



REALTY SERVICES

# Beltway 8 & Ralston Pad Sites

Beltway 8/Sam Houston Pkwy & Ralston Rd

Humble, Texas 77396



**Available:** Pad Sites with freeway frontage available for Restaurant, Retail, Medical & Office Development

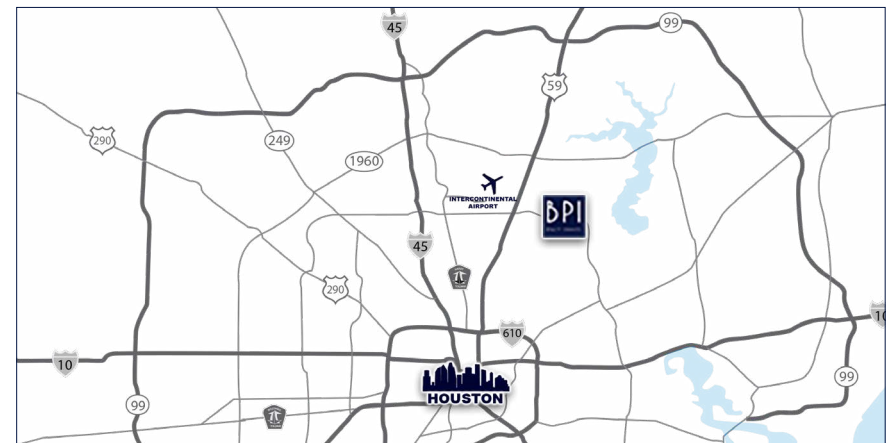
**Pricing:** Call for Pricing

**Description:**

- Excellent Freeway Exposure on Beltway 8
- Commercial Pad Sites Available
- Excellent Location for banks, fast food restaurants and retail
- Near Generation Park Development
- High Growth area between Fall Creek, Park Lakes, Summerwood and Spring Trace

**Traffic Counts:** Beltway 8: 76,596 VPD (TXDOT 2019)

Demographics:	1 mile	3 mile	5 mile
2020 Population	6,233	61,156	147,603
Daytime Population	4,740	51,104	126,771
Average HH Income	\$106,521	\$106,631	\$99,954



For More Information:

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



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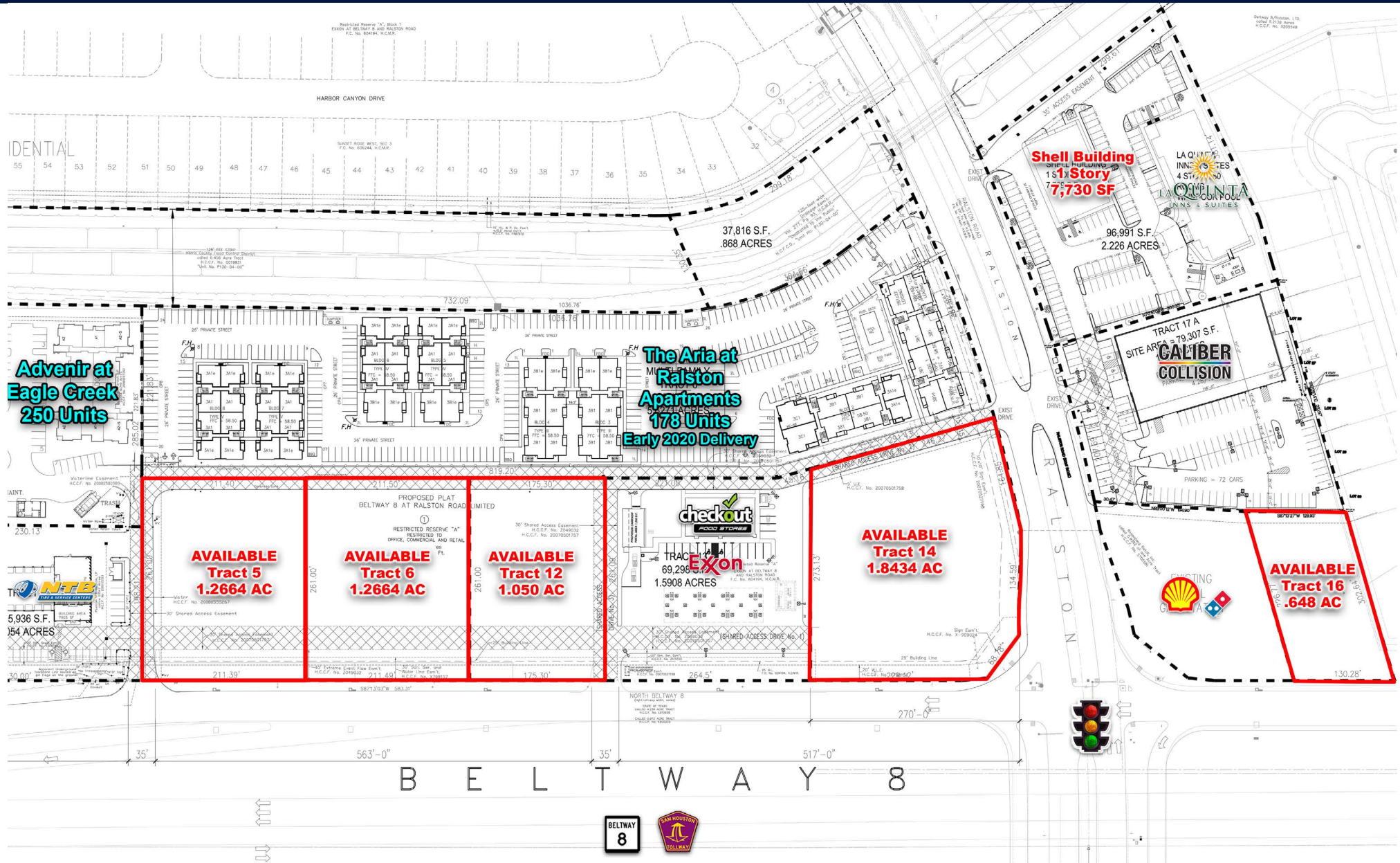


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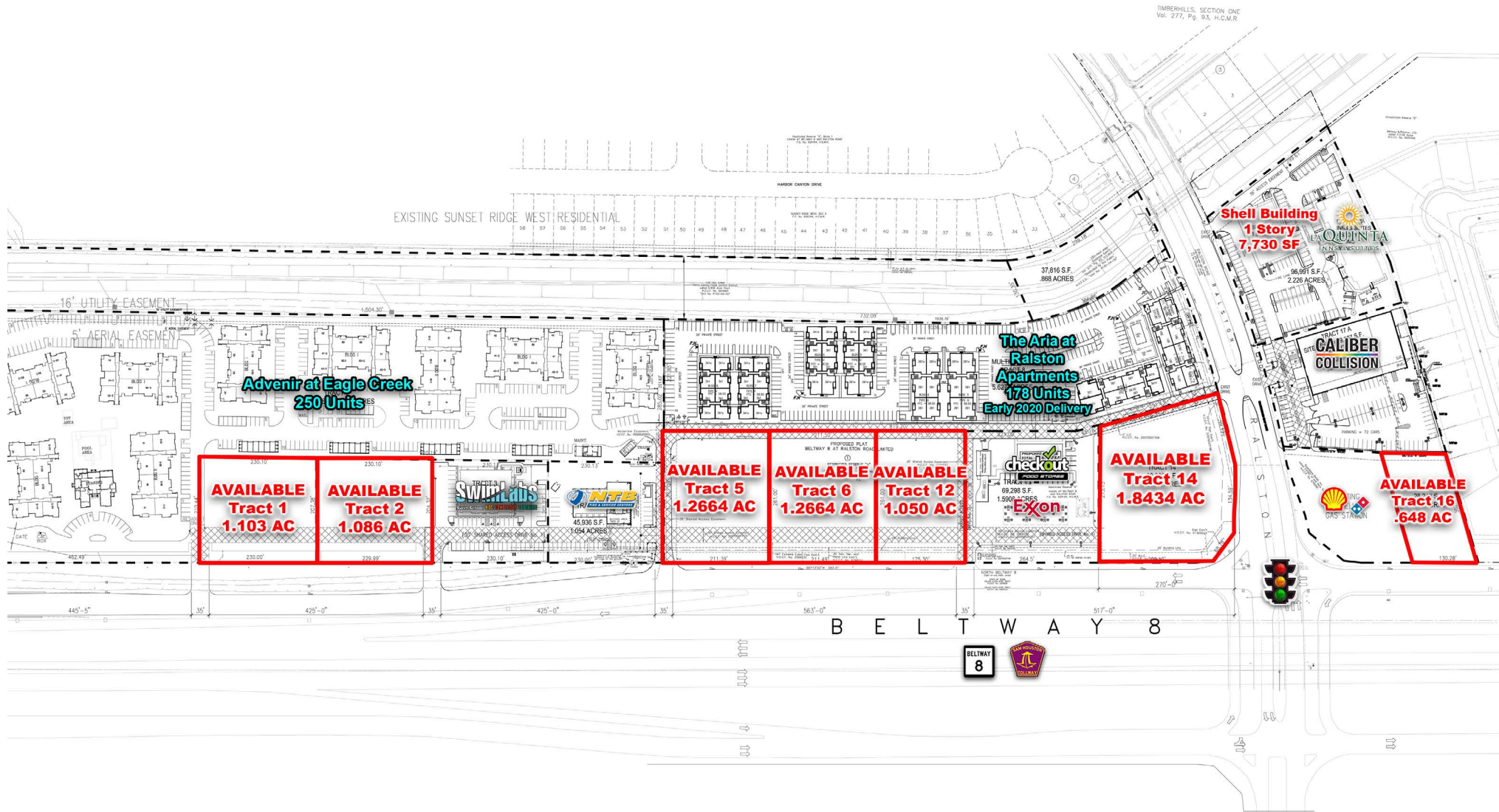


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# Beltway 8 & Ralston Pad Sites

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**2020 Population**  
(3 mi Radius)

**51,156**

**Households**  
(3 mi Radius)

**18,521**

**Daytime Population**  
(3 mi Radius)

**51,104**

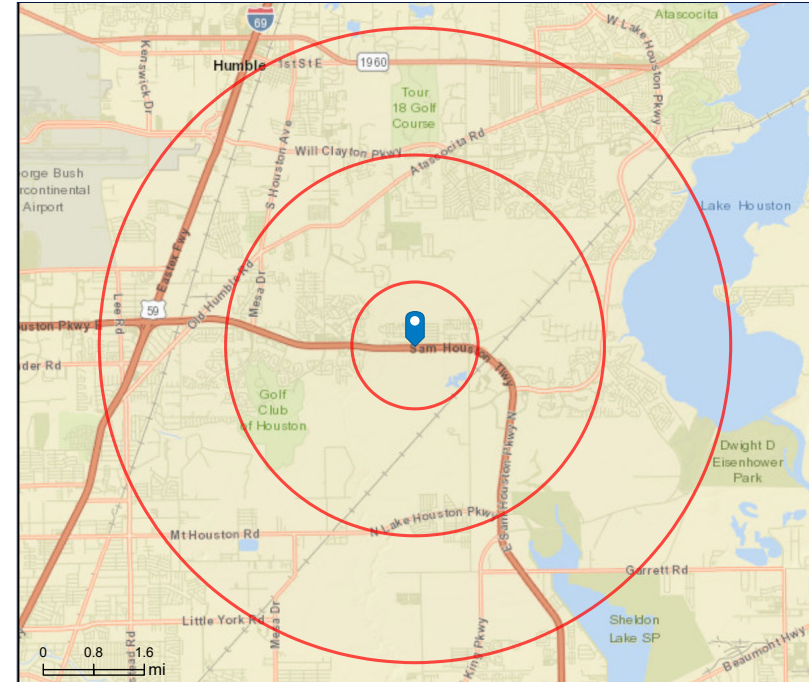
**Average HH Income**  
(3 mi Radius)

**\$106,631**

**Median Home Value**  
(3 mi Radius)

**\$209,433**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	809	15,926	51,331
2010 Total Population	3,658	40,050	99,438
2020 Total Population	6,233	61,156	147,603
2020 Group Quarters	0	2,747	3,429
2025 Total Population	7,181	69,174	164,374
2020-2025 Annual Rate	2.87%	2.49%	2.18%
2020 Total Daytime Population	4,740	51,104	126,771
Workers	1,629	19,693	48,708
Residents	3,111	31,411	78,063
<b>Household Summary</b>			
2000 Households	249	4,305	16,017
2000 Average Household Size	3.25	3.11	3.02
2010 Households	1,144	12,028	31,237
2010 Average Household Size	3.20	3.12	3.08
2020 Households	1,955	18,521	45,901
2020 Average Household Size	3.19	3.15	3.14
2025 Households	2,223	20,828	50,808
2025 Average Household Size	3.23	3.19	3.17
2020-2025 Annual Rate	2.60%	2.38%	2.05%
2010 Families	931	9,660	24,496
2010 Average Family Size	3.57	3.49	3.49
2020 Families	1,579	14,744	36,208
2020 Average Family Size	3.58	3.55	3.55
2025 Families	1,795	16,598	40,128
2025 Average Family Size	3.62	3.58	3.58
2020-2025 Annual Rate	2.60%	2.40%	2.08%
<b>Housing Unit Summary</b>			
2000 Housing Units	259	4,568	16,993
Owner Occupied Housing Units	79.5%	75.6%	61.8%
Renter Occupied Housing Units	16.6%	18.7%	32.5%
Vacant Housing Units	3.9%	5.8%	5.7%
2010 Housing Units	1,224	13,063	33,735
Owner Occupied Housing Units	74.0%	69.8%	64.1%
Renter Occupied Housing Units	19.4%	22.2%	28.5%
Vacant Housing Units	6.5%	7.9%	7.4%
2020 Housing Units	2,043	19,767	48,762
Owner Occupied Housing Units	77.0%	72.1%	67.0%
Renter Occupied Housing Units	18.7%	21.6%	27.1%
Vacant Housing Units	4.3%	6.3%	5.9%
2025 Housing Units	2,303	22,100	53,652
Owner Occupied Housing Units	76.9%	72.3%	67.4%
Renter Occupied Housing Units	19.6%	21.9%	27.3%
Vacant Housing Units	3.5%	5.8%	5.3%
<b>Median Household Income</b>			
2020	\$82,233	\$80,881	\$75,772
2025	\$92,017	\$87,369	\$81,044
<b>Median Home Value</b>			
2020	\$205,151	\$209,433	\$206,005
2025	\$265,662	\$252,963	\$248,860
<b>Per Capita Income</b>			
2020	\$34,719	\$32,156	\$31,052
2025	\$39,667	\$36,074	\$34,876
<b>Median Age</b>			
2010	30.4	29.7	30.0
2020	31.7	31.4	31.6
2025	30.7	31.1	31.6



	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	1,955	18,521	45,901
<\$15,000	5.4%	3.8%	6.9%
\$15,000 - \$24,999	2.8%	5.0%	6.0%
\$25,000 - \$34,999	5.2%	6.3%	7.5%
\$35,000 - \$49,999	10.7%	11.2%	11.1%
\$50,000 - \$74,999	20.7%	19.6%	17.9%
\$75,000 - \$99,999	14.5%	14.3%	13.4%
\$100,000 - \$149,999	18.7%	19.2%	18.0%
\$150,000 - \$199,999	12.6%	10.3%	9.8%
\$200,000+	9.4%	10.4%	9.4%
Average Household Income	\$106,521	\$106,631	\$99,954
<b>2020 Population 25+ by Educational Attainment</b>			
Total	3,697	36,440	88,391
Less than 9th Grade	2.1%	5.5%	6.7%
9th - 12th Grade, No Diploma	4.1%	6.9%	6.9%
High School Graduate	21.0%	20.3%	20.3%
GED/Alternative Credential	2.4%	5.1%	5.1%
Some College, No Degree	22.6%	22.8%	22.4%
Associate Degree	8.4%	8.0%	8.6%
Bachelor's Degree	24.9%	19.9%	19.5%
Graduate/Professional Degree	14.5%	11.6%	10.3%



## 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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