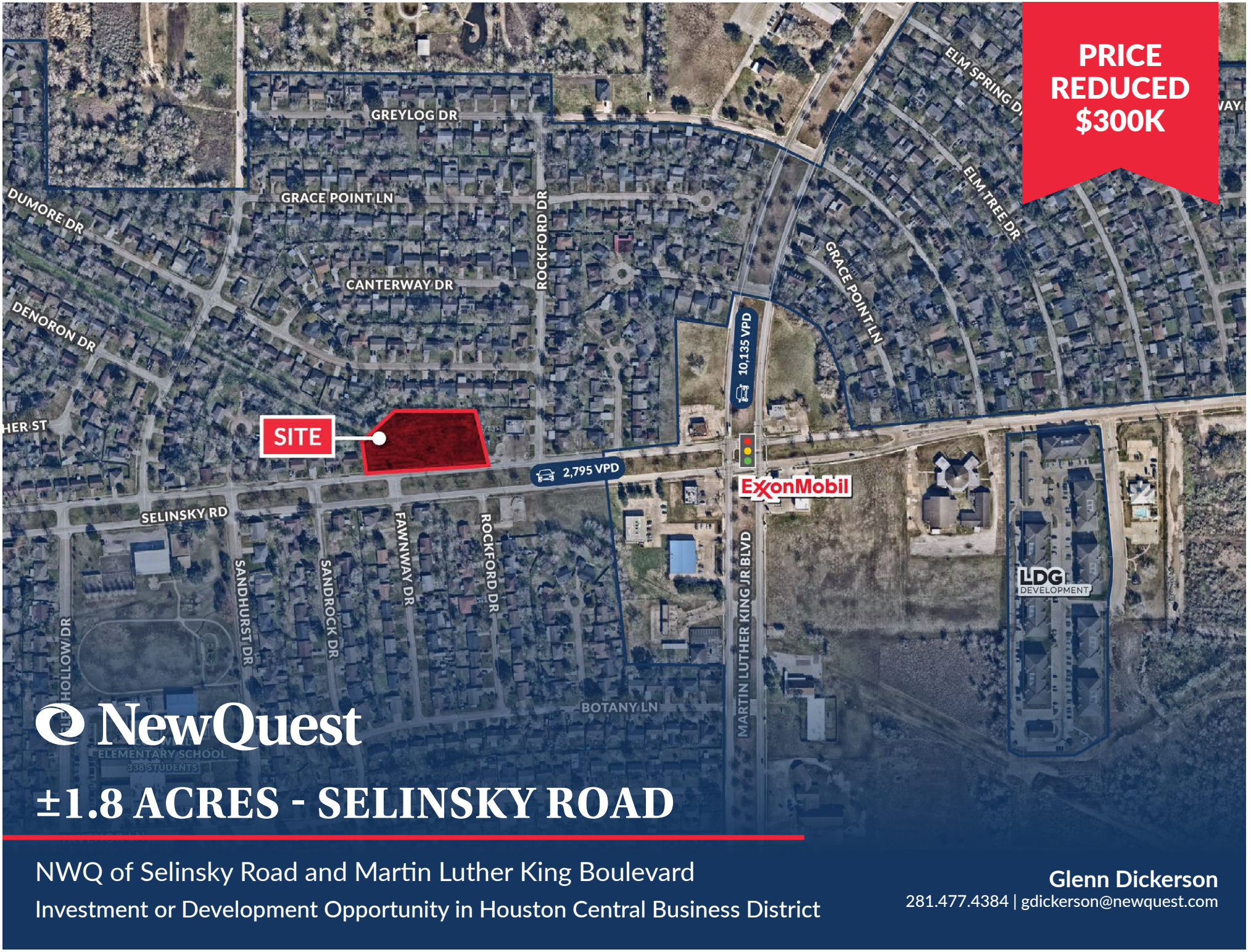

PRICE REDUCED $300K
GREYLOG DR
GRACE POINT LN
DUMORE DR
ROCKFORD DR
CANTERWAY DR
DENORON DR
ELM SPRING DR
ELM TREE DR
GRACE POINT LN
10,135 VPD
SITE
2,795 VPD
ExxonMobil
SELINSKY RD
SANDHURST DR
SANDROCK DR
FAWNWAY DR
ROCKFORD DR
MARTIN LUTHER KING JR BLVD
LDG DEVELOPMENT
BOTANY LN
ELEMENTARY SCHOOL
338 STUDENTS
NewQuest
±1.8 ACRES - SELINSKY ROAD
NWQ of Selinsky Road and Martin Luther King Boulevard
Investment or Development Opportunity in Houston Central Business District
Glenn Dickerson
281.477.4384 | gdickerson@newquest.com

Project Highlights

±1.8 Acres Available For Sale in Houston, Texas

Glenn Dickerson
gdickerson@newquest.com
281.477.4384

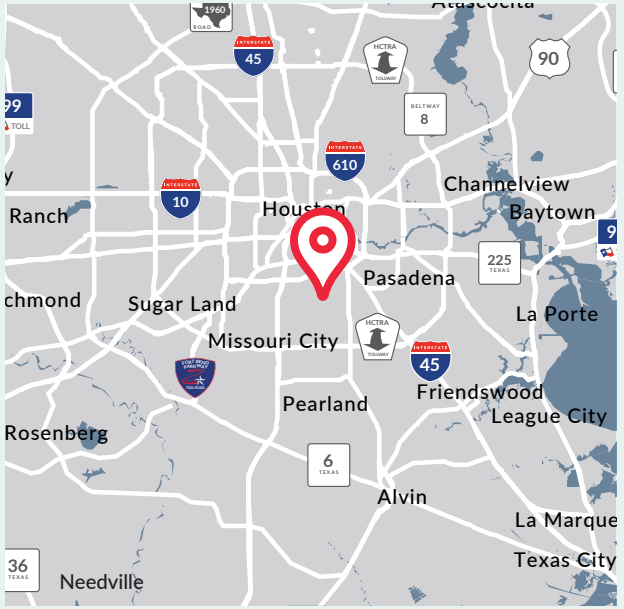
- Attractively priced investment or development opportunity
- Located in Qualified Opportunity Zone (QOZ)
- Quick drive time to SH 288 and Houston Central Business District
- First time on the market since 1988
- Lots of new development and redevelopment in the trade area

14%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

238K
CURRENT POPULATION
WITHIN 5 MILES

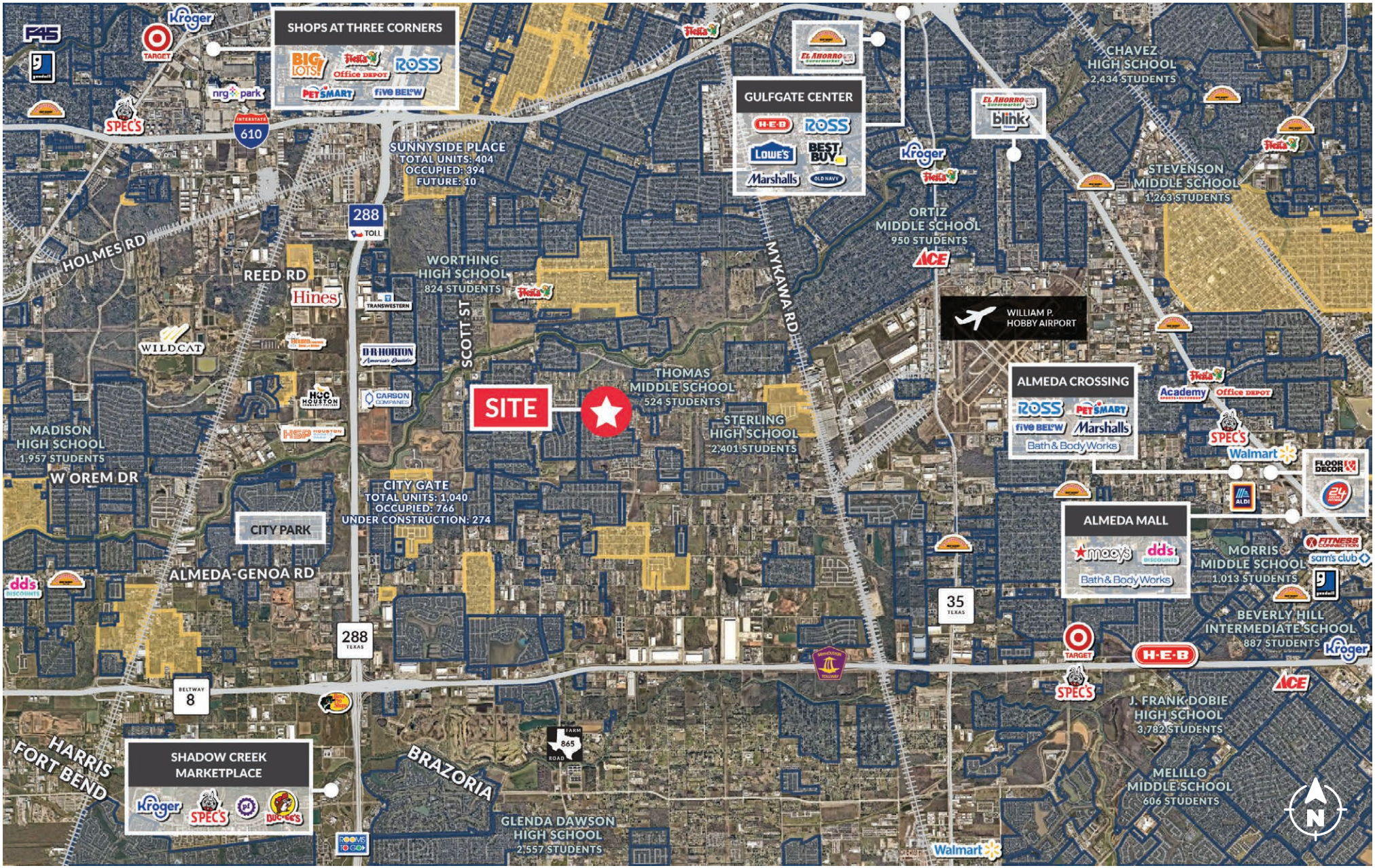
$81K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
  ±1.7939 acres
- **Price:**
  ~~$450,000~~ **$300,000**
- **School District:**
  HISD
- **Frontage:**
  Approx. ±414 ft. on Selinsky Rd.
- **Traffic Counts:**
  Approx. 2,795 VPD on Selinsky Rd.
  Approx. 10,135 VPD on Martin Luther King Jr. Blvd.



2020 Census, ESRI 2026

Aerial



02.26 | 01.24

Aerial



04.24 | 01.24

HOUSTON, TEXAS

4TH MOST POPULATED CITY IN THE U.S.
2.4 MILLION RESIDENTS
+3.9% SINCE 2020[1]

#14 MOST DIVERSE CITIES IN AMERICA[4]

HOUSTON METRO RANKS 5TH NATIONALLY IN GDP
$578 BILLION[5]

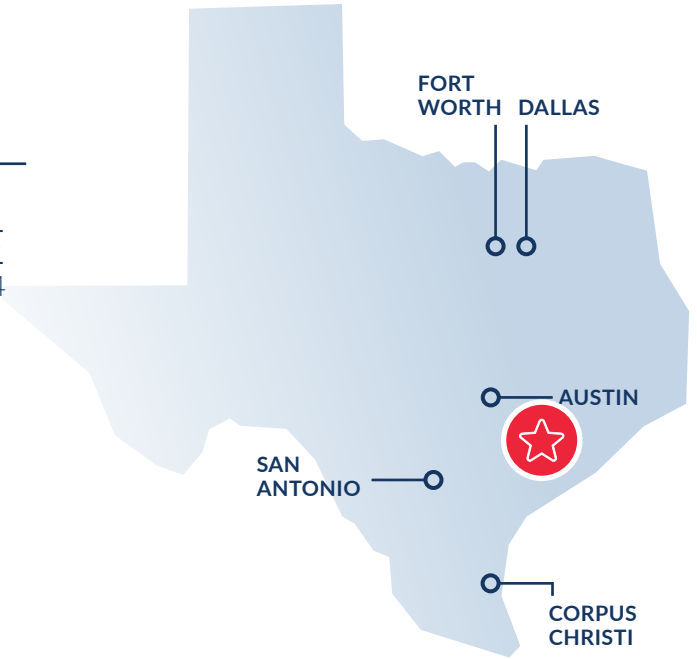
36 FORTUNE 1000 COMPANY HQ'S
IN HOUSTON[3]

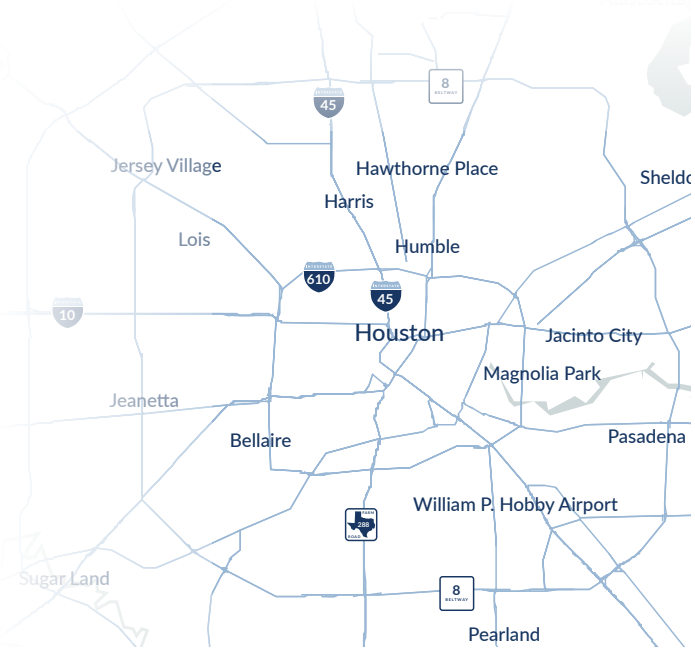
26 FORTUNE 500 COMPANY HQ'S
IN HOUSTON[3]

5TH LARGEST INCREASE IN EMPLOYMENT
29K JOBS ADDED
MAY 2024-MAY 2025[2]

WORLD'S LARGEST MEDICAL COMPLEX
1,345 ACRES[6]

2ND IN MOST PRIVATELY OWNED HOUSING PERMITS AUTHORIZED
IN 2024[7]





[1]U.S. Census Bureau, 2025 | [2]U.S. Bureau of Labor Statistics, 2025 | [3]US500, 2025 | [4]Niche, 2025 | [5]The World Data, 2025 | [6]Texas Medical Center, 2024 | [7]U.S. Census Bureau Permits Survey, 2024



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	3,016	32,682	100,141

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	5,197	32,253	88,794
Total Population	14,097	90,466	238,458
2020 Total Population	13,461	79,253	224,005
Population Growth 2020 to 2026	4.7%	14.1%	6.5%
2026 Median Age	37	36	35

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	4.5%	7.7%	14.3%
Black/African American	78.8%	64.7%	46.1%
Asian	0.4%	1.3%	4.6%
Hispanic	19.3%	30.9%	41.8%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$62,446	$74,608	$81,265
Median Household Income	$50,306	$54,432	$60,485
Per Capita Income	$23,056	$26,606	$30,283

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	25.8%	25.7%	27.7%
2 Person Households	25.6%	25.1%	26.2%
3 Person Households	19.4%	18.3%	17.0%
Owner-Occupied Housing Units	40.9%	40.8%	37.5%
Renter-Occupied Housing Units	59.1%	59.2%	62.5%

2020 Census, ESRI 2026

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
Glenn Dickerson	**542479**	**gdickerson@newquest.com**	**281.477.4384**
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

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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