

NewQuest

±4.4 ACRES - HWY. 3 & MEDICAL CENTER

SEQ of Hwy. 3 and Medical Center Blvd. | Webster, TX 77598

Ideal Commercial Development Site in Webster

Mark Kidd
281.640.7137 | mkidd@newquest.com

Glenn Dickerson
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Project Highlights

±4.4 Acres Available For Sale or Ground Lease in Webster, Texas

- Vacant tract open to a ground lease or sale
- No restrictions on the land
- Utilities are available
- Access via a private road from E. Medical Center Boulevard and secondary access available on E Commerce Avenue
- Traffic counts ±26,440 VPD on Highway 3 and ±12,523 VPD on Medical Center Boulevard
- Property is within general commercial zone C-3

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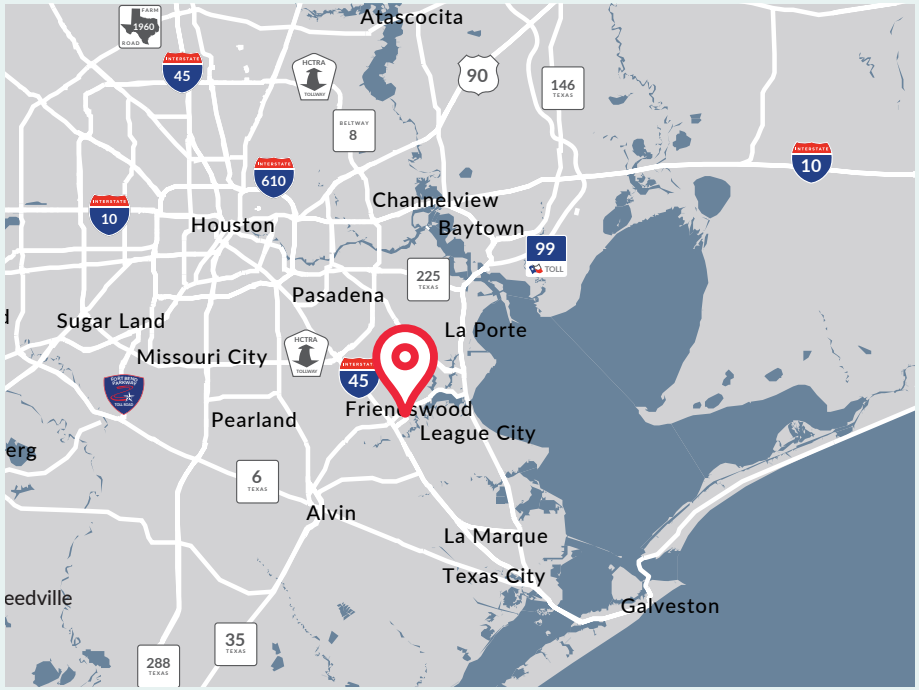
Glenn Dickerson
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Approximate Size:	±4.4 acres
Price:	~~$2,000,000~~ $1,400,000
Utilities:	Available from Clear Lake City Water Authority
School District:	Clear Lake ISD
Frontage:	Approx. ±550 ft on Highway 3 (Galveston Road) Approx. ±50 ft E Commerce Avenue

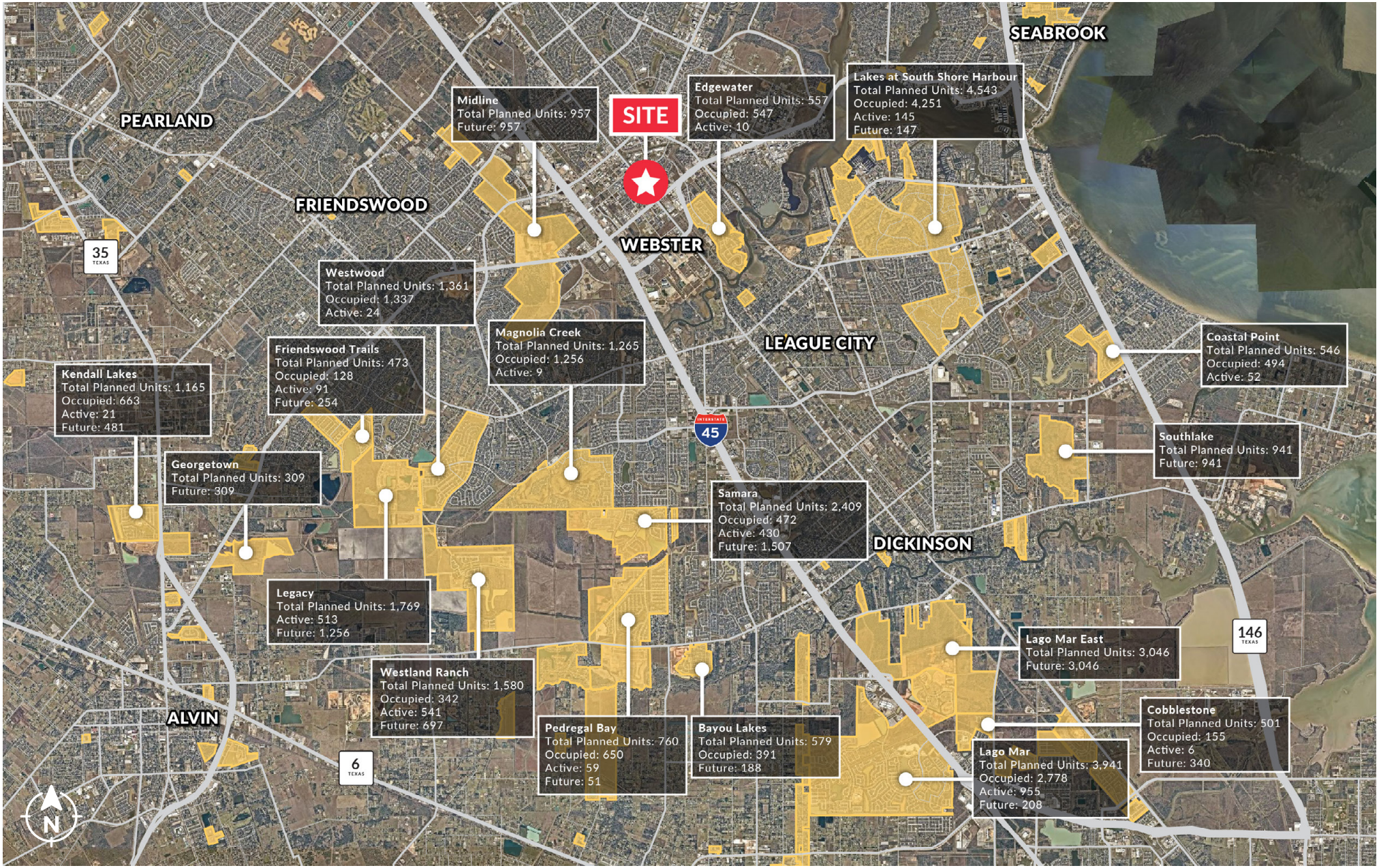
50.2% POPULATION GROWTH
within 1 mile from 2020 to 2025

$133K AVERAGE HOUSEHOLD INCOME
within 5 miles

219,768 POPULATION
within 5 miles



Aerial



03.26 | 01.26

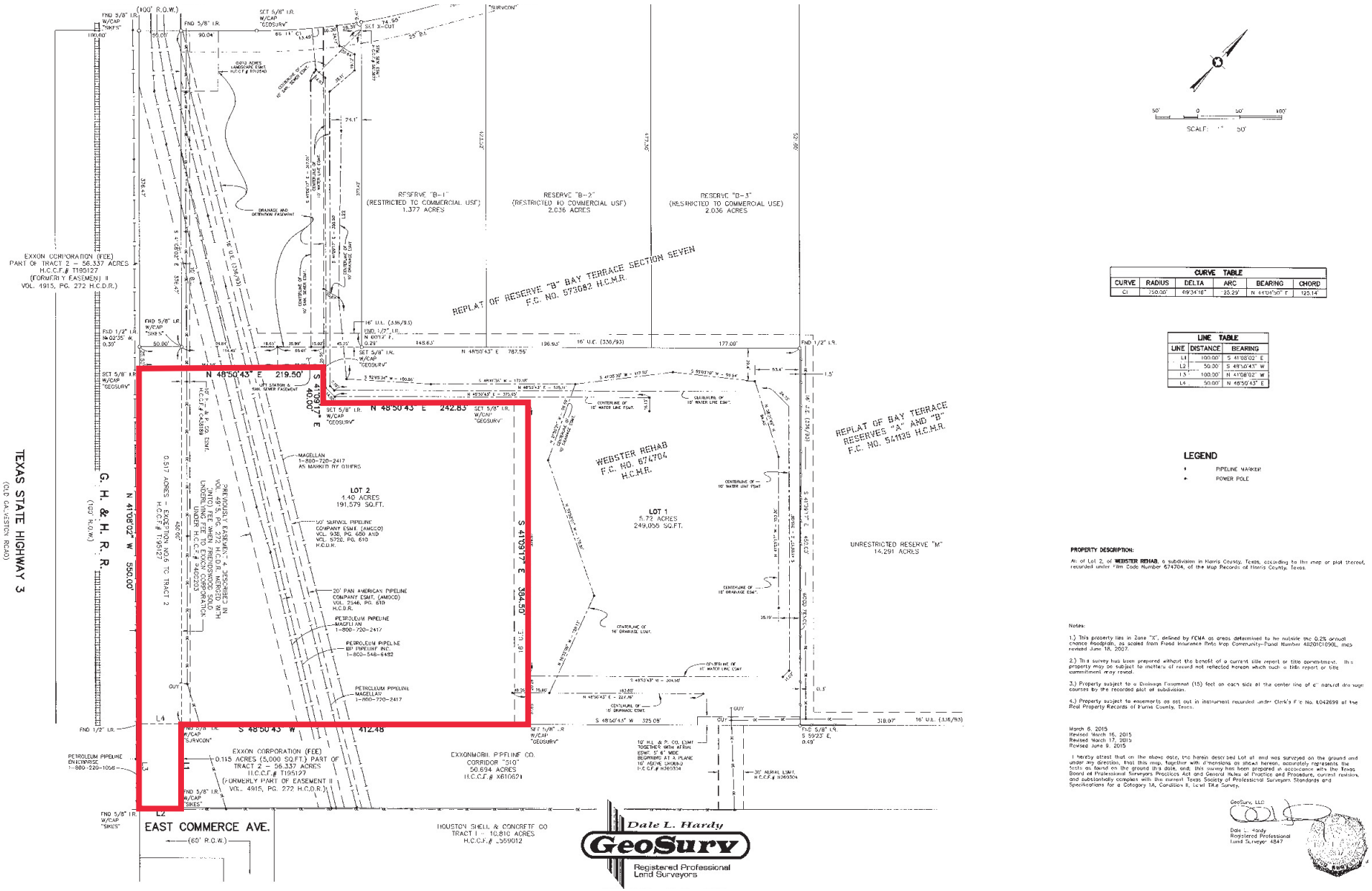
Aerial



03.26 | 01.26

NewQuest

Survey



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	750.00'	09°34'16"	25.29'	N 44°08'50" E	125.14'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	100.00'	S 41°08'02" E
L2	50.00'	S 48°50'43" W
L3	100.00'	N 41°08'02" W
L4	50.00'	N 48°50'43" E

LEGEND

- PIPELINE MARKER
- POWER POLE

PROPERTY DESCRIPTION:

All of Lot 2, of **WEBSTER REHAB**, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code Number 674704, of the Map Records of Harris County, Texas.

Notes:

1.) This property lies in Zone "X", defined by FEMA as areas determined to be outside the 0.2% annual chance floodplain, as scaled from Flood Insurance Rate Map Community-Panel Number 48201C1090L, map revised June 18, 2007.

2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.

3.) Property subject to a Drainage Easement (15) feet on each side of the center line of all natural drainage courses by the recorded plat of subdivision.

4.) Property subject to easements as set out in instrument recorded under Clerk's File No. E042698 of the Real Property Records of Harris County, Texas.

March 6, 2015
Revised March 16, 2015
Revised March 17, 2015
Revised June 9, 2015

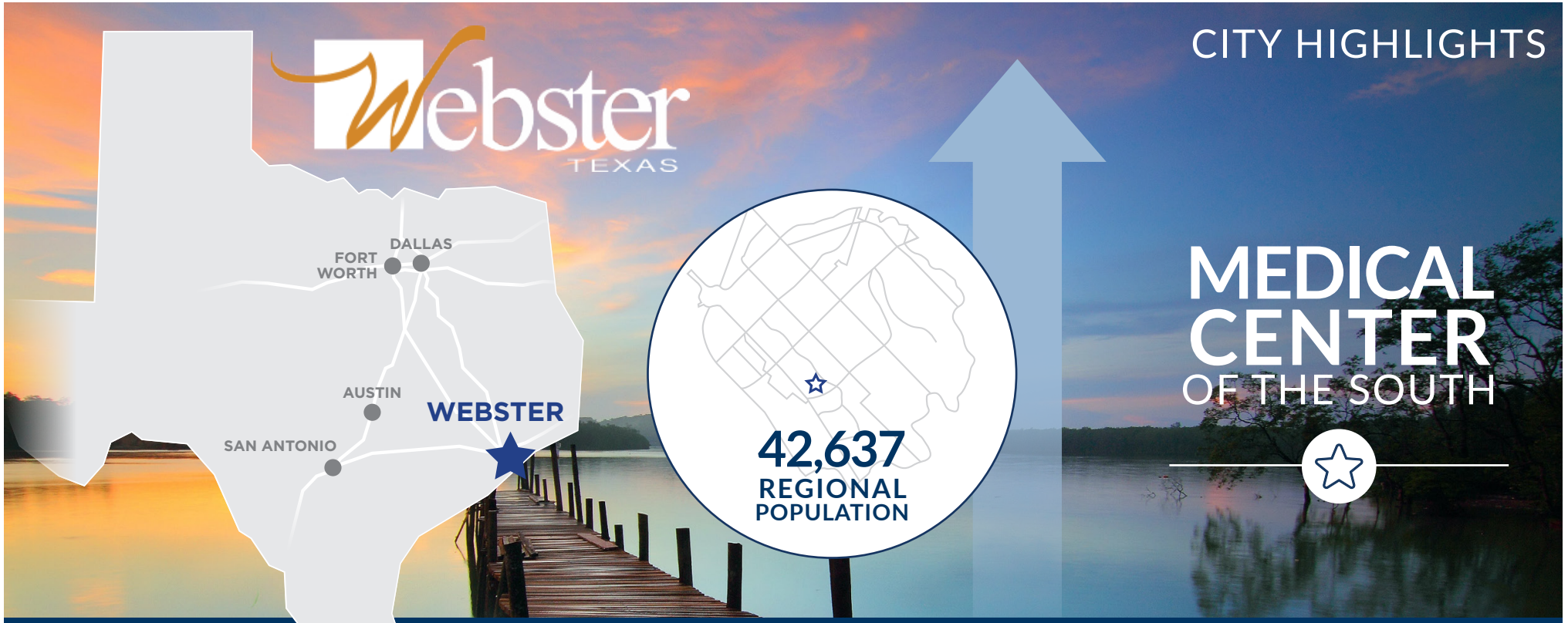
I hereby attest that on the above date, the herein described Lot at and was surveyed on the ground and under my direction, that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date, and; this survey has been prepared in accordance with the Texas Board of Professional Surveyors Practices Act and General Rules of Practice and Procedure, current revision, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Dale L. Hardy
GeoSurv
Registered Professional Land Surveyors

GeoSurv, LLC
Dale L. Hardy
Registered Professional
Land Surveyor 4847

CITY HIGHLIGHTS

Webster
TEXAS



MEDICAL CENTER OF THE SOUTH

MEDICAL INDEX

HOSPITALS
2 long-term acute care hospitals
3 rehabilitation hospitals
4 full-service hospitals:

HCA Houston Healthcare
Clear Lake
Heart & Vascular Hospital

utmb Health
Clear Lake Campus

HOUSTON PHYSICIANS' HOSPITAL

WORKFORCE
5,000+ medical workforce
2,500+ physicians
1,800,000 population served

SERVICES
Servicing 24 cities within 15 miles
2M SF of facilities within 3 miles
1,300+ beds available
Full Cycle II Chest Pain Center
Level II Trauma Center
Level III Neonatal Intensive Care
17-bed Pediatrics Unit
10-bed Petriatic ICU

BUSINESS INDEX

5,000+ EMPLOYEES
JSC subcontractors
Clear Creek ISD
Pasadena ISD
Ellington Airport
The Boeing Company
NASA

NASA
"AEROSPACE CAPITAL OF THE SOUTHWEST"
13.5K Jobs
$2.5B Incomes

1,000+ EMPLOYEES
Aker Industrial Constructors
Baybrook Mall
Bayshore Medical Center
City of Pasadena
Clear Lake Regional Medical
Dickinson ISD
Industrial Specialists
Jacobs Engineering
Kemah Boardwalk
La Porte ISD
Lyondell Basell
Mantech SRS Technologies
Memorial Hermann

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,908	37,613	86,877
Current Population	15,555	85,612	219,768
2020 Census Average Persons per Household	2.25	2.28	2.53
2020 Census Population	10,355	77,040	202,885
Population Growth 2020 to 2025	50.22%	11.13%	8.32%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	42.36%	39.50%	31.23%
2 Person Households	27.32%	28.29%	29.15%
3+ Person Households	30.32%	32.21%	39.62%
Owner-Occupied Housing Units	18.47%	39.62%	57.90%
Renter-Occupied Housing Units	81.53%	60.38%	42.10%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	43.14%	52.12%	58.82%
Black or African American	17.88%	14.37%	11.22%
Asian or Pacific Islander	9.18%	9.05%	9.23%
Other Races	28.86%	23.64%	20.13%
Hispanic	37.72%	32.43%	27.50%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$89,934	$104,023	$133,119
Median Household Income	$70,270	$82,294	$110,243
Per Capita Income	$40,383	$45,649	$53,078

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	22.01%	20.10%	16.83%
Estimated Bachelor's Degree	23.23%	24.64%	28.95%
Estimated Graduate Degree	14.71%	15.16%	17.23%

AGE	1 MILE	3 MILES	5 MILES
Median Age	32.1	36.8	38.6

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
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
Mark Kidd	**604548**	**mkidd@newquest.com**	**281.640.7137**
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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