

FOR SALE

6.30 ACRES

6223 E SAM HOUSTON PKWY N, HOUSTON, TX 77049

SITE

BELTWAY 8

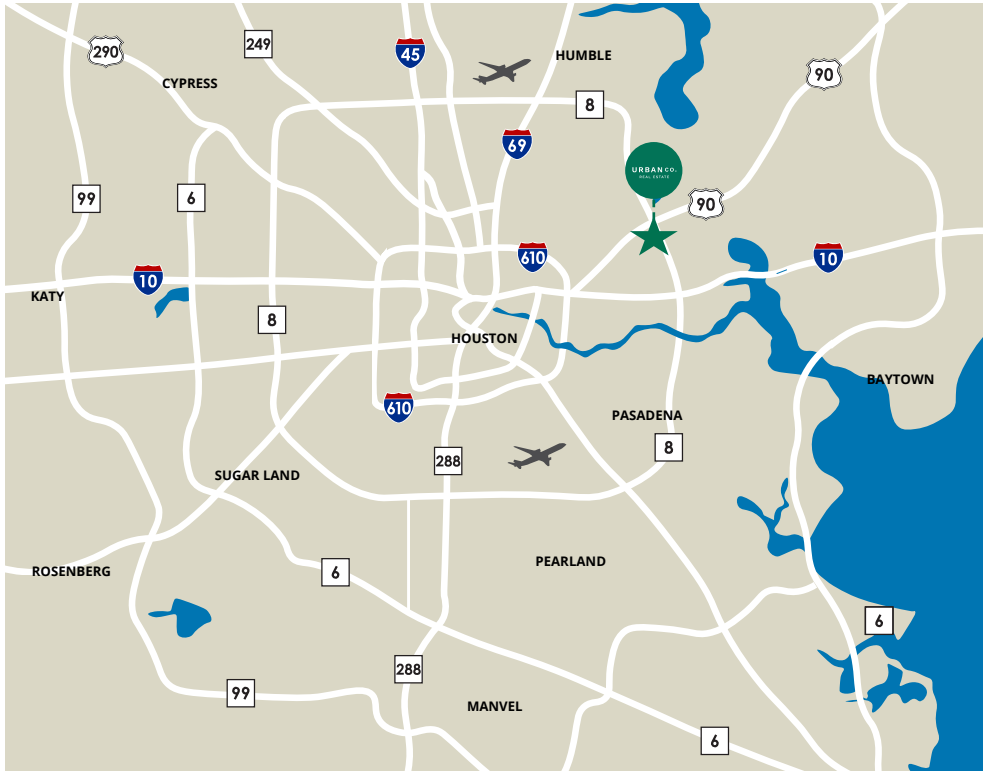
BELTWAY 8

URBAN^{co.}
REAL ESTATE

BROKER CONTACT Clark Dalton, Partner | clark@urbanco-re.com | 832.449.2223 || JP Hayes, Partner | jp@urbanco-re.com | 713.210.9875

THE PROPERTY





The North Shore and New Forest communities are known for their strong sense of community and diverse population, as well as their proximity to several Galena Park ISD Schools and San Jacinto College. The diversity extends to the availability of housing options including a mix of single-family homes, apartments, and townhomes, all connected by use of major thoroughfares.

The area around North Shore High School offers various amenities and services to residents. There are shopping centers, restaurants, and recreational facilities nearby, providing convenience and entertainment options for students and families.

Being two of the largest employment hubs in the area, Downtown Houston and Port Houston are made convenient to residents by use of Beltway 8 and Highway 90. The suburban lifestyle with easy access to urban amenities and world-class employers, makes these communities a desirable place to live for many residents.

LOCATION
6223 E SAM HOUSTON PKWY N,
HOUSTON, TX 77049

LAT./LONG.
29.81726, -95.16653

SIZE
6.3 acres

UTILITIES
Available - HC MUD 285

SCHOOLS
Galena Park ISD

PARCEL ID
0450080000025

OWNER
BLACK ROCK DEVELOPMENT LP

ZONING
None

LEGAL
TR 1D (AG-USE)
(PURE ACCT*04500800000214)
ABST 704 S SINGLETON

DETENTION
Offsite

FLOODPLAIN
None

PRICING
Contact Broker

Source: Landvision



DEMOGRAPHICS (BY MILES)

0-5 MILES

POPULATION



CURRENT POPULATION

172,221

5-YEAR FORECAST

181,592

5-YEAR FORECAST % GROWTH

5.45%

GENERAL INCOME CHARACTERISTICS



AVERAGE HH INCOME

\$99,091

MEDIAN HOME VALUE

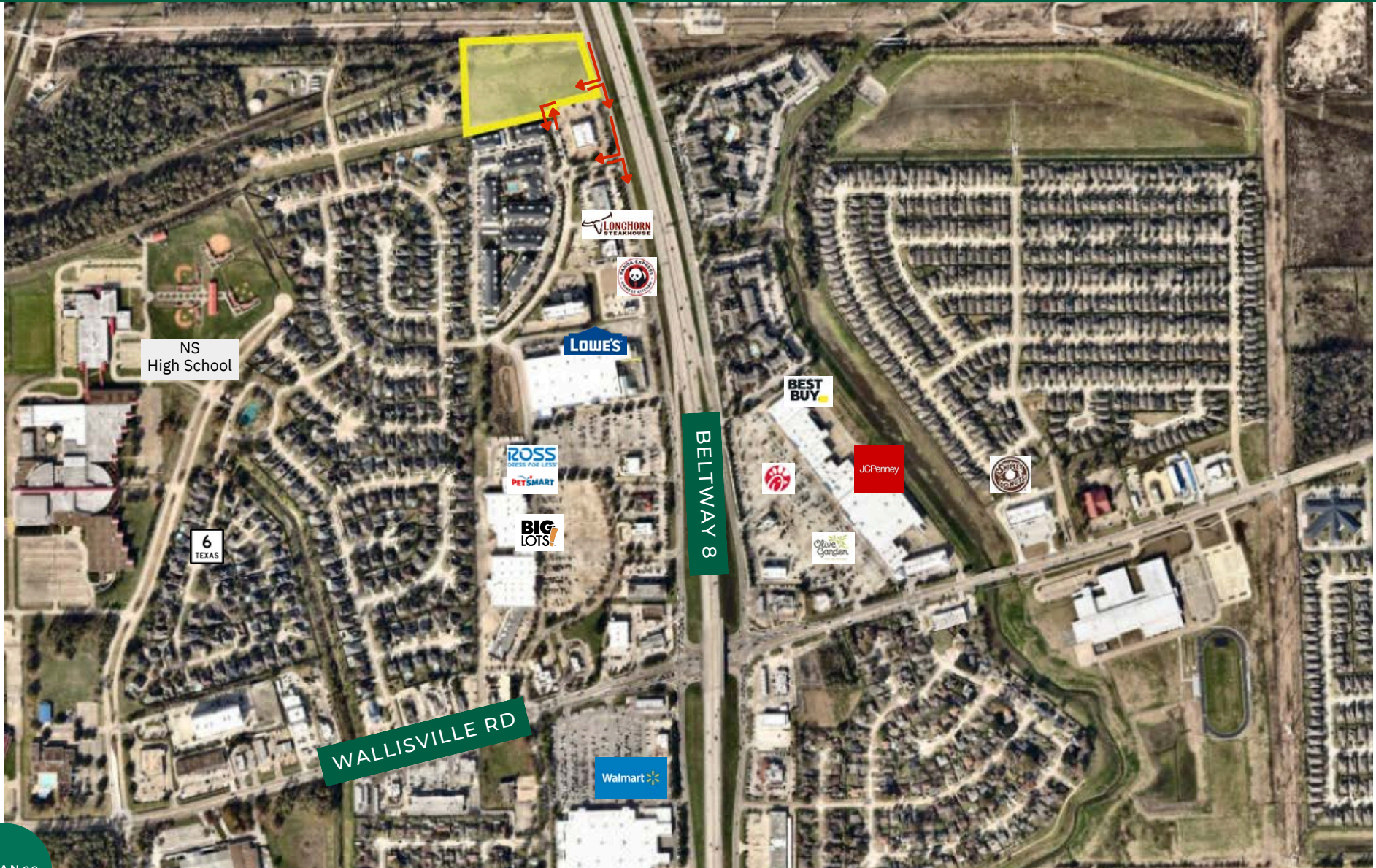
\$175,336

EASY ACCESS TO MAJOR METRO AREAS/ATTRACTIONS

| | |
|-----------------------------------|------|
| Texas Medical Center | 20mi |
| Downtown Houston | 16mi |
| NRG Stadium | 24mi |
| William P. Hobby Airport | 19mi |
| The Galleria | 24mi |
| Galveston | 50mi |
| George Bush International Airport | 20mi |



IMMEDIATE TRADE AREA





H I G H L I G H T

P O R T H O U S T O N



When it comes to global commerce, Port Houston leads the pack along the U.S. Gulf Coast. No other port along the U.S. Gulf Coast moves as many containers as Port Houston. As the main channel for international gateway, transporting goods worldwide is met with a varying range of services and carriers available, advanced cargo terminals, and drayage resources, optimal location for land development, and a large regional portfolio of warehouses and distribution centers.

Port Houston is continuously working to maintain and improve their services, infrastructure, and facilities to support the best in the business. Capital Improvement Projects (CIP) that they are currently working on include adding or improving motorized/non-motorized transportation infrastructure, stormwater and sanitary sewer infrastructure, city facilities, and other key projects. The Port makes these investment to promote safety in the operation of waterways, create opportunity with economic expansion, reduce environmental impact, and improve customer experience.

Highlights of Port Houston and Future Improvements:

The Port of Houston supports the creation of nearly 1.5 million jobs in Texas and 3.37 million jobs nationwide, and economic activity totaling \$439 billion in Texas and \$906 billion in economic impact across the nation.

10 Current rehabilitation, reconstruction, and new construction projects providing improvement to current and new Wharfs along Port Houston,

14 Future construction, rehabilitation, and pre-development projects that will enhance the safety features, office space available, current utilities to sites, and transportation infrastructure.

Port Houston plays a crucial role in the handling of a wide range of cargo including petroleum products, chemicals, steel, grains, and consumer goods.

Source: PortHouston.com



H I G H L I G H T
—
H O U S T O N

Space City. Bayou City. H-Town. Houston has become a global city, an economic juggernaut, a stealthy powerhouse on the rise. Recently ranked as one of the 2024 World’s Best Cities, and best in Texas above Austin and Dallas, this busy, high-energy city is a prime place to live, do business, and thrive in both.

Houston has the largest population of any city in the state and the fourth largest in the US—over 2.3 million. The Metro population is over 7 million, the fourth largest in the US. The city has seen a steady increase as it attracts new residents from states like California and New York and from other countries.

Known as the “Energy Capital of the World” Houston is one of the centers of America’s lucrative oil and gas industry, employing nearly a third of the nation’s jobs in oil and gas extraction. It is also home to the largest concentration of healthcare organizations. Houston’s Texas Medical Center covers more than two square miles, includes more than 60 medicine-related institutions, and has over 7 million visitors a year.

Other reasons Houston one of the best cities in the nation?

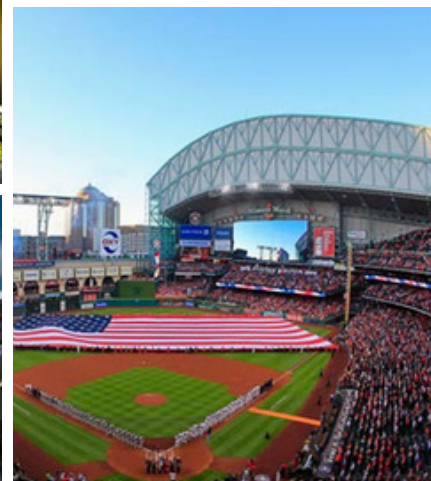
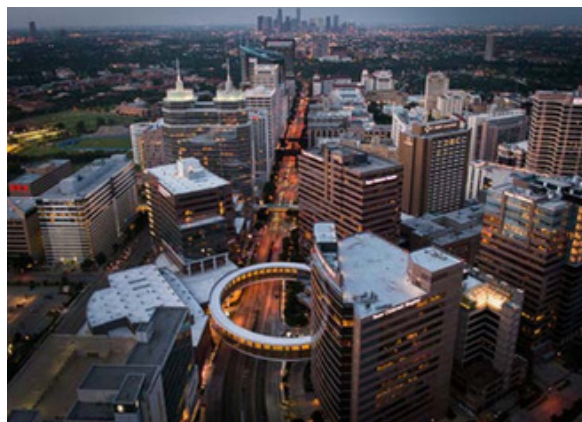
- Business-friendly culture
- Home to 24 *Fortune 500* companies
- Affordable housing
- Low cost of living
- Zero state income tax
- Economic opportunity
- Booming food & cultural scene
- Sports & entertainment options for all ages
- Mild weather year-round

Looking toward Houston’s future:

Projected **+62.2% increase** in metro population—from just over 7 million to almost 12 million. This growth puts Houston **among the fastest growing cities by 2060** (20th highest of all 384 US metro areas).

Employment projected to grow by **76.9%**.

Personal income per capital projected to grow **from \$69,043 to \$402,905** by 2060.



PLEASE CONTACT:



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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.

11-2-2015



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.

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.

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.

| | | | |
|---|-------------|----------------------|--------------|
| Urban Co. Real Estate, LLC | 9010522 | clark@urbanco-re.com | 832-449-2223 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Clark Dalton | 582989 | clark@urbanco-re.com | 832-449-2223 |
| Designated Broker of Firm | License No. | Email | Phone |
| Clark Dalton | 582989 | clark@urbanco-re.com | 832-449-2223 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| James P. Hayes | 680236 | jp@urbanco-re.com | 713-210-9875 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date





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