

NewQuest

2009 MANGUM RD - HOUSTON, TX

2009 Mangum Rd | Houston, Texas

High-Visibility Commercial Lot with Redevelopment Potential

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Project Highlights

±0.91 Acres Available For Sale in Houston, Texas

- Former Freestanding Restaurant
- 1,960 SF building on 39,640 SF
- Across from HISD Main Office and HISD Delmar Sports Complex
- Area retailers: Karbach Brewing Company, Wendy's, Comerica Bank, Subway, Firestone, O'Reilly Auto Parts, PNC Bank, Goodyear Tires, Sherwin Williams

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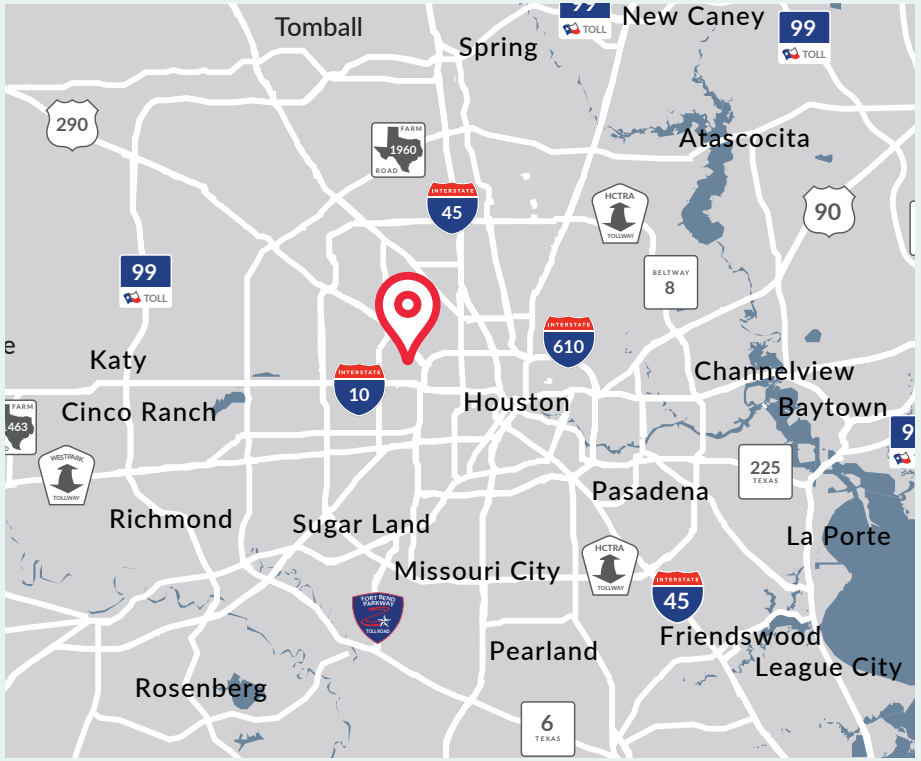
Approximate Size:	±0.91 acres
Price:	$1,500,000
Utilities:	Yes, available
School District:	HISD
Frontage:	Approx. +130 FT on Mangum Road
Traffic Counts:	Approx. 8,223 VPD on Mangum Road Approx. 16,710 VPD on Hempstead Road Approx. 229,577 VPD on Hwy 290 (Northwest Fwy) TxDOT Traffic Counts as of 2026

10% POPULATION GROWTH
within 5 miles from 2020 to 2026

$174K AVERAGE HOUSEHOLD INCOME
within 3 miles

429,322 POPULATION
within 5 miles

2020 Census, ESRI 2026



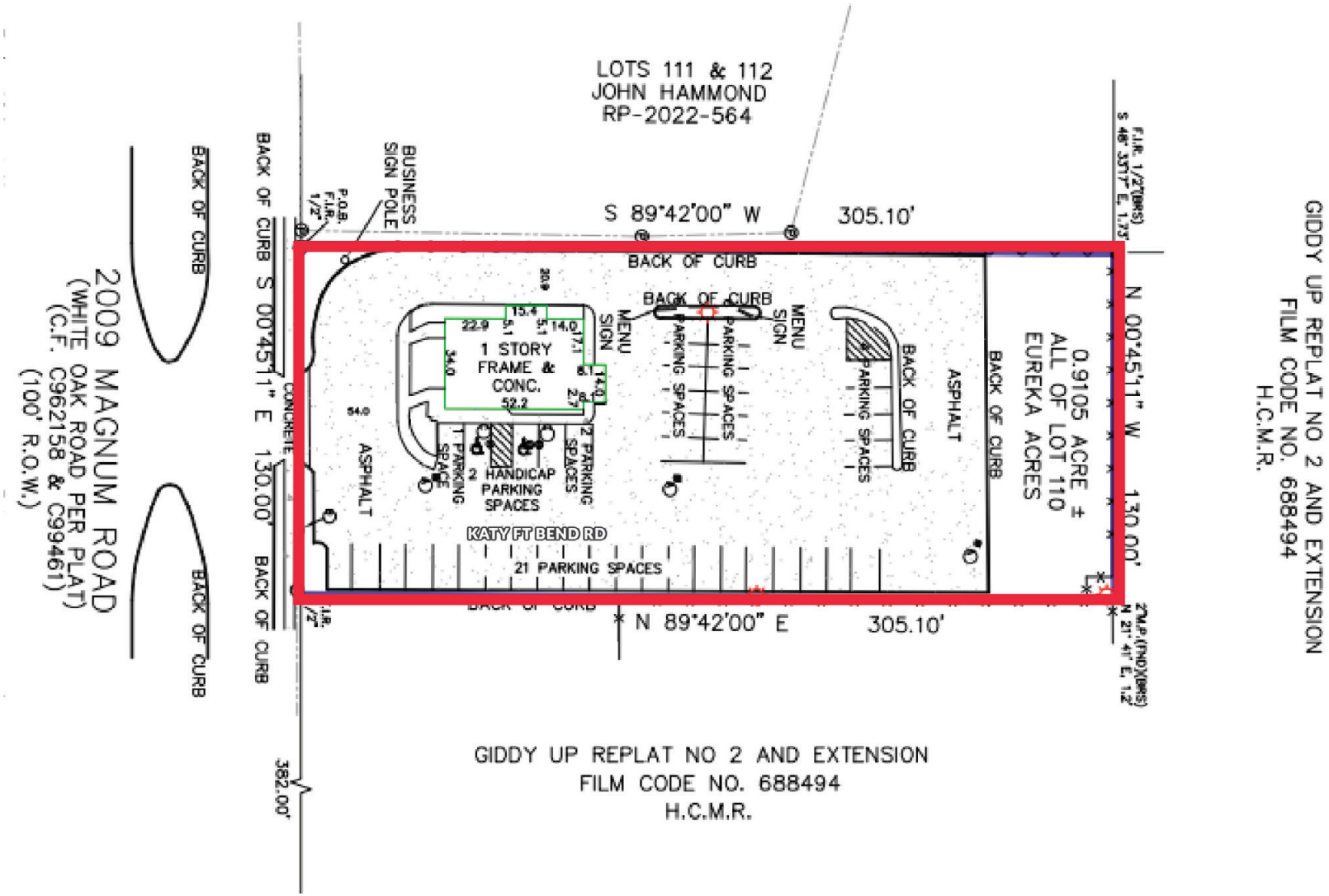
Aerial



TxDOT Traffic Counts as of 2026

01.26 | 01.25

Survey


LOTS 111 & 112
JOHN HAMMOND
RP-2022-564
S 89°42'00" W
305.10'
BACK OF CURB
BUSINESS SIGN POLE
BACK OF CURB
MENU SIGN
PARKING SPACES
1 STORY FRAME & CONC. 52.2
ASPHALT
BACK OF CURB
0.9105 ACRE ± ALL OF LOT 110 EUREKA ACRES
N 00°45'11" W
130.00'
BACK OF CURB S 00°45'11" E
130.00'
BACK OF CURB
CONCRETE
1 PARKING SPACE
2 HANDICAP PARKING SPACES
2 PARKING SPACES
KATY FT BEND RD
21 PARKING SPACES
N 89°42'00" E
305.10'
382.00'
2009 MAGNUM ROAD
(WHITE OAK ROAD PER PLAT)
(C.F. C962158 & C99461)
(100' R.O.W.)
BACK OF CURB
BACK OF CURB
GIDDY UP REPLAT NO 2 AND EXTENSION
FILM CODE NO. 688494
H.C.M.R.
GIDDY UP REPLAT NO 2 AND EXTENSION
FILM CODE NO. 688494
H.C.M.R.

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	7,027	72,374	219,714
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Current Households	5,253	57,446	197,143
Current Population	11,465	133,040	429,322
2020 Census Average Persons per Household	2.30	2.40	2.27
2020 Census Population	10,945	121,661	389,971
Population Growth 2020 to 2026	4.8%	9.4%	10.1%
2026 Median Age	35	37	37
CENSUS HOUSEHOLDS	**1 MILE**	**3 MILES**	**5 MILES**
1 Person Households	32.2%	31.3%	36.0%
2 Person Households	32.0%	32.6%	32.0%
3+ Person Households	15.4%	15.3%	13.7%
Owner-Occupied Housing Units	22.4%	37.0%	31.3%
Renter-Occupied Housing Units	77.6%	63.0%	68.7%
RACE AND ETHNICITY	**1 MILE**	**3 MILES**	**5 MILES**
White	35.3%	48.5%	45.9%
Black or African American	8.9%	7.3%	11.6%
Asian or Pacific Islander	4.3%	6.1%	6.8%
Other Races	28.3%	18.3%	17.6%
Hispanic	59.0%	42.3%	39.4%
INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Average Household Income	$118,387	$174,349	$173,075
Median Household Income	$70,660	$107,597	$100,719
Per Capita Income	$49,855	$75,309	$79,423
EDUCATION	**1 MILE**	**3 MILES**	**5 MILES**
Estimated High School Graduate	14.0%	12.4%	12.3%
Estimated Bachelor's Degree	28.4%	34.0%	33.3%
Estimated Graduate Degree	14.7%	24.5%	26.0%

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

NewQuest

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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.