

FOR SALE

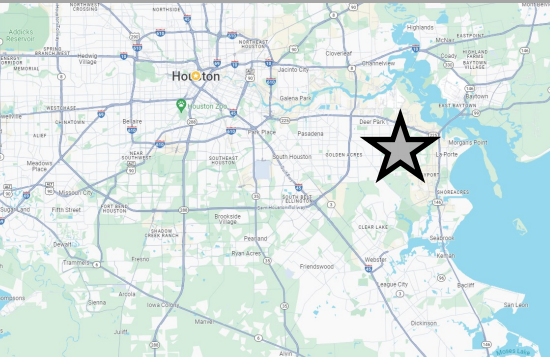
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME. EXPERTISE FOR YOUR PEACE OF MIND™

MULTI-FAMILY SITE | +/- 10.8 ACRES ON SPENCER HIGHWAY IN LA PORTE, TEXAS (SOUTHEAST HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 10.8 Acres (per Survey)
- Zoned R-3 High Density Residential
- Great Multifamily Tract
- 490' Frontage on Spencer Highway
- Close to Walmart, HEB and many retailers and restaurants
- Close to San Jacinto College and Pasadena Convention Center
- Great Rectangular Dimensions for development
- Close to Hwy 146, Hwy 225 and Bay Area Blvd
- Close to Sylvan Beach Park

Price: Call Broker



SUBJECT PROPERTY

JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME. EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL Real Estate



REALTOR

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

COLE@JOELGHILL.COM

(713) 540-5457

JOEL HILL

BROKER

JOEL@JOELGHILL.COM

(832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

FOR SALE

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

MULTI-FAMILY SITE | +/- 10.8 ACRES ON SPENCER HIGHWAY IN LA PORTE, TEXAS (SOUTHEAST HOUSTON MSA)

PROPERTY HIGHLIGHTS

Very Well Located Multi-Family Site Location

The 10.8 Acres on Spencer Highway is a very well located multi-family zoned site offering one of the best locations in the Southeast Market, strategically located on Spencer Highway near Highway 225 and Highway 146 (near The Five Points Town Plaza of La Porte) within minutes distance to The Pasadena Convention Center, La Porte City Hall, Houston Yacht Club, La Porte High School, Bay Forest Golf Course & Sylvan Beach Park.

La Porte, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

This site offers is an excellent opportunity for developers desiring one of the best locations in all Southeast Houston MSA for workforce housing.



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

COMMERCIAL
Real Estate



REALTOR®

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

COLE@JOELGHILL.COM

(713) 540-5457

JOEL HILL

BROKER

JOEL@JOELGHILL.COM

(832) 444-3566

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

POINTS OF INTEREST



146
TEXAS

SUBJECT PROPERTY

Galveston Bay

Five Points
Town Plaza

Sylvan
Beach Park



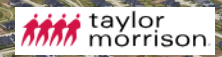
La Porte
City Hall



Bay Forest Golf
Course



BEAZER
HOMES
Morgan's Landing
Master Planned
Community



Sens Road/Bay Area Boulevard

Fairmont Parkway

La Porte
Municipal Airport

Main Street/Spencer Highway

SOUTHEAST





POINTS OF INTEREST & LOCAL RETAILERS



WHATABURGER
Capital One Bank
GameStop
TACO BELL
MURPHY USA
Walmart
Save money. Live better.

Kroger
WELLS FARGO
Pizza Hut
KFC
cricket
FIRST TEXAS BANK
FAST SIGNS
More than fast. More than signs.

Walgreens
BURGER LIBRE
GRINGO'S
EST. 1983
TEX-MEX

225 TEXAS

SUBJECT PROPERTY

146 TEXAS



Five Points Town Plaza

SAN JACINTO COLLEGE

KJ Jovanian Homes

Pecan Park Sports Complex

Fairmont Parkway

Morgan's Landing Master Planned Community

Sylvan Beach Park

Pasadena CONVENTION CENTER

Genoa Red Bluff/East Boulevard

Red Bluff Road

Sens Road/Bay Area Boulevard



NORTH





MULTI-FAMILY SITE | +/- 10.8 ACRES ON SPENCER HIGHWAY IN LA PORTE, TEXAS (SOUTHEAST HOUSTON MSA)



FULL PROPERTY PROFILE

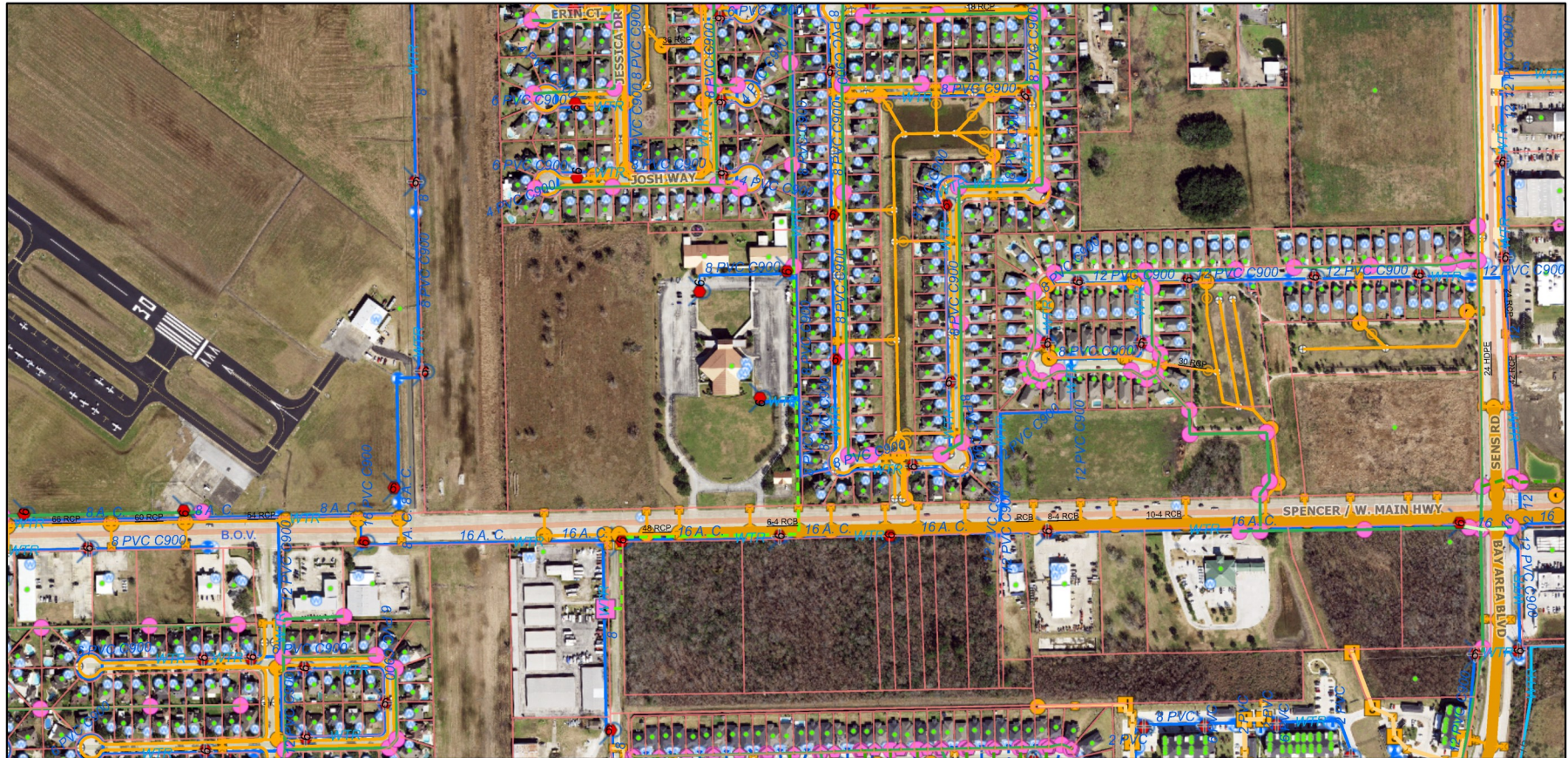
LOCATION	Spencer Highway near Highway 146 and Highway 225
ZONING	R-3 High Density Residential
DIMENSIONS	Rectangular
FRONTAGE	+/- 494' on Spencer Highway
INGRESS/EGRESS	Spencer Highway
FLOODPLAIN	Partially in the 500 year floodplain per FEMA floodplain map attached

ECONOMICS & AMENITIES

LOT SIZE	+/- 10.8 Acres (per Survey)
UTILITIES	See attached Utility Map
DETENTION	Will be needed
CITY	La Porte, Texas
PROPOSED USE	Multi-Family Development



City of La Porte Utility Map



2/4/2025, 10:55:19 AM

Address Point

- Active
- HCAD_Parcels
- Fire Hydrant Gate Valves
- Fire Hydrants
- Utility_Sanitary Sewer Line
- SS Force Main

- SS Lateral
- SS Main
- Unknown
- Utility_Sanitary Sewer Pt
- SS CLEAN OUT
- SS MANHOLE

- SS LIFT STATION
- Unknown
- Utility_Storm Sewer Line
- PIPE CULVERT
- OD CULVERT
- BOX CULVERT

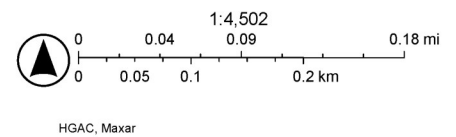
- OD FLOW LINE
- Unknown
- Utility_Storm Sewer Pt
- ELEVATION PT
- OUTFALL
- MANHOLE INLET

- JUNCTION BOX
- INLET
- STORM MANHOLE
- Utility_Water Line
- SERVICE LEAD
- FH LATERAL

- LAPWA LINE
- WATER MAIN
- Utility Water Pt
- Bend
- Blow Off Valve

- Fire Hydrant
- Fire Hydrant Gate Valve
- Gate Valve
- Service Meter
- Tee

- Unknown
- Centerlines
- ACCESS
- LOCAL
- MAJOR
- UNIMPROVED



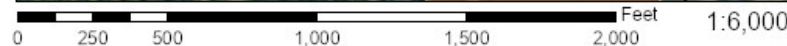


FEMA FLOODPLAIN MAP

National Flood Hazard Layer FIRMette



95°34'1"W 29°40'14"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 3:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



AREA DEMOGRAPHICS

LA PORTE, TEXAS 77571

POPULATION 39,119

AVERAGE HOUSEHOLD INCOME \$84,725

TOTAL HOUSING UNITS 15,501

TOP 5 EMPLOYMENT COUNT BY INDUSTRY

MANUFACTURING 2,914

CONSTRUCTION 2,496

RETAIL TRADE 1,841

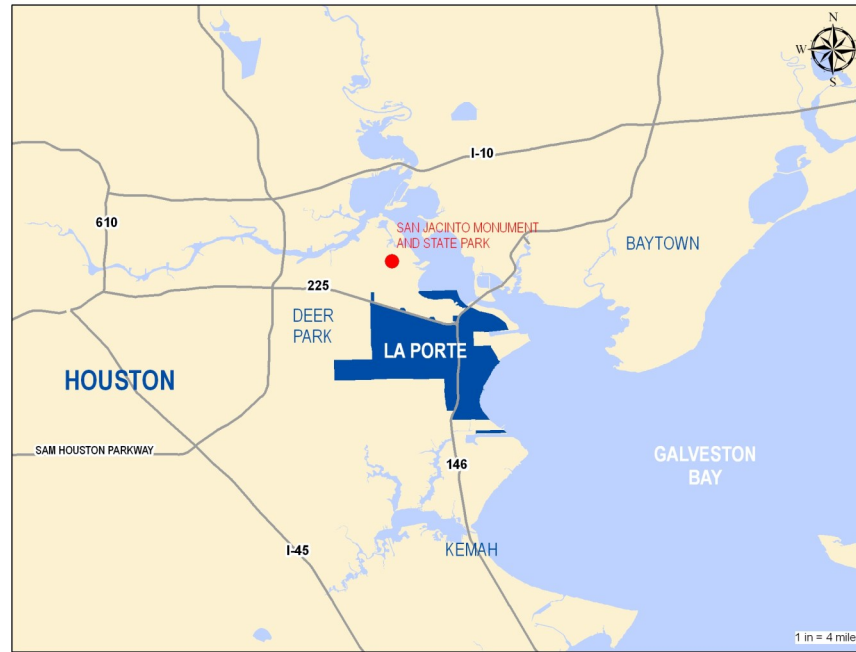
HEALTH CARE AND SOCIAL ASSISTANCE 1,803

EDUCATION 1,764

Source: Realtor Property Resource



LA PORTE, TEXAS



LA PORTE - IT'S MORE THAN A BUSINESS VENTURE - IT'S HOME.

Home to the most loyal of consumers, you won't find a community more committed to buying and shopping local. La Porte offers warm hospitality and small-town charm with serious business potential. The City of La Porte offers a fantastic location, a relaxed, enjoyable quality of life, competitive incentives and a strong affiliation with its sister cities in the Houston Bay Area. Our two industrial districts provide a strong employment base of residents who love their hometown and go out of their way to support it. Our friendly neighbors, cool summer breezes, and proximity to the natural beauty of the bay make La Porte a superb choice for businesses considering a new location or an expansion in the Houston Bay Area.

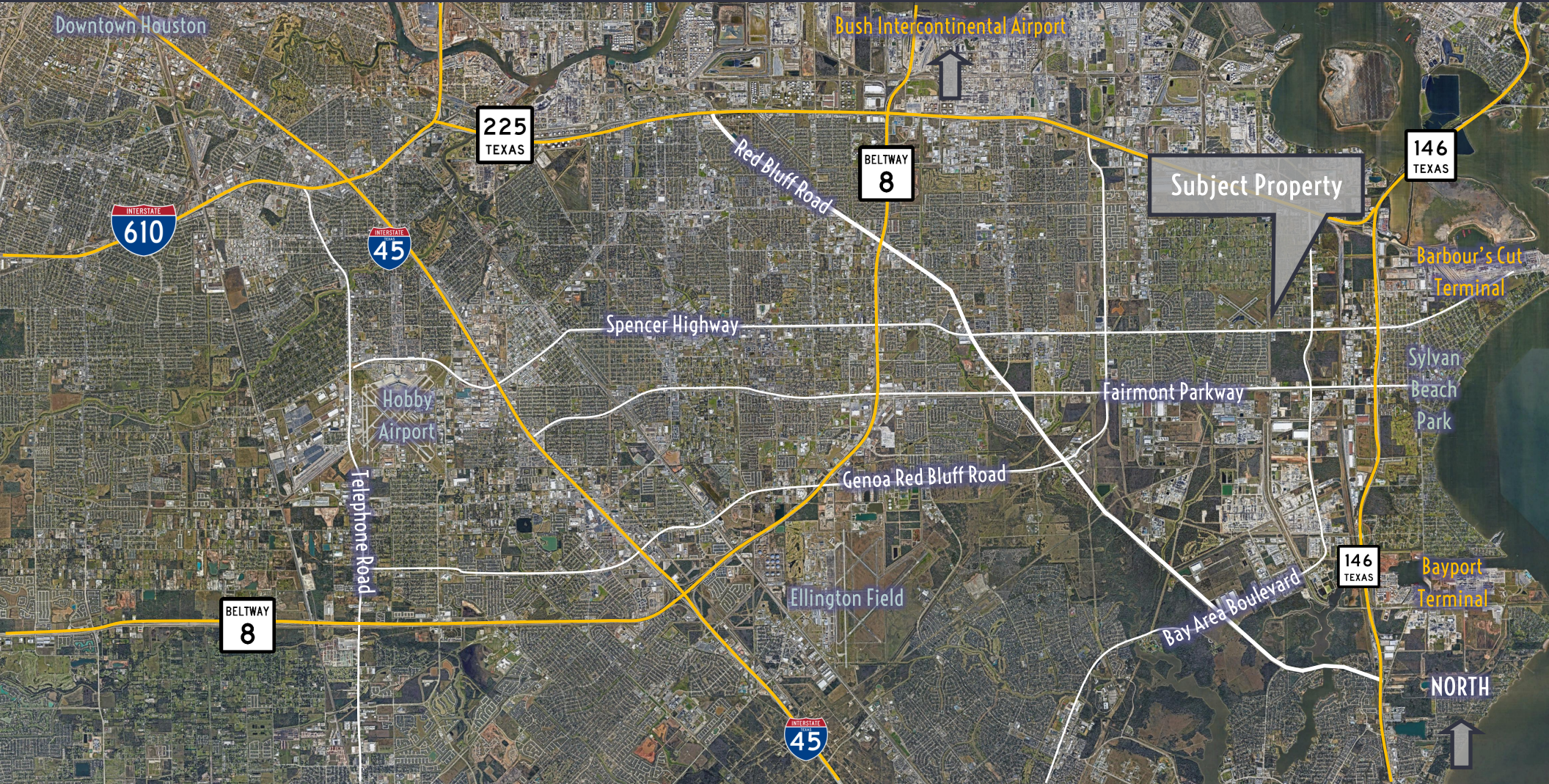
GATEWAY TO INDEPENDENCE & TEXAS-SIZED OPPORTUNITIES | A few quick and convincing reasons you should consider La Porte for your next business venture:

- Texas-sized opportunities for retail and restaurants
- Billions of dollars in new commercial trade area investment
- A population of 380,000 in our trade area with an average household income of \$72,000
- Commercial greenfield and redevelopment sites available
- Estimated trade area daytime employment of 154,000

Source: The La Porte EDC website



MULTI-FAMILY SITE | +/- 10.8 ACRES ON SPENCER HIGHWAY IN LA PORTE, TEXAS (SOUTHEAST HOUSTON MSA)



Employee-friendly commuting and easily accessible to Beltway 8, Highway 146 & Highway 225

Approximately 25-35-minutes to the Houston CBD

20-minute commute to Hobby Airport and 30-minutes to George Bush Intercontinental Airport

Great Location close to Sylvan Beach Park, La Porte High School, Five Points Town Plaza, Bay Forest Golf Course, La Porte City Hall and more



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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.

Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
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

IABS 1-0