

NewQuest

6.8743 ACRES – BELTWAY 8 AND TANNER

SEC of Beltway 8 and Tanner Rd. | Houston, Texas
Up to 6.8743 Acres Available for Sale

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Project Highlights

Up to 6.8743 Acres Available for Sale on Beltway 8 and Tanner Road

- Excellent developable tracts, located between I-10 and US 290.
- This property is strategically located at a signalized corner with ±135,173 VPD on Beltway 8.
- Property has 3 road frontages lending itself to multiple developable sites with excellent ingress and egress.
- Access from Beltway 8 feeder Rd., Tanner Rd. and Dancy Rd.
- STRATEGICALLY LOCATED WITH FIBER AND POWER POSSIBLITIES FOR A DATA CENTER BUILD-TO-SUIT PROJECT.

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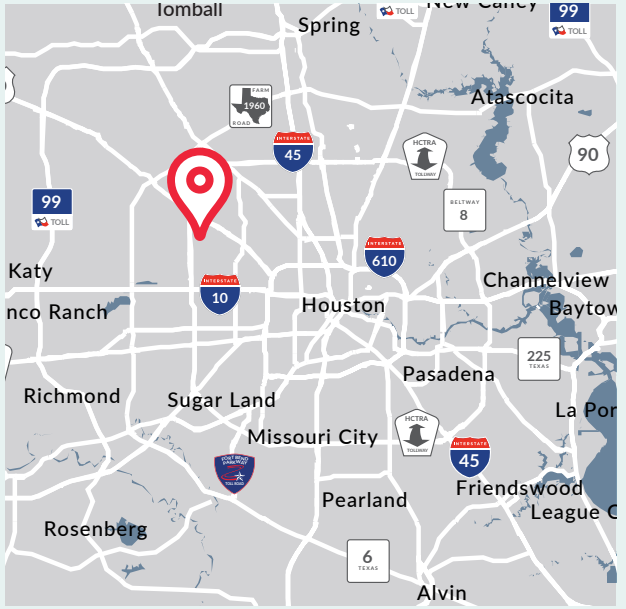
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21%
POPULATION GROWTH
WITHIN 3 MILE
FROM 2020 TO 2025

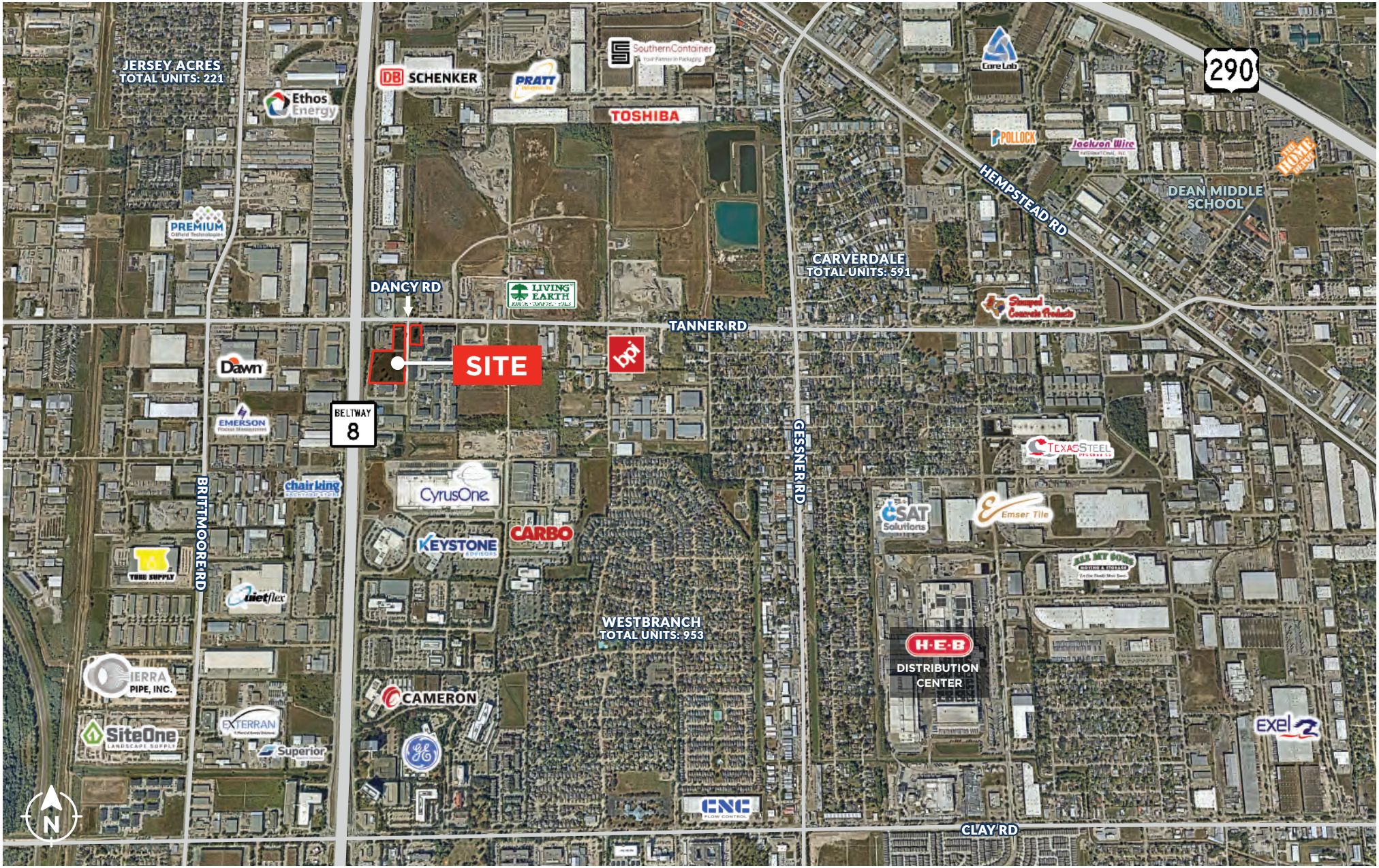
294K
CURRENT POPULATION
WITHIN 5 MILES

$128K
AVERAGE HHI
WITHIN 3 MILES

- **Approximate Size:**
  Site A: ±5.9143 acres
  Site B: ±0.96 acres
- **Price:**
  Contact broker for pricing
- **School District:**
  Cy-Fair ISD
- **Utilities:**
  Available
- **Tra ic Counts:**
  Approx. 135,173 VPD on Beltway 8
  Approx. 10,861 VPD on Tanner Rd.



Aerial



01.26 | 10.25

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

POPULATION	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
Current Households	2,073	28,570	104,103	38,049
Current Population	6,347	81,017	293,861	106,879
2020 Census Average Persons per Household	3.06	2.84	2.82	2.81
2020 Census Population	5,454	66,763	263,101	89,604
Population Growth 2020 to 2025	16.36%	21.35%	11.69%	19.28%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
1 Person Households	19.26%	25.12%	25.35%	25.90%
2 Person Households	38.68%	31.60%	30.20%	31.39%
3+ Person Households	42.06%	43.29%	44.45%	42.71%
Owner-Occupied Housing Units	52.05%	51.71%	48.05%	51.46%
Renter-Occupied Housing Units	47.95%	48.29%	51.95%	48.54%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
White	27.12%	36.38%	35.30%	38.33%
Black or African American	13.01%	12.35%	13.30%	11.74%
Asian or Pacific Islander	16.99%	10.96%	9.66%	11.11%
Other Races	41.06%	38.80%	40.20%	37.28%
Hispanic	52.90%	49.49%	51.20%	47.91%

INCOME	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
Average Household Income	$117,373	$127,575	$115,509	$129,289
Median Household Income	$84,556	$91,995	$84,726	$90,266
Per Capita Income	$43,027	$46,935	$42,411	$48,211

EDUCATION	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
Estimated High School Graduate	22.63%	21.24%	21.50%	19.82%
Estimated Bachelor's Degree	13.72%	23.83%	22.16%	24.94%
Estimated Graduate Degree	9.81%	11.74%	11.55%	13.41%

AGE	1 MILE	3 MILES	5 MILES	10 MIN DRIVE TIME
Median Age	36.8	36.4	34.9	36.2

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
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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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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