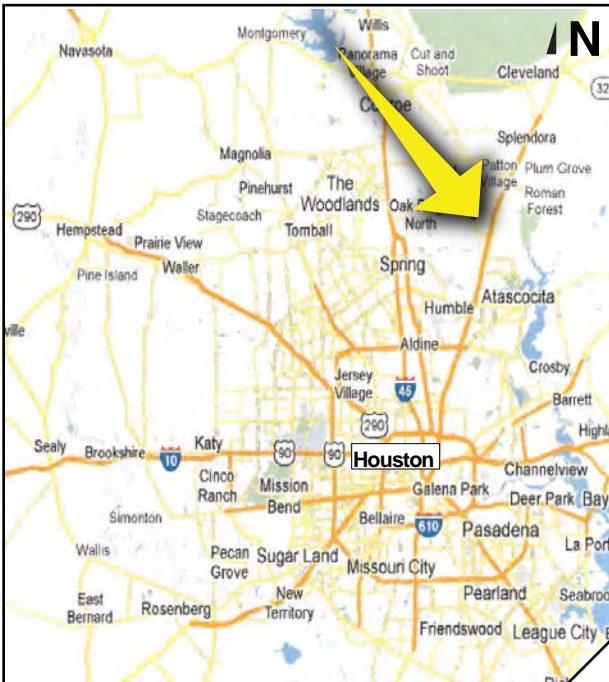




# NE Houston land for sale FM 1314 near Highway 59 9.8642 Acres

Clay Trozzo  
W 281-668-3444  
Cell 713-705-8600  
ctrozzo@propertycommerce.com

**FOR SALE - \$6.00/sf**



**Located in the EMCID.**

**Great Apartment location.**

**Access to FM 1314 and Partners Way.**

**Signalized intersection.**

**Location/** SWC Hwy 59 & Townsen Blvd.  
Humble, Harris County, TX

**Traffic Counts/** Hwy 59: 139,000 cpd  
2007 Average Daily Traffic Counts

FM 1314: 28,735 cpd

**Outstanding Visibility & Access**

**Dynamic Suburban Market Experiencing Explosive Growth**

<b>Demographics 2011/</b>	<b>1mi</b>	<b>3mi</b>	<b>5mi</b>
Population	1,204	22,626	79,767
Med. HH Income (\$)	67,352	59,012	67,130
Number of HH	428	8,082	27,953



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce CT, Inc. or by any selling/leasing broker.

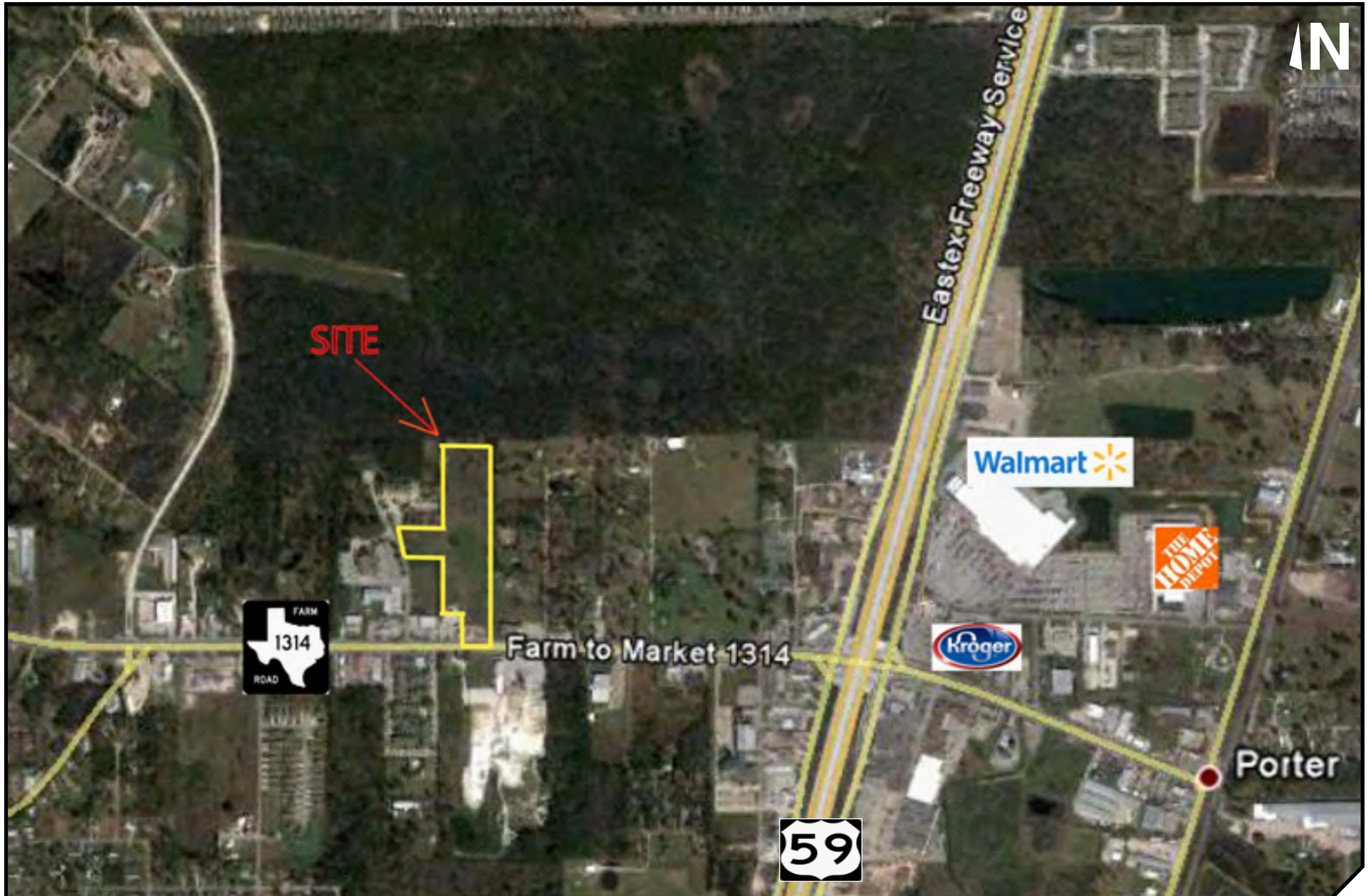


**NE Houston land for Sale**  
**FM 1314 near Highway 59**  
**9.8642 Acres**





NE Houston land for Sale  
FM 1314 near Highway 59  
9.8642 Acres



# Pop-Facts: Demographic Quick Facts 2011 Report

## Porter Land

Radius 1: FM 1314 RD AT PARTNERS WAY, PORTER, TX 77365, aggregate

Radius 2: FM 1314 RD AT PARTNERS WAY, PORTER, TX 77365, aggregate

Radius 3: FM 1314 RD AT PARTNERS WAY, PORTER, TX 77365, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
<b>Population</b>						
2016 Projection	1,391		26,099		89,177	
2011 Estimate	1,204		22,626		79,767	
2000 Census	760		14,553		58,826	
1990 Census	550		9,711		44,660	
Growth 1990 - 2000	38.18%		49.86%		31.72%	
<b>Households</b>						
2016 Projection	491		9,253		31,079	
2011 Estimate	428		8,082		27,953	
2000 Census	268		5,118		20,330	
1990 Census	184		3,238		14,529	
Growth 1990 - 2000	45.65%		58.06%		39.93%	
<b>2011 Est. Population by Single Classification Race</b>						
	1,204		22,626		79,767	
White Alone	995	82.64	18,167	80.29	68,001	85.25
Black or African American Alone	40	3.32	851	3.76	2,525	3.17
American Indian and Alaska Native Alone	8	0.66	115	0.51	360	0.45
Asian Alone	11	0.91	231	1.02	1,521	1.91
Native Hawaiian and Other Pacific Islander Alone	0	0.00	5	0.02	63	0.08
Some Other Race Alone	117	9.72	2,603	11.50	5,233	6.56
Two or More Races	33	2.74	654	2.89	2,064	2.59
<b>2011 Est. Population Hispanic or Latino</b>						
	1,204		22,626		79,767	
Hispanic or Latino	271	22.51	5,766	25.48	14,166	17.76
Not Hispanic or Latino	933	77.49	16,860	74.52	65,601	82.24
<b>2011 Tenure of Occupied Housing Units</b>						
	428		8,082		27,953	
Owner Occupied	301	70.33	5,476	67.76	21,709	77.66
Renter Occupied	127	29.67	2,606	32.24	6,244	22.34
<b>2011 Average Household Size</b>						
	2.78		2.78		2.85	

# Pop-Facts: Demographic Quick Facts 2011 Report

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Radius 1: FM 1314 RD AT PARTNERS WAY, PORTER, TX 77365, aggregate

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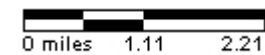
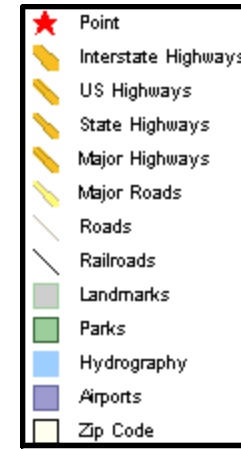
Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Households by Household Income</b>	428		8,082		27,953	
Income Less than \$15,000	56	13.08	1,007	12.46	2,090	7.48
Income \$15,000 - \$24,999	49	11.45	815	10.08	1,891	6.76
Income \$25,000 - \$34,999	64	14.95	1,099	13.60	2,329	8.33
Income \$35,000 - \$49,999	93	21.73	1,605	19.86	3,931	14.06
Income \$50,000 - \$74,999	83	19.39	1,653	20.45	5,724	20.48
Income \$75,000 - \$99,999	39	9.11	928	11.48	4,375	15.65
Income \$100,000 - \$124,999	23	5.37	537	6.64	2,983	10.67
Income \$125,000 - \$149,999	5	1.17	157	1.94	1,886	6.75
Income \$150,000 - \$199,999	6	1.40	141	1.74	1,485	5.31
Income \$200,000 - \$499,999	7	1.64	117	1.45	1,118	4.00
Income \$500,000 and over	2	0.47	24	0.30	140	0.50
<b>2011 Est. Average Household Income</b>	\$54,606		\$57,310		\$82,149	
<b>2011 Est. Median Household Income</b>	\$42,176		\$45,476		\$66,315	
<b>2011 Est. Per Capita Income</b>	\$19,501		\$20,528		\$28,811	
<b>2011 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	42,371		46,083		68,642	
Black or African American Alone	23,417		32,318		47,082	
American Indian and Alaska Native Alone	22,559		24,552		52,876	
Asian Alone	38,594		47,619		53,721	
Native Hawaiian and Other Pacific Islander Alone	42,500		42,500		87,279	
Some Other Race Alone	43,912		44,713		47,174	
Two or More Races	60,151		51,333		59,237	
Hispanic or Latino	41,689		45,314		56,735	
Not Hispanic or Latino	42,308		45,526		67,637	

# Area Map

## Porter Land



FM 1314 RD AT PARTNERS WAY  
PORTER, TX 77365  
Coord: 30.104633, -95.245471  
Radius - See Appendix for Details



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

