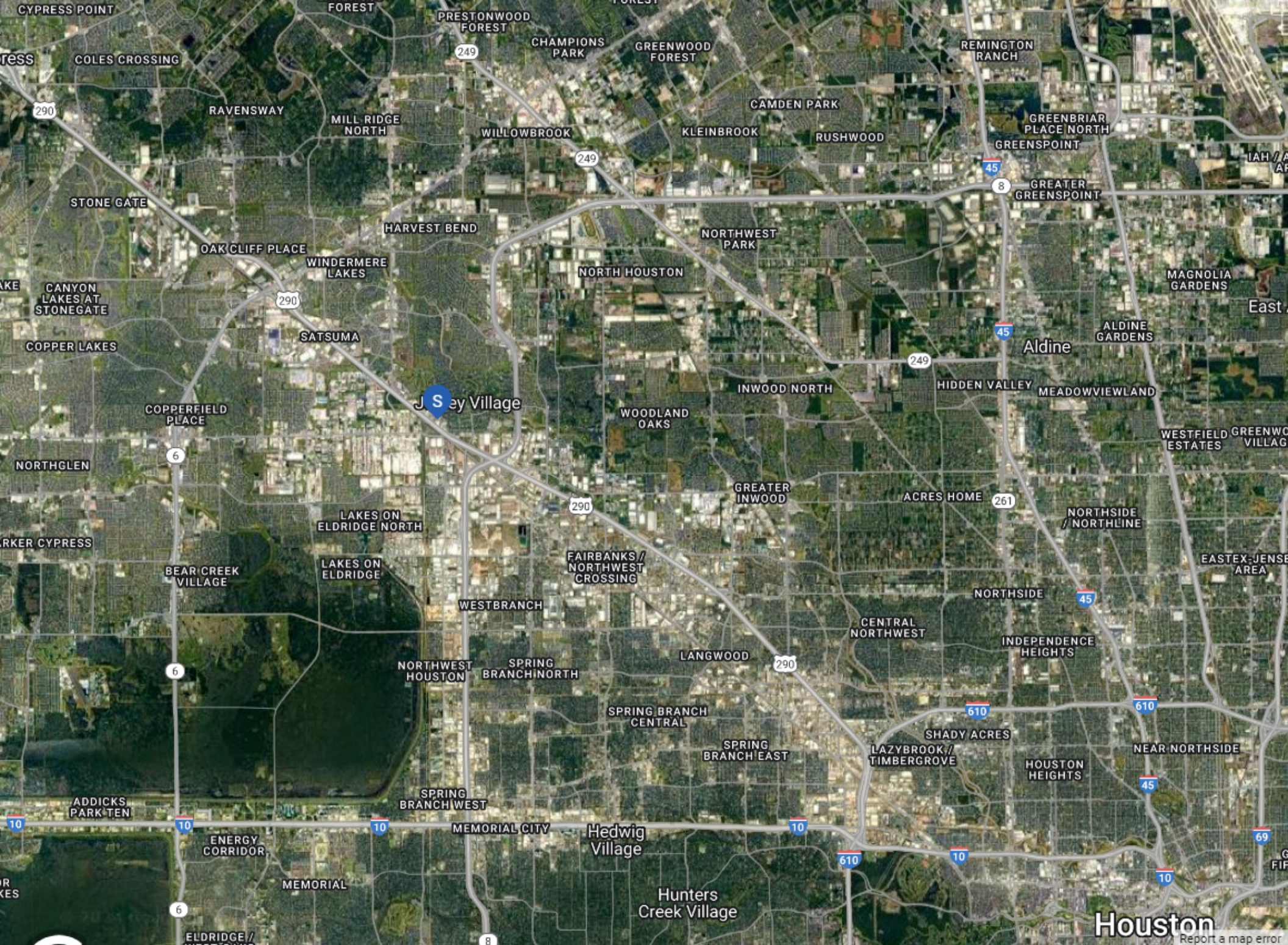


JERSEY DRIVE LOT

02 Property Description

Aerial Map

Property Images



Jersey Village

Aldine

Houston



Front view look



Showing corner



Fenced lot



4 Drive way



Jersey Dr.

A yellow banner with the text "Jersey Dr." written vertically in black, slanted to follow the direction of the road. The banner is located on the right side of the image, between the road and the trees.

Lot Location

JERSEY DRIVE LOT

03 Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,109	59,828	197,782
2010 Population	3,854	77,898	250,500
2023 Population	3,714	80,347	262,207
2028 Population	3,654	79,613	262,369
2023 African American	144	11,510	43,117
2023 American Indian	20	979	3,616
2023 Asian	229	11,851	31,569
2023 Hispanic	929	30,921	117,042
2023 Other Race	300	13,392	53,134
2023 White	2,426	29,183	83,667
2023 Multiracial	595	13,379	46,940
2023-2028: Population: Growth Rate	-1.65 %	-0.90 %	0.05 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	26	1,955	6,327
\$15,000-\$24,999	95	1,571	5,982
\$25,000-\$34,999	51	1,789	8,054
\$35,000-\$49,999	117	3,623	12,835
\$50,000-\$74,999	147	5,049	16,789
\$75,000-\$99,999	188	3,766	12,206
\$100,000-\$149,999	298	5,336	16,116
\$150,000-\$199,999	297	2,726	7,767
\$200,000 or greater	289	3,811	7,934
Median HH Income	\$116,984	\$79,372	\$69,078
Average HH Income	\$150,936	\$115,191	\$99,229

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,476	22,291	72,603
2010 Total Households	1,514	28,157	87,330
2023 Total Households	1,508	29,627	94,011
2028 Total Households	1,501	29,615	95,016
2023 Average Household Size	2.46	2.70	2.78
2000 Owner Occupied Housing	1,377	14,975	45,253
2000 Renter Occupied Housing	86	6,187	23,790
2023 Owner Occupied Housing	1,404	17,302	54,571
2023 Renter Occupied Housing	104	12,325	39,440
2023 Vacant Housing	50	1,780	6,387
2023 Total Housing	1,558	31,407	100,398
2028 Owner Occupied Housing	1,401	17,557	55,855
2028 Renter Occupied Housing	101	12,058	39,161
2028 Vacant Housing	58	1,929	6,734
2028 Total Housing	1,559	31,544	101,750
2023-2028: Households: Growth Rate	-0.45 %	-0.05 %	1.05 %

Source: esri

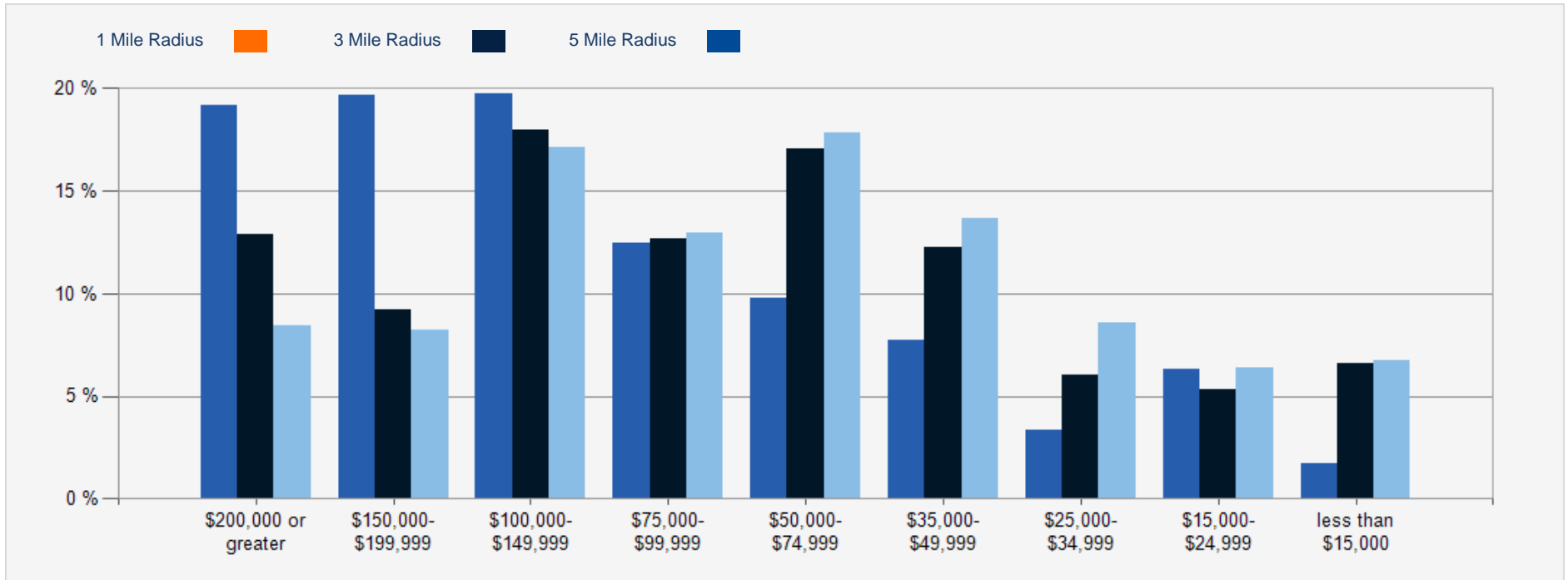
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	210	6,314	21,585
2023 Population Age 35-39	211	6,138	19,598
2023 Population Age 40-44	222	5,616	17,665
2023 Population Age 45-49	205	4,993	15,834
2023 Population Age 50-54	214	5,070	15,484
2023 Population Age 55-59	257	5,007	15,145
2023 Population Age 60-64	333	4,866	15,155
2023 Population Age 65-69	350	3,855	12,530
2023 Population Age 70-74	313	2,837	9,043
2023 Population Age 75-79	188	1,644	5,343
2023 Population Age 80-84	120	899	2,934
2023 Population Age 85+	79	880	2,486
2023 Population Age 18+	3,056	61,265	197,857
2023 Median Age	50	36	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,928	\$71,057	\$63,496
Average Household Income 25-34	\$153,836	\$97,766	\$87,564
Median Household Income 35-44	\$143,257	\$87,775	\$78,797
Average Household Income 35-44	\$174,435	\$124,053	\$109,161
Median Household Income 45-54	\$149,333	\$102,254	\$86,591
Average Household Income 45-54	\$179,407	\$139,436	\$117,554
Median Household Income 55-64	\$153,351	\$96,096	\$81,703
Average Household Income 55-64	\$182,363	\$133,904	\$113,865
Median Household Income 65-74	\$97,614	\$68,112	\$58,020
Average Household Income 65-74	\$131,899	\$102,299	\$87,019
Average Household Income 75+	\$85,955	\$71,101	\$63,582

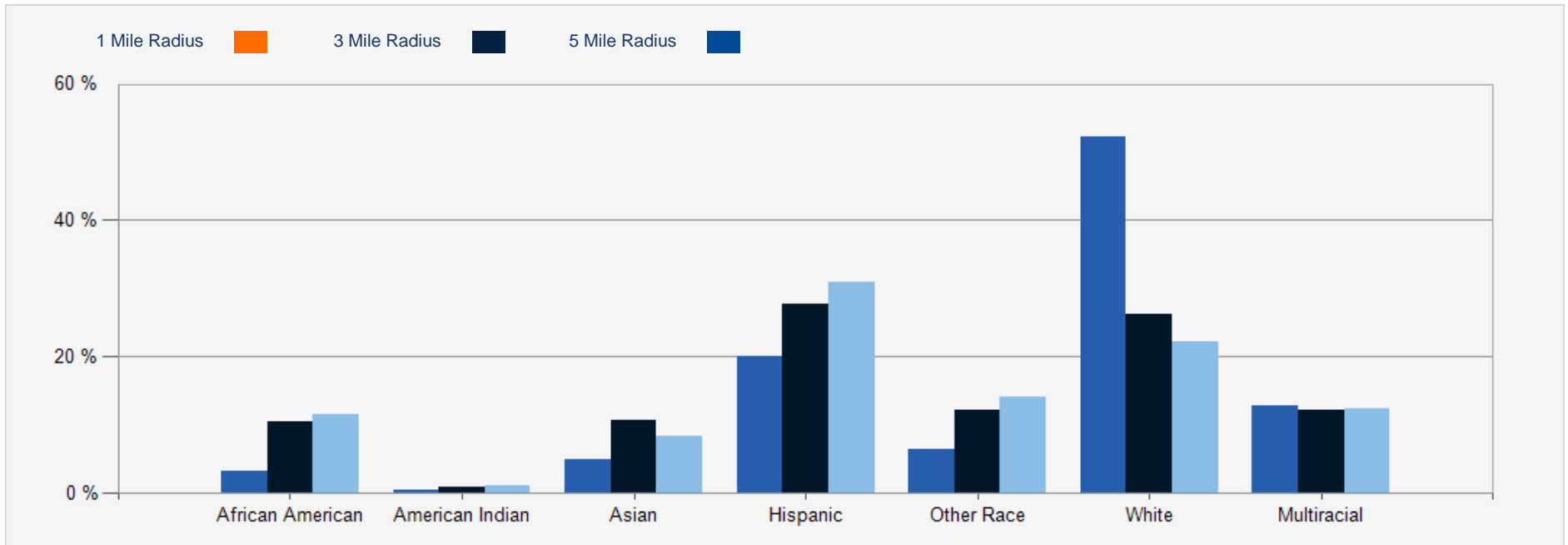
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	184	6,065	20,521
2028 Population Age 35-39	263	6,286	21,403
2028 Population Age 40-44	242	5,696	18,284
2028 Population Age 45-49	234	5,035	16,109
2028 Population Age 50-54	220	4,618	14,459
2028 Population Age 55-59	208	4,569	13,809
2028 Population Age 60-64	236	4,266	12,939
2028 Population Age 65-69	299	3,991	12,546
2028 Population Age 70-74	305	3,144	10,244
2028 Population Age 75-79	265	2,268	7,150
2028 Population Age 80-84	146	1,236	4,021
2028 Population Age 85+	112	1,041	3,112
2028 Population Age 18+	3,009	61,279	198,881
2028 Median Age	49	37	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$137,241	\$80,064	\$72,940
Average Household Income 25-34	\$170,453	\$110,061	\$98,993
Median Household Income 35-44	\$154,252	\$103,771	\$91,510
Average Household Income 35-44	\$193,713	\$144,360	\$125,455
Median Household Income 45-54	\$157,455	\$110,809	\$98,317
Average Household Income 45-54	\$199,915	\$155,241	\$131,730
Median Household Income 55-64	\$159,378	\$106,999	\$92,283
Average Household Income 55-64	\$202,399	\$150,735	\$128,070
Median Household Income 65-74	\$110,198	\$79,420	\$67,668
Average Household Income 65-74	\$154,117	\$118,998	\$101,390
Average Household Income 75+	\$114,058	\$87,070	\$75,565

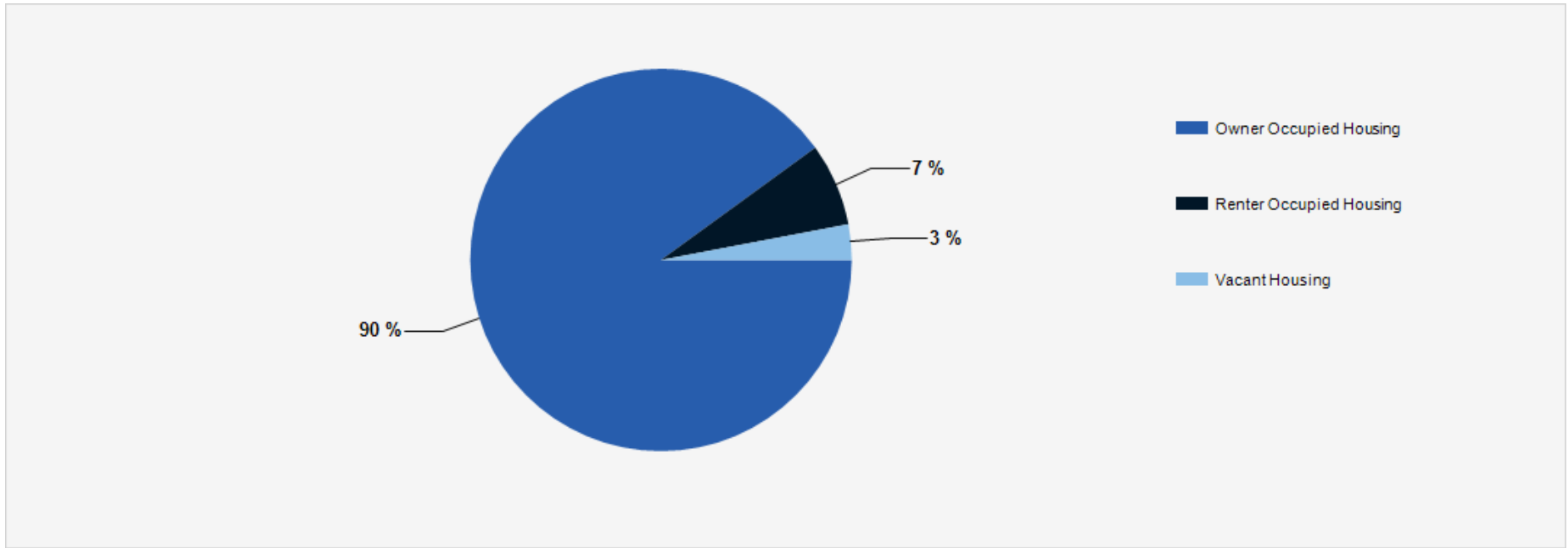
2023 Household Income



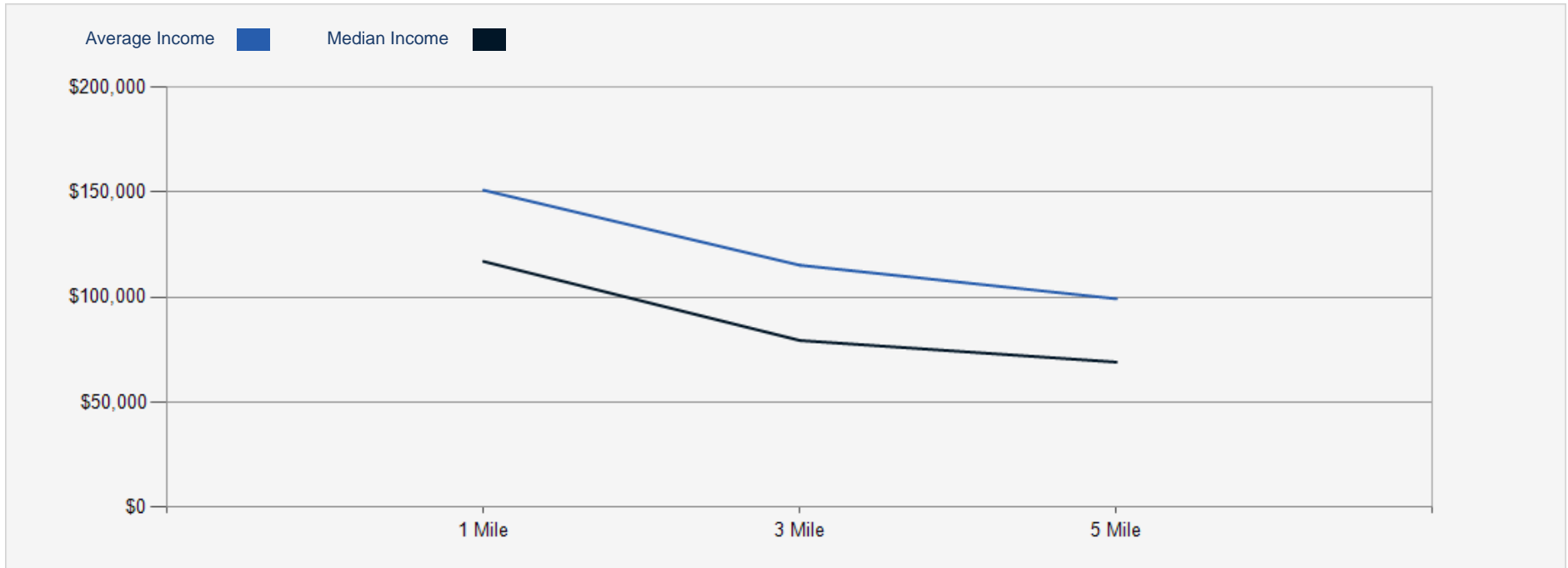
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



JERSEY DRIVE LOT

04

Additional Information

Zoning restriction

Zoning_Map_2022-08-15

Zone G permitted activities

- (1) Banks.
- (2) Barber and beauty shops.
- (3) Professional offices and business offices.
- (4) Educational institutions.
- (5) Hospitals, clinics and nursing care centers.
- (6) Churches and other places of worship.
- (7) Hotels and motels.
- (8) Restaurants, cafes and cafeterias.
- (9) Stores and shops for retail sales and personal service shops.
- (10) Theaters.
- (11) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
- (12) Mini-warehouse storage facilities on lots of eight acres or more.
- (13) Garages, public.
- (14) Parking lots.
- (15) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
- (16) Public parks and playgrounds, public recreational facilities and community buildings.
- (17) Municipal and governmental buildings, police stations and fire stations.
- (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
- (19) The following uses are permitted in district G with a specific use permit:
 - a. Telephone switching facilities.
 - b. Multifamily housing for senior citizens. PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019 44
 - c. Telecommunication towers.
 - d. Auto body shops.
 - e. Child day-care operations (licensed child-care centers and school-age program centers).



LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



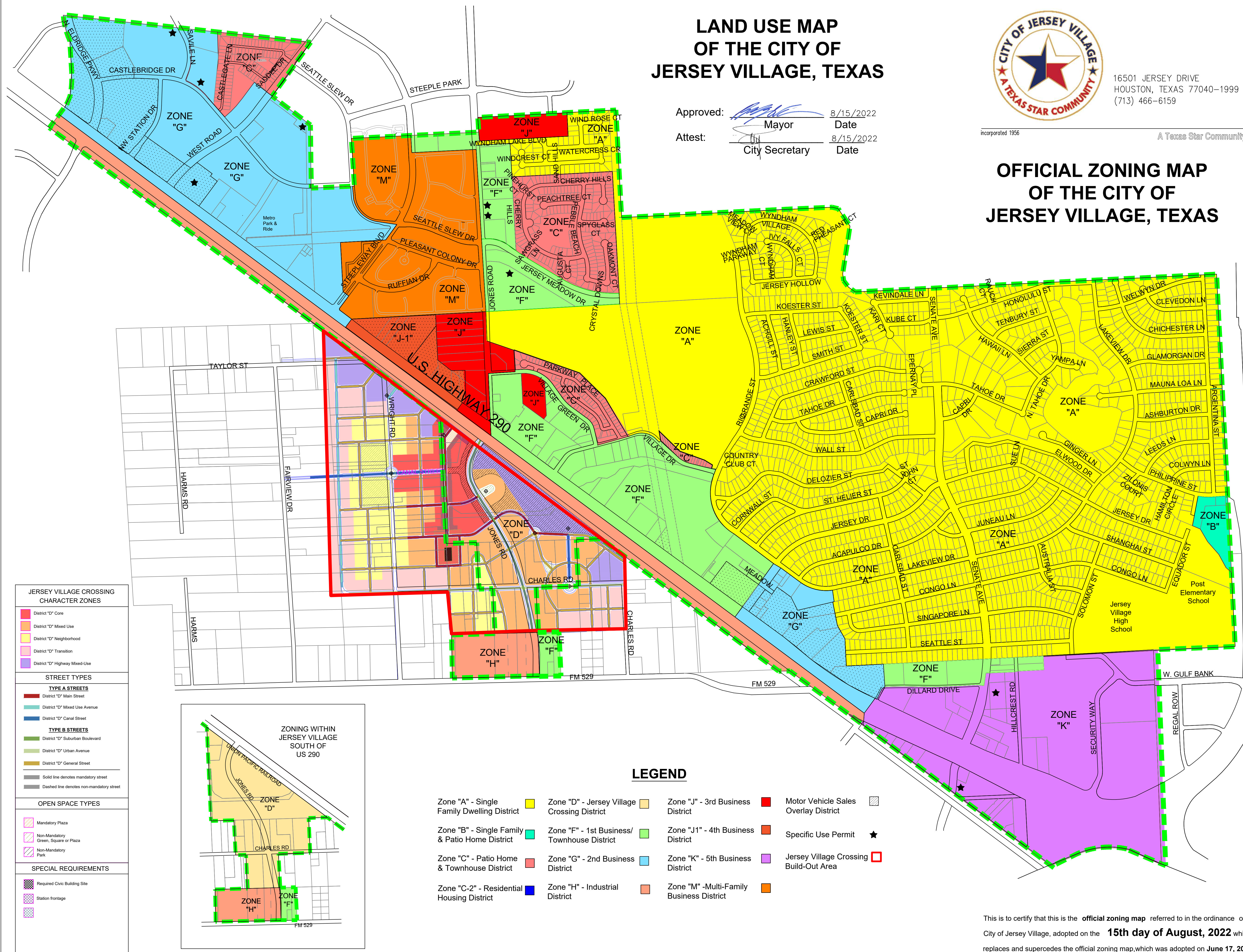
16501 JERSEY DRIVE
HOUSTON, TEXAS 77040-1999
(713) 466-6159

incorporated 1956

A Texas Star Community

Approved:  8/15/2022
Mayor Date
Attest:  8/15/2022
City Secretary Date

OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS

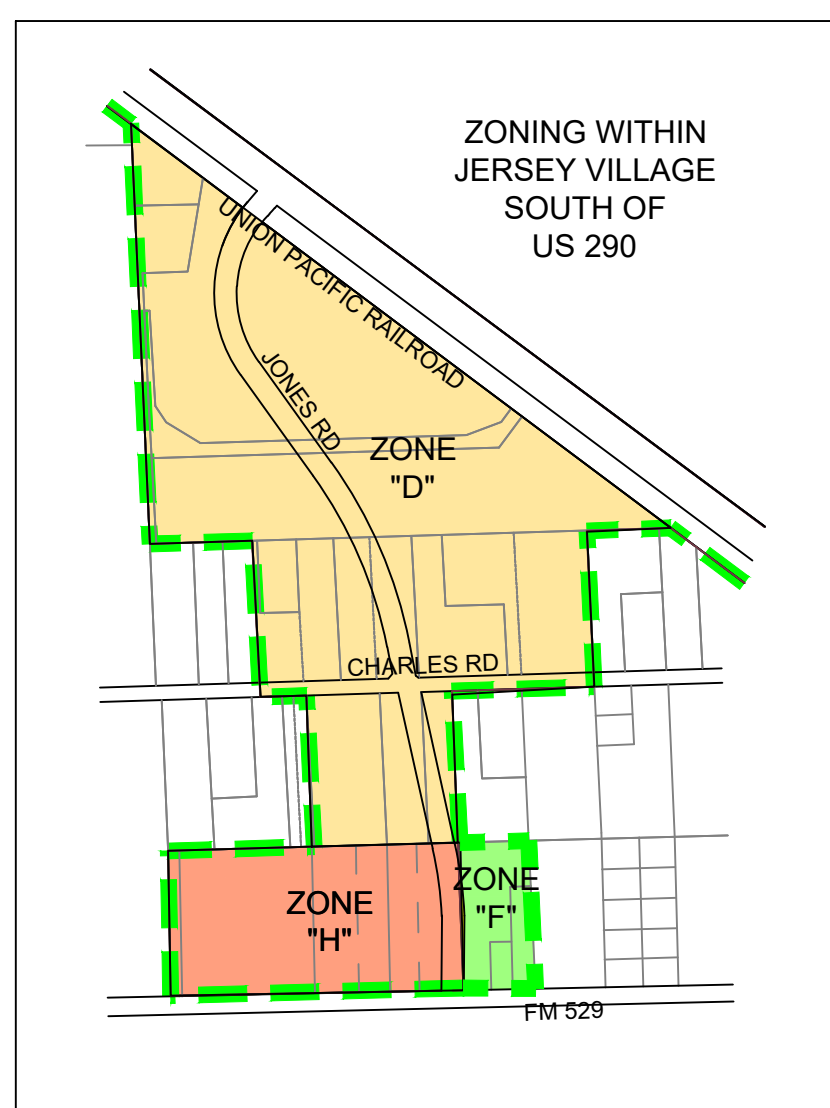


JERSEY VILLAGE CROSSING CHARACTER ZONES	
	District "D" Core
	District "D" Mixed Use
	District "D" Neighborhood
	District "D" Transition
	District "D" Highway Mixed-Use

STREET TYPES	
TYPE A STREETS	
	District "D" Main Street
	District "D" Mixed Use Avenue
	District "D" Canal Street
TYPE B STREETS	
	District "D" Suburban Boulevard
	District "D" Urban Avenue
	District "D" General Street
	Solid line denotes mandatory street
	Dashed line denotes non-mandatory street

OPEN SPACE TYPES	
	Mandatory Plaza
	Non-Mandatory Green, Square or Plaza
	Non-Mandatory Park

SPECIAL REQUIREMENTS	
	Required Civic Building Site
	Station frontage



LEGEND

Zone "A" - Single Family Dwelling District	Zone "D" - Jersey Village Crossing District	Zone "J" - 3rd Business District	Motor Vehicle Sales Overlay District		Specific Use Permit
Zone "B" - Single Family & Patio Home District	Zone "F" - 1st Business/Townhouse District	Zone "J1" - 4th Business District	Jersey Village Crossing Build-Out Area		
Zone "C" - Patio Home & Townhouse District	Zone "G" - 2nd Business District	Zone "K" - 5th Business District			
Zone "C-2" - Residential Housing District	Zone "H" - Industrial District	Zone "M" - Multi-Family Business District			

This is to certify that this is the official zoning map referred to in the ordinance of the City of Jersey Village, adopted on the **15th day of August, 2022** which replaces and supercedes the official zoning map, which was adopted on **June 17, 2019**.