

NewQuest

±17.95 ACRES - HIGHWAY 6 & W. LITTLE YORK

NWQ of Highway 6 and West Little York

±17.95 Acres Available for Sale or Lease

John Nguyen
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Thad Mai
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Alyx Penland
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Project Highlights

±17.95 Acres Available For Sale or Lease in Houston, Texas

- Located just south of Copperfield's major retail hub
- Strong daytime traffic and quick access to Hwy. 6 and Hwy. 290
- Will subdivide
- Detention off-site
- Utilities available
- Shovel ready dirt
- Ideal uses: retail, medical, storage, senior living, educational/after school care or automotive

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4%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024

$120K
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

330K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA BUSINESSES

Walmart, PETSMART, BEST BUY, BARNES&NOBLE, TARGET, petco, OLD NAVY, THE HOME DEPOT, LOWE'S

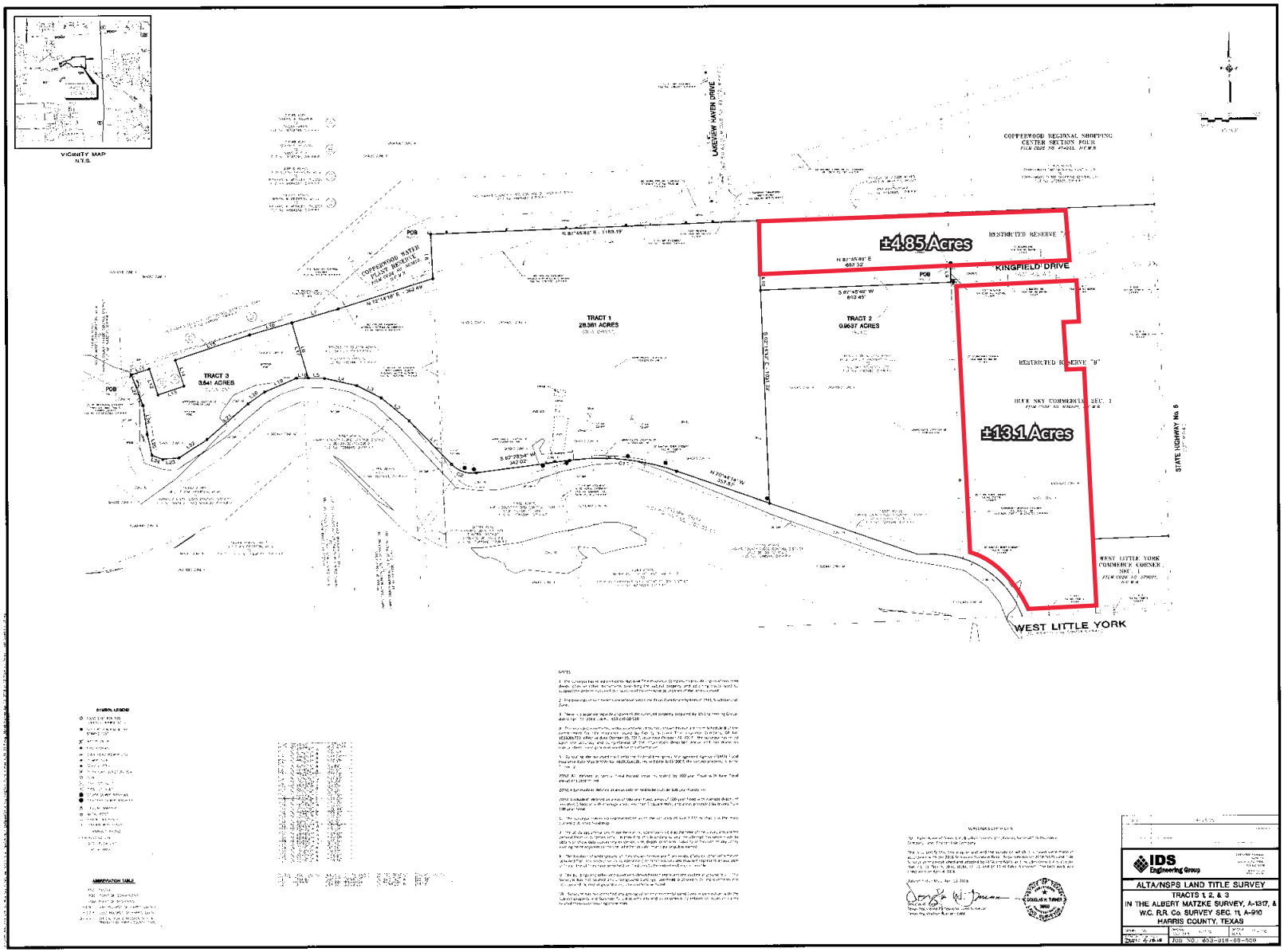


Aerial

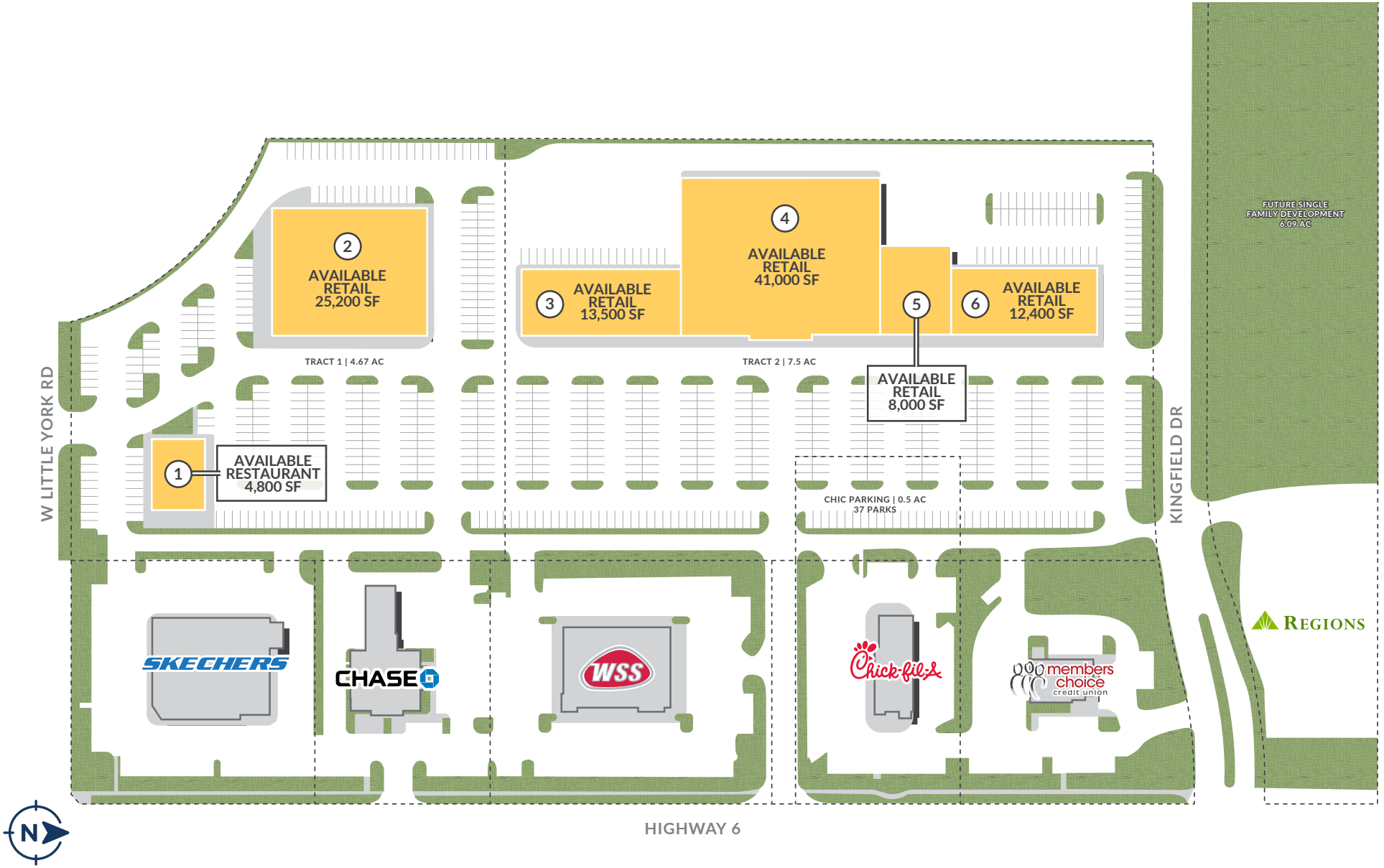


07.24 | 01.24

Survey


±4.85 Acres
±13.1 Acres
KINGFIELD DRIVE
WEST LITTLE YORK
TRACT 1
28.381 ACRES
TRACT 2
0.9637 ACRES
TRACT 3
3.541 ACRES
RESTRICTED RESERVE "B"
COPPERWOOD REGIONAL SHOPPING CENTER SECTION FOUR
LAKEVIEW HAVEN DRIVE
VICINITY MAP
IDS Engineering Group
ALTA/NSPS LAND TITLE SURVEY
TRACTS 1, 2, & 3
IN THE ALBERT MATZKE SURVEY, A-1317, &
W.C. R.R. Co. SURVEY SEC. 11, A-910
HARRIS COUNTY, TEXAS

Site Plan


W LITTLE YORK RD
KINGFIELD DR
HIGHWAY 6
1
AVAILABLE RESTAURANT 4,800 SF
2
AVAILABLE RETAIL 25,200 SF
3
AVAILABLE RETAIL 13,500 SF
4
AVAILABLE RETAIL 41,000 SF
5
AVAILABLE RETAIL 8,000 SF
6
AVAILABLE RETAIL 12,400 SF
TRACT 1 | 4.67 AC
TRACT 2 | 7.5 AC
CHIC PARKING | 0.5 AC
37 PARKS
FUTURE SINGLE FAMILY DEVELOPMENT 6.09 AC
SKECHERS
CHASE
WSS
Chick-fil-A
members choice credit union
REGIONS
N

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	7,998	51,714	108,000
Current Population	22,855	156,166	330,260
2020 Census Average Persons per Household	2.86	3.02	3.06
2020 Census Population	22,556	150,056	322,604
Population Growth 2020 to 2024	1.33%	4.07%	2.37%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	22.08%	24.10%	25.59%
2 Person Households	37.25%	42.10%	38.29%
3+ Person Households	40.67%	33.80%	36.11%
Owner-Occupied Housing Units	46.78%	64.70%	63.64%
Renter-Occupied Housing Units	53.22%	35.30%	36.36%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	34.67%	35.36%	35.37%
Black or African American	16.12%	16.72%	18.25%
Asian or Pacific Islander	6.07%	6.60%	6.66%
Other Races	41.90%	40.03%	38.51%
Hispanic	51.14%	51.69%	50.19%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$89,991	$113,758	$120,981
Median Household Income	$72,817	$84,012	$90,630
Per Capita Income	$32,276	$38,676	$40,525

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	23.62%	23.18%	22.19%
Estimated Bachelor's Degree	19.28%	22.22%	22.90%
Estimated Graduate Degree	7.82%	9.16%	10.27%

AGE	1 MILE	3 MILES	5 MILES
Median Age	33.2	35.3	34.9

Information About Brokerage Services

2-10-2025

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**
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
John Nguyen	**622480**	**jnguyen@newquest.com**	**281.477.4326**
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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