
~~$15.00 PSF~~
$10.00 PSF
MOTIVATED SELLER
HARDY TOLL ROAD
68,441 VPD
DOW ONE PARK
±2.755 ACRES
±54,187 SF
±51,936 SF
HOME 2
Hampton
SAM HOUSTON TOLLWAY
167,513 VPD
WAFFLE HOUSE
ExxonMobil
In Town SUITES
IOS
NewQuest
±5.19 ACRES - BELTWAY 8 & HARDY TOLL ROAD
NWQ of Beltway 8 and Hardy Toll Road
±5.19 Total Acres Available For Sale
Glenn Dickerson
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Mark Kidd
281.640.7137 | mkidd@newquest.com

# Project Highlights

## ±5.19 Total Acres Available For Sale in Houston, Texas

- Includes detention and roads to property
- ±5.19 total acres includes 2 pad sites and vacant land

  **Pad Site 1:** ±54,187 SF

  **Pad Site 2:** ±51,936 SF

  **Vacant Land:** ±2.755 Acres
- Located about 3 miles from George Bush Intercontinental Airport and 12 miles north of downtown Houston with easy access to the North Sam Houston Beltway and the Hardy Toll Road
- This property is in an Opportunity Zone and is conveniently near shopping centers, hotels, and restaurants
- Adjacent to two hotels, the Hampton Inn & Suites and Home2 Suites by Hilton Houston


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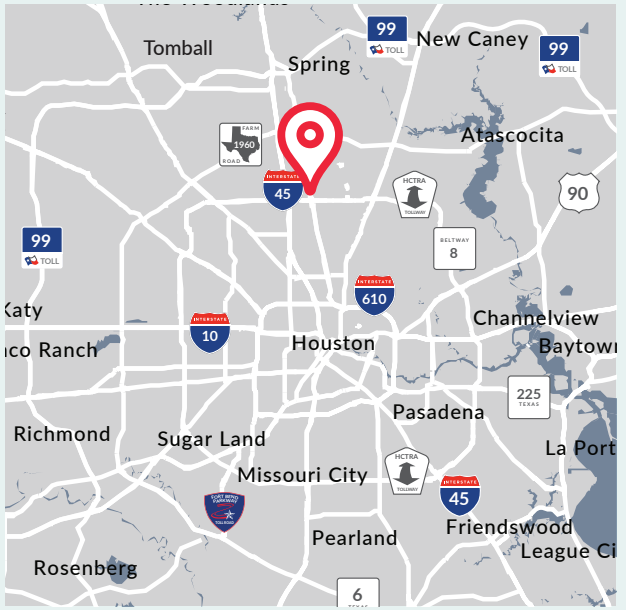
**Mark Kidd**
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**10%**
**POPULATION GROWTH**
WITHIN 3 MILES
FROM 2020 TO 2025

**249K**
**CURRENT POPULATION**
WITHIN 5 MILES

**$68K**
**AVERAGE HHI**
WITHIN 5 MILES

- **Approximate Size:**
  ±5.19 acres
- **Price:**
  ~~$15.00 PSF~~ $10.00 PSF
- **School District:**
  Houston ISD
- **Frontage:**
  ±1,500' on Beltway 8
  ±220' West Hardy Road
- **Traffic Counts:**
  Approx. 68,441 VPD on Hardy Toll Road
  Approx. 167,513 VPD on Beltway 8
- **Engineering/Detention:**
  Engineering complete but some detention work may need to be done for Atlas 14




TxDot Traffic Counts as of 2024

# Aerial




TxDot Traffic Counts as of 2024

07.25 | 01.24

# Demographics

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

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Current Households | 4,799 | 26,276 | 74,572 |
| Current Population | 13,097 | 83,850 | 248,825 |
| 2020 Census Average Persons per Household | 2.73 | 3.19 | 3.34 |
| 2020 Census Population | 14,719 | 76,413 | 232,242 |
| Population Growth 2020 to 2025 | -11.02% | 9.73% | 7.14% |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 30.99% | 23.44% | 21.43% |
| 2 Person Households | 29.34% | 26.34% | 24.90% |
| 3+ Person Households | 39.67% | 50.22% | 53.67% |
| Owner-Occupied Housing Units | 7.69% | 27.81% | 42.04% |
| Renter-Occupied Housing Units | 92.31% | 72.19% | 57.96% |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 18.12% | 20.49% | 20.61% |
| Black or African American | 29.71% | 23.84% | 25.90% |
| Asian or Pacific Islander | 2.41% | 2.49% | 3.43% |
| Other Races | 48.51% | 51.59% | 48.51% |
| Hispanic | 59.46% | 64.80% | 62.32% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $45,266 | $58,075 | $68,184 |
| Median Household Income | $39,375 | $48,005 | $53,163 |
| Per Capita Income | $17,835 | $19,515 | $21,720 |

| EDUCATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Estimated High School Graduate | 31.66% | 30.11% | 30.56% |
| Estimated Bachelor's Degree | 6.54% | 6.74% | 8.32% |
| Estimated Graduate Degree | 3.07% | 3.33% | 3.79% |

| AGE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Median Age | 27.8 | 28.5 | 29.9 |

# 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 |
| 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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