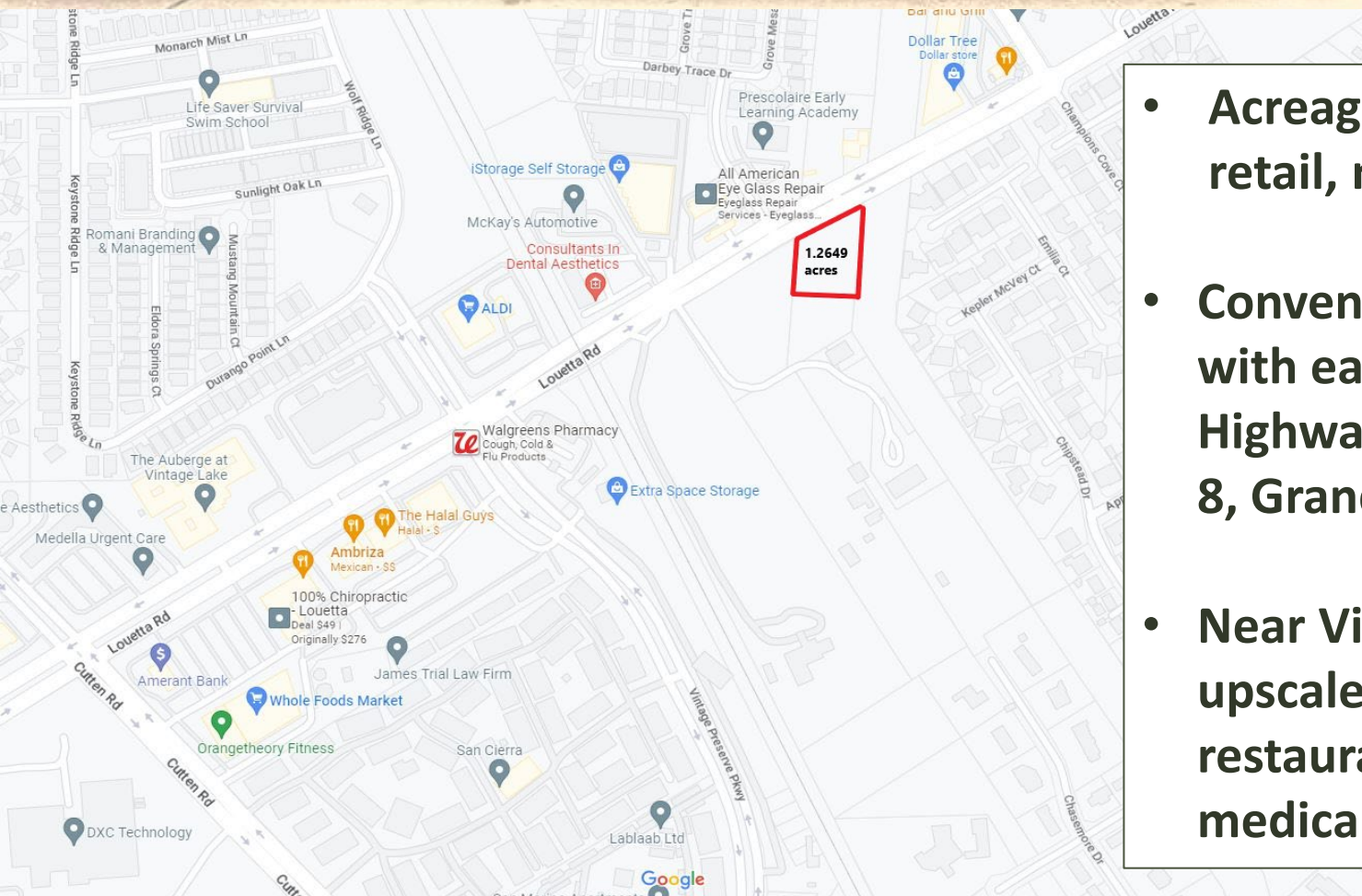


FOR SALE
Prime Acreage on Louetta Road
0 Louetta Road, Spring, TX 77379

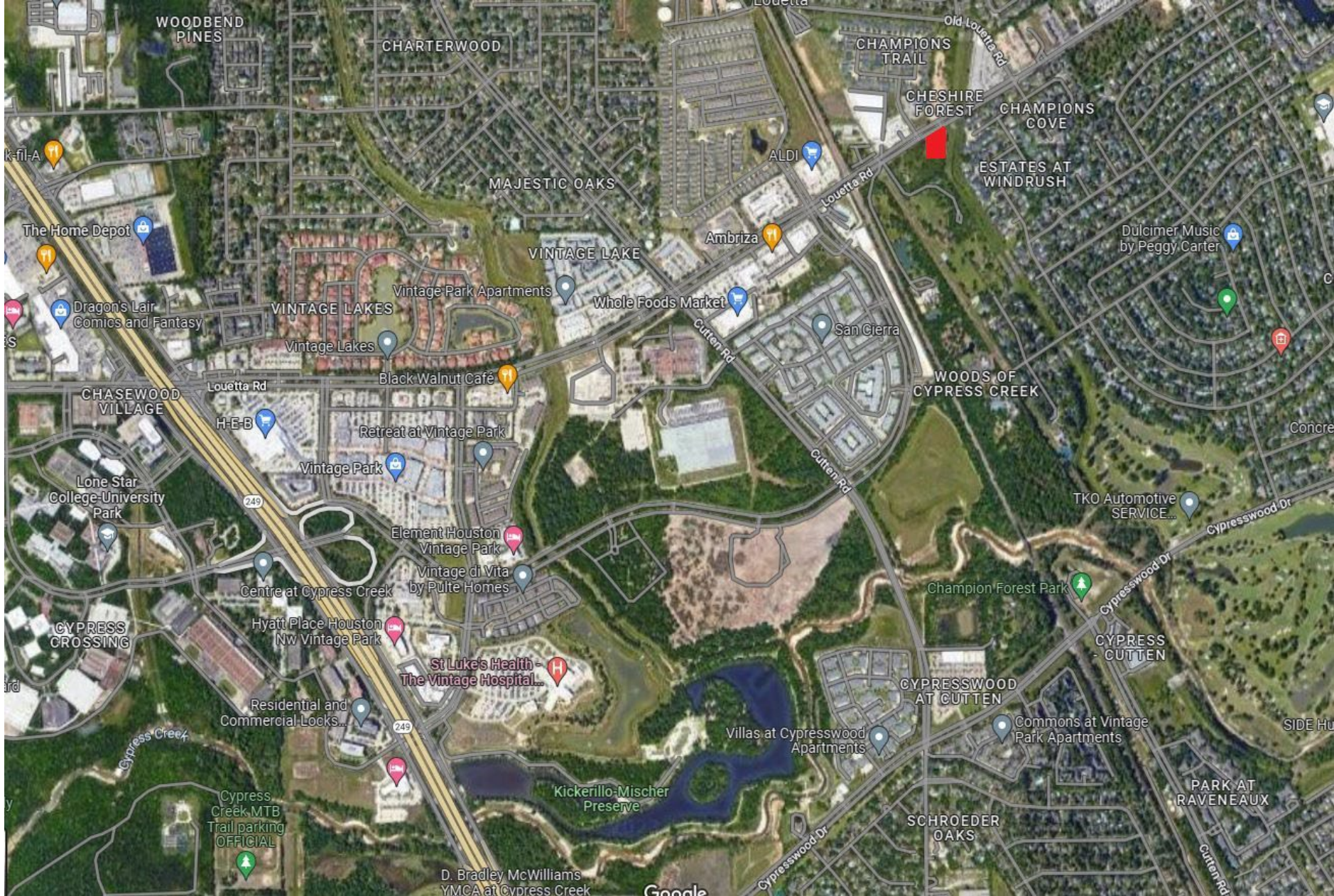
1.2649 Acres
55,099 SF
\$16 PSF



- **Acreage ideal for retail, medical, office**
- **Conveniently located with easy access to Highway 249, Beltway 8, Grand Parkway 99**
- **Near Vintage Park, upscale shopping, restaurants and medical**

FOR SALE
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\$16 PSF

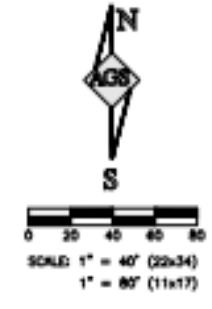


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 0 Louetta Road, Spring, TX 77379

1.2649 Acres
 55,099 SF
 \$16 PSF

1.2649 Acres



- LEGEND**
- B.M. BENCHMARK
 - CM CONTROLLING MONUMENT
 - DRNG DRAINAGE
 - ESMT. EASEMENT
 - FL FLOW LINE
 - FOUN FOUND
 - H.C.C.F. HARRIS COUNTY CLERK FILE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - H.C.T. HARRIS COUNTY TEXAS
 - IL IRON ROD
 - IL.C. IRON ROD CAPPED
 - IP. IRON PIPE
 - MON. MONUMENT
 - O.P.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - SAN. SWR. SANITARY SEWER
 - STM. STORM
 - STM. SWR. STORM SEWER
 - S.R. STEEL REBAR
 - S.R.C. STEEL REBAR CAPPED
 - VOL. VOLUME
 - OE- ELECTRIC OVERHEAD
 - UG- UNDERGROUND GAS
 - UT- UNDERGROUND TELEPHONE
 - UC- UNDERGROUND CABLE

FLOODPLAIN NOTE:
 BASED ON THE FLOOD INSURANCE RATE MAP NO. 48010248M, MAP REVISED DATE OF OCTOBER 16, 2013 INDICATES THAT TRACT LIES WITHIN AREA.

ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

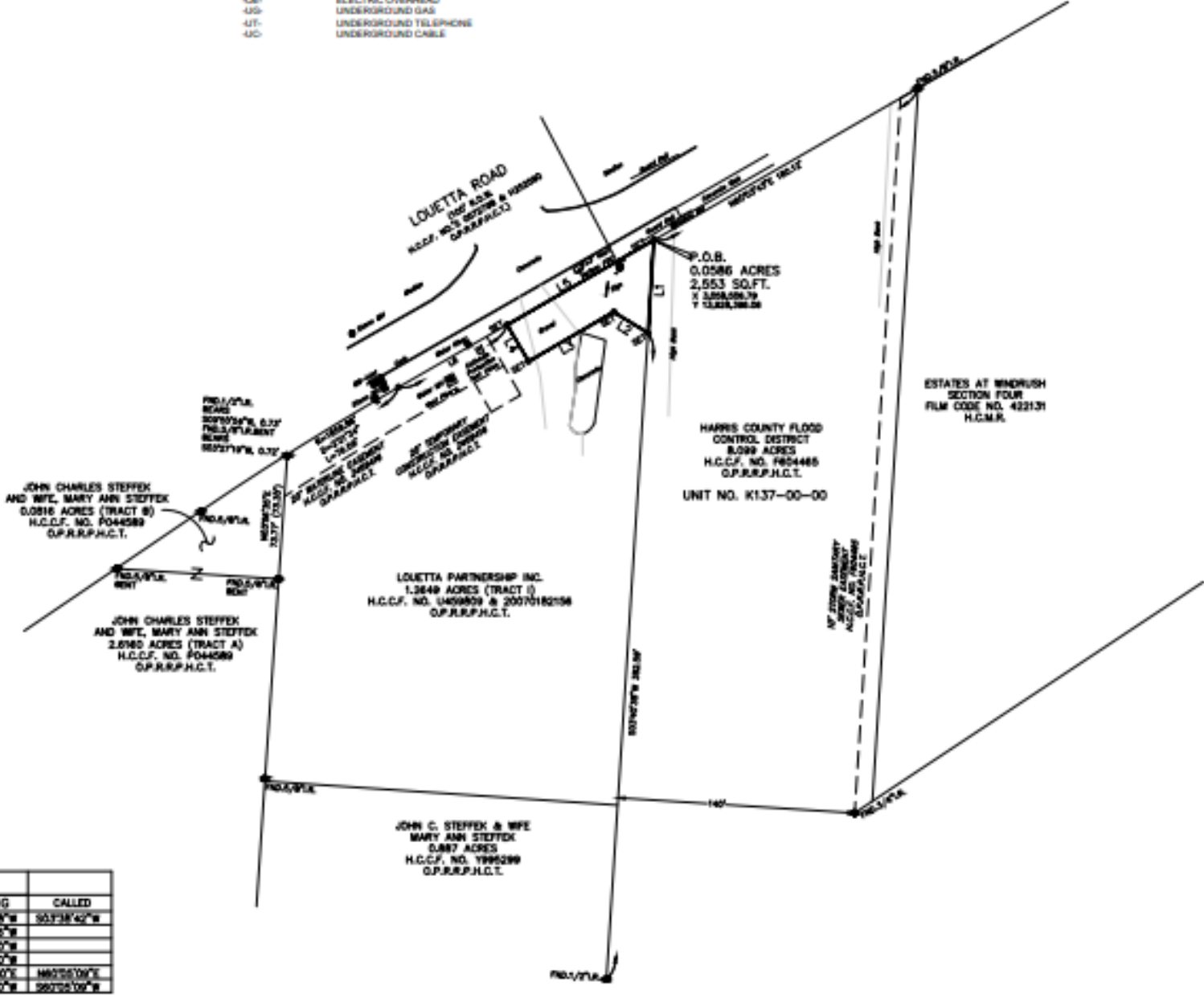
IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES."

NOTE:
 CALLED BEARING AND/OR DISTANCE FOR SUBJECT TRACT IN PARENTHESIS () UNLESS OTHERWISE NOTED.

PRIMARY PROJECT BENCHMARK:
 THIS SURVEY WAS FOR A LAND BOUNDARY SURVEY, ESTABLISHING A VERTICAL CONTROL DATUM FOR THIS SURVEY WAS NOT INCLUDED IN THE SCOPE OF SERVICES FOR THIS WORK AUTHORIZATION.

SYMBOL LEGEND

[Symbol]	FND IRON ROD
[Symbol]	FND IRON PIPE
[Symbol]	SET IRON ROD
[Symbol]	X CUT
[Symbol]	FND T&OT R.O.W. MARKER
[Symbol]	WOOD POST
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC JUNCTION BOX
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC RESER
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	FIBER OPTIC CABLE
[Symbol]	PIPELINE MARKER
[Symbol]	MANHOLE
[Symbol]	SGN DOUBLE
[Symbol]	WATER FIRE HYDRANT
[Symbol]	WATER VALVE



LINE TABLE

LINE	LENGTH	BEARING	CALLED
L1	55.02'	S01°45'38\"/>	

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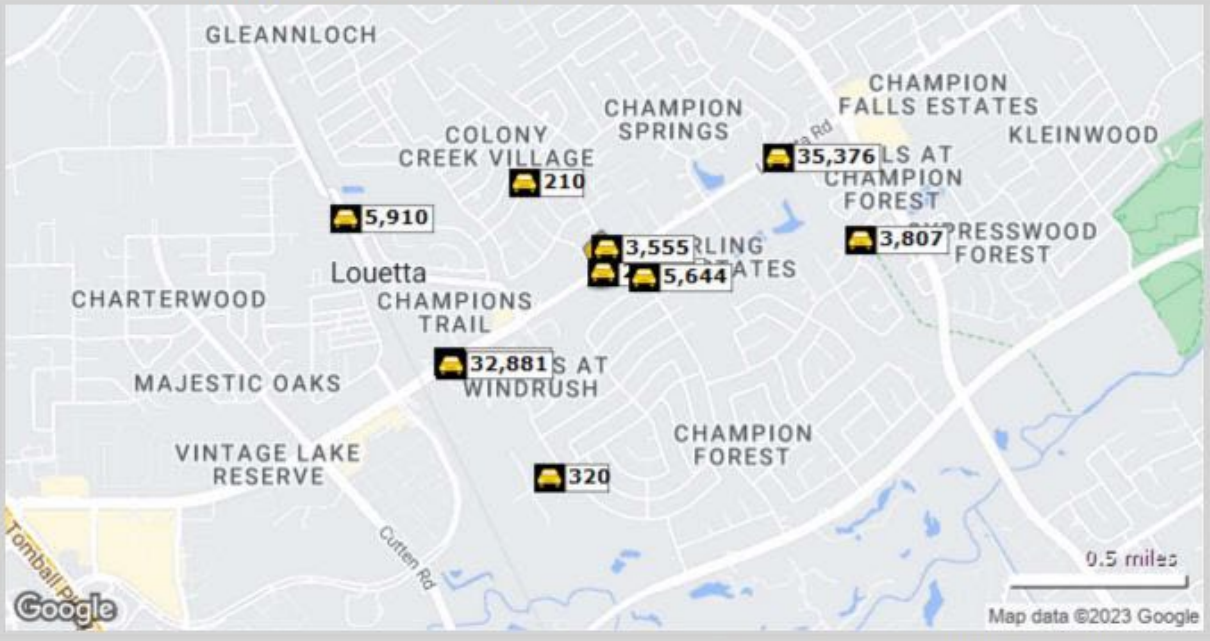
1.2649 Acres
55,099 SF
\$16 PSF

Traffic Count Report louetta

Louetta Rd, Houston, TX 77070

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Louetta Rd	Scenic Gardens Dr	0.03 SW	2022	29,433	MPSI	.06
2 Colony Creek Dr	Louetta Rd	0.05 SE	2022	3,555	MPSI	.13
3 Champion Dr	New Forest Rd	0.02 SE	2022	5,644	MPSI	.13
4 Bayou Bluff Dr	Bayou Bluff Ct	0.01 S	2018	210	MPSI	.38
5 Louetta Road	Champions Trailview Dr	0.04 E	2022	34,464	MPSI	.47
6 Louetta Rd	Compaq Center West Dr	0.18 SW	2022	32,881	MPSI	.48
7 Oxted Ln	Chipstead Dr	0.04 NE	2022	320	MPSI	.56
8 Louetta Rd	Shadow Valley Dr	0.02 SW	2022	35,376	MPSI	.65
9 Old Louetta Rd	Spruce Run Dr	0.07 SE	2022	5,910	MPSI	.76
10 Herts Rd	Manningtree Ln	0.06 NE	2022	3,807	MPSI	.77



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3/27/2023

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FOR SALE


Prime Acreage on Louetta Road
0 Louetta Road, Spring, TX 77379

1.2649 Acres

55,099 SF

\$16 PSF

Demographic Summary Report

Louetta Rd, Houston, TX 77070				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
				
Radius	2 Mile	3 Mile	10 Mile	
Population				
2027 Projection	47,497	106,131	1,007,662	
2022 Estimate	45,933	102,242	961,188	
2010 Census	40,803	88,387	779,397	
Growth 2022 - 2027	3.40%	3.80%	4.84%	
Growth 2010 - 2022	12.57%	15.68%	23.32%	
2022 Population by Hispanic Origin	9,580	21,562	332,247	
2022 Population	45,933	102,242	961,188	
White	34,776 75.71%	75,021 73.38%	656,094 68.26%	
Black	4,624 10.07%	12,228 11.96%	183,180 19.06%	
Am. Indian & Alaskan	344 0.75%	766 0.75%	9,331 0.97%	
Asian	5,028 10.95%	11,635 11.38%	90,544 9.42%	
Hawaiian & Pacific Island	38 0.08%	82 0.08%	1,104 0.11%	
Other	1,122 2.44%	2,510 2.45%	20,935 2.18%	
U.S. Armed Forces	39	93	345	
Households				
2027 Projection	18,270	42,354	351,702	
2022 Estimate	17,617	40,707	334,681	
2010 Census	15,346	34,645	267,455	
Growth 2022 - 2027	3.71%	4.05%	5.09%	
Growth 2010 - 2022	14.80%	17.50%	25.14%	
Owner Occupied	12,512 71.02%	26,488 65.07%	221,960 66.32%	
Renter Occupied	5,105 28.98%	14,219 34.93%	112,721 33.68%	
2022 Households by HH Income				
Income: <\$25,000	1,185 6.73%	3,932 9.66%	44,746 13.37%	
Income: \$25,000 - \$50,000	2,668 15.14%	7,330 18.01%	69,297 20.71%	
Income: \$50,000 - \$75,000	3,205 18.19%	7,773 19.10%	60,893 18.19%	
Income: \$75,000 - \$100,000	2,403 13.64%	5,446 13.38%	42,759 12.78%	
Income: \$100,000 - \$125,000	1,855 10.53%	3,962 9.73%	32,746 9.78%	
Income: \$125,000 - \$150,000	1,655 9.39%	3,253 7.99%	24,490 7.32%	
Income: \$150,000 - \$200,000	2,140 12.15%	3,938 9.67%	28,589 8.54%	
Income: \$200,000+	2,507 14.23%	5,072 12.46%	31,160 9.31%	
2022 Avg Household Income	\$120,129	\$109,171	\$97,098	
2022 Med Household Income	\$93,216	\$81,050	\$71,667	

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.Pennington Commercial Real Estate, Inc.	404012	brenda@penningtoncommercial.com	(713)621-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Designated Broker of Firm	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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TXR 2501

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