

**DEVELOPMENT OPPORTUNITY ON  
HIGH TRAFFIC FM 529/SPENCER ROAD  
SWC OF FM 529 & HILLSDALE CREEK DRIVE | HOUSTON, TEXAS**

**±4.25 ACRES AVAILABLE FOR SALE**

BRAD LYBRAND | GLENN DICKERSON | 281.477.4300

# PROPERTY INSIGHTS

## ±4.25 ACRES AVAILABLE FOR SALE IN NW HOUSTON

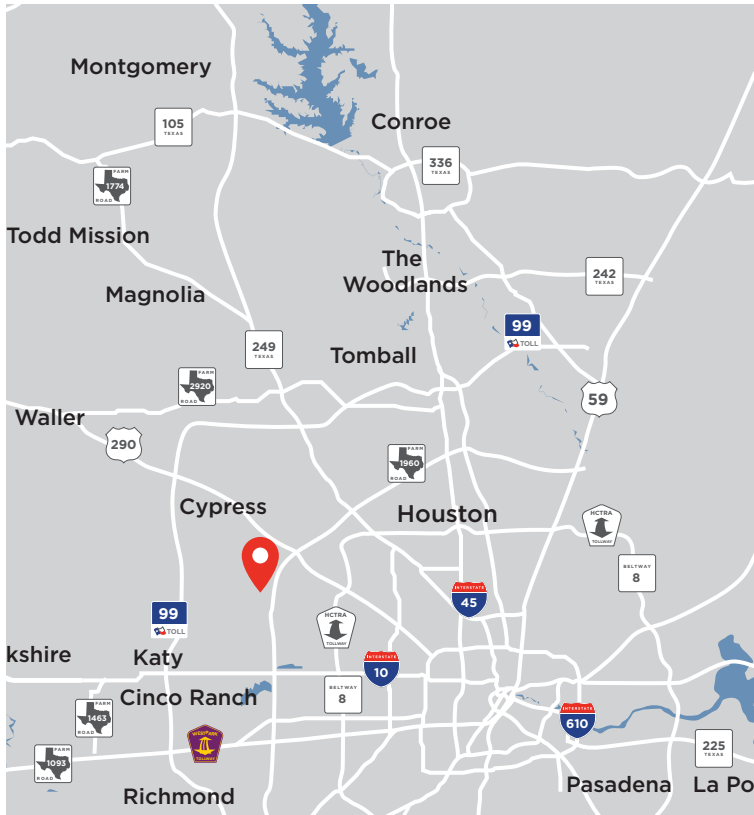
This is an excellent development opportunity along highly traveled FM 529/Spencer Road corridor in the NW Houston Copperfield area. The subject site is a commercial reserve in the Hillsdale Creek subdivision developed by KB Home. Immediately adjacent to Dick's Sporting Goods & Hobby Lobby. Other prominent national retailers in less than a mile radius include Target, Lowe's, Home Depot, Walmart, Best Buy, Ulta and many others. Very dense residential in the trade area.

Off site detention provided & utilities available via NW HC MUD 16. Existing curb cut on 529 has been constructed. There are median breaks along 529 & a proposed traffic signal at 529 & Hillsdale Creek Road.

The site is available for sale & can be subdivided.

▶ **BRAD LYBRAND**  
BLYBRAND@NEWQUEST.COM  
713.438.9516

▶ **GLENN DICKERSON**  
GDICKERSON@NEWQUEST.COM  
281.477.4384



## PROPERTY HIGHLIGHTS

- ▶ **PRICE:**  
Contact Broker for Pricing
- ▶ **ENGINEERING/DETENTION:**  
Provided
- ▶ **SCHOOL DISTRICT:**  
Cy-Fair ISD
- ▶ **FRONTAGE:**  
Approx. 278 ft. on FM 529/Spencer Rd.  
Approx. 283 ft. on Hillsdale Creek
- ▶ **UTILITIES:**  
Available NW HC MUD 16
- ▶ **RESTRICTIONS:**  
Contact Broker
- ▶ **TRAFFIC COUNTS:**  
Approx. 40,970 cpd on FM 529/Spencer Rd.



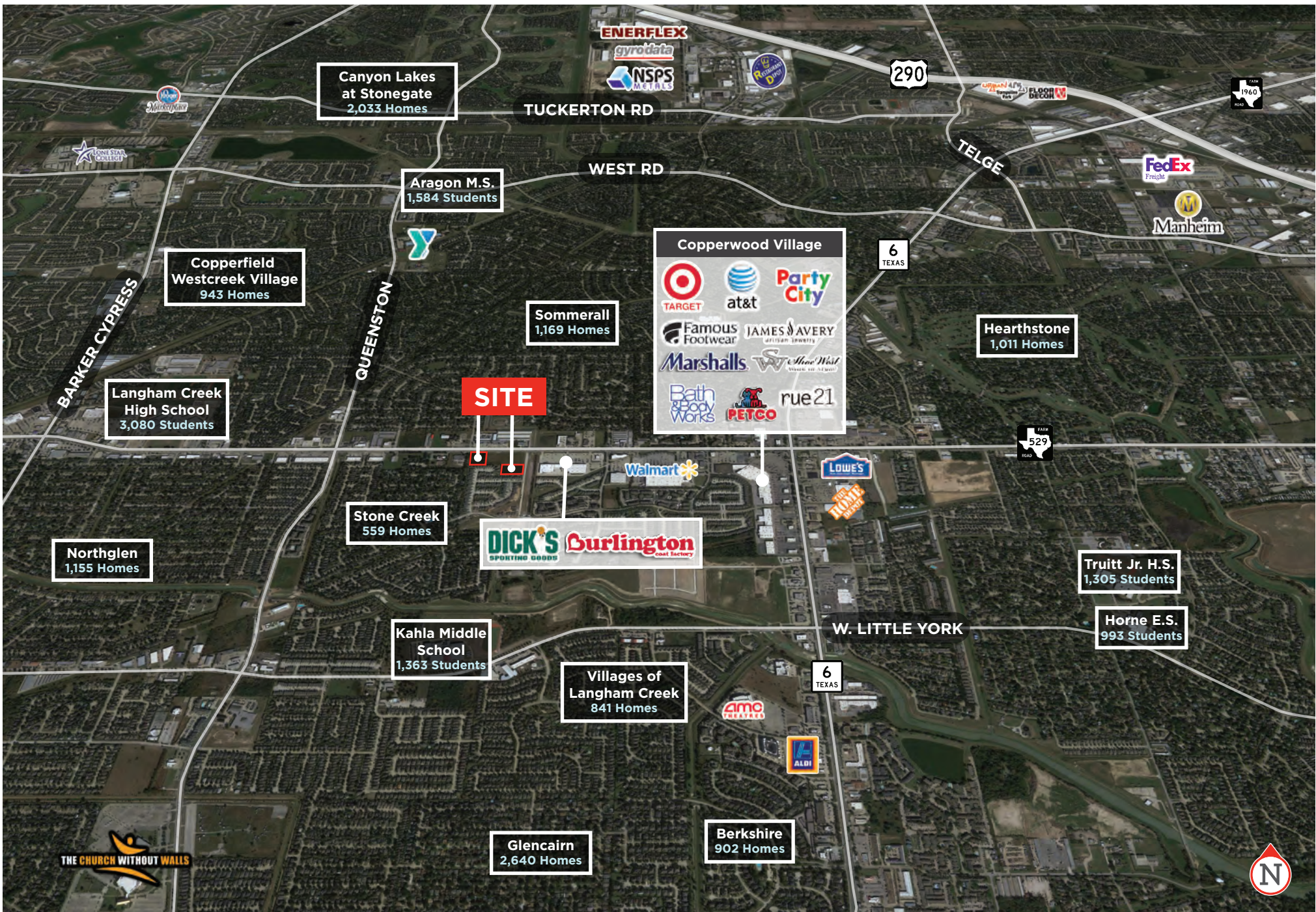
**358,246**  
Current Population  
Within a 5-Mile Radius



**30.53%**  
Population Growth  
Within a 5-mile Radius  
from 2010 to 2021



**\$102,306**  
Average HHI Within  
a 3-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/2021

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	5,999	56,058	116,603
Current Population	18,915	172,558	358,246
2010 Census Average Persons per Household	3.15	3.08	3.07
2010 Census Population	17,598	150,618	274,461
Population Growth 2010 to 2020	7.48%	14.57%	30.53%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	16.27%	17.16%	17.61%
2 Person Household	27.00%	26.24%	26.22%
3+ Person Household	56.73%	56.61%	56.17%
Owner-Occupied Housing Units	72.72%	71.64%	71.21%
Renter-Occupied Housing Units	27.28%	28.36%	28.79%

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2020 Estimated White	38.55%	38.08%	38.05%
2020 Estimated Black or African American	14.58%	15.79%	16.55%
2020 Estimated Asian or Pacific Islander	8.76%	10.21%	10.79%
2020 Estimated Other Races	36.78%	34.76%	33.53%
2020 Estimated Hispanic	44.70%	41.08%	39.36%

## INCOME

	1 MILE	3 MILES	5 MILES
2020 Estimated Average Household Income	\$83,475	\$94,652	\$102,306
2020 Estimated Median Household Income	\$75,171	\$78,777	\$83,594
2020 Estimated Per Capita Income	\$27,409	\$31,070	\$33,533

## EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2020 Estimated High School Graduate	23.75%	23.58%	22.80%
2020 Estimated Bachelors Degree	21.22%	22.55%	23.74%
2020 Estimated Graduate Degree	6.84%	9.22%	10.20%

## AGE

	1 MILE	3 MILES	5 MILES
2020 Median Age	33.4	33.1	32.9

# 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.

## 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>M. Bradley LyBrand</b>	<b>523795</b>	<b>blybrand@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. 02.09.22 cb