

FOR SALE

JOEL G HILL COMMERCIAL



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

+/- 1.85 ACRES ON CENTER STREET IN DEER PARK, TEXAS (SOUTHEAST HOUSTON MSA)

MAP LOCATION



PROPERTY HIGHLIGHTS

- +/- 1.85 Acres (per survey)
- Corner Lot
- Frontage on Center Street & Temperance Lane
- General Commercial Zoning
- Utilities close or to the site
- Detention needed
- Owner will BTS
- Deer Park, TX Demographics
- Great Rectangular Dimensions for Development

Price: Call Broker



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550 Post Oak Boulevard, Suite, 570
Houston, Texas 77027

www.joelghill.com

Property
Website:



PRESENTED BY

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.

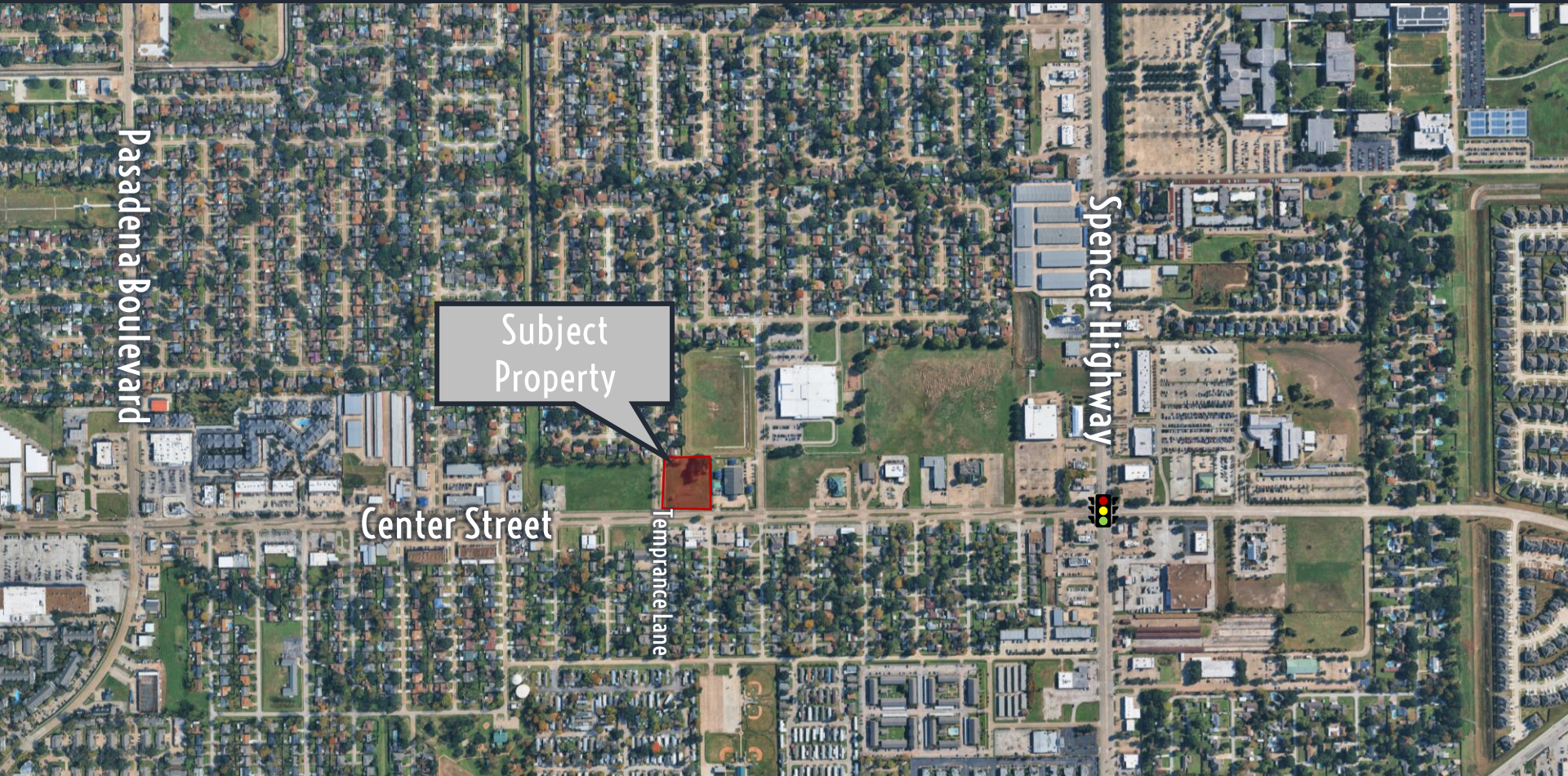
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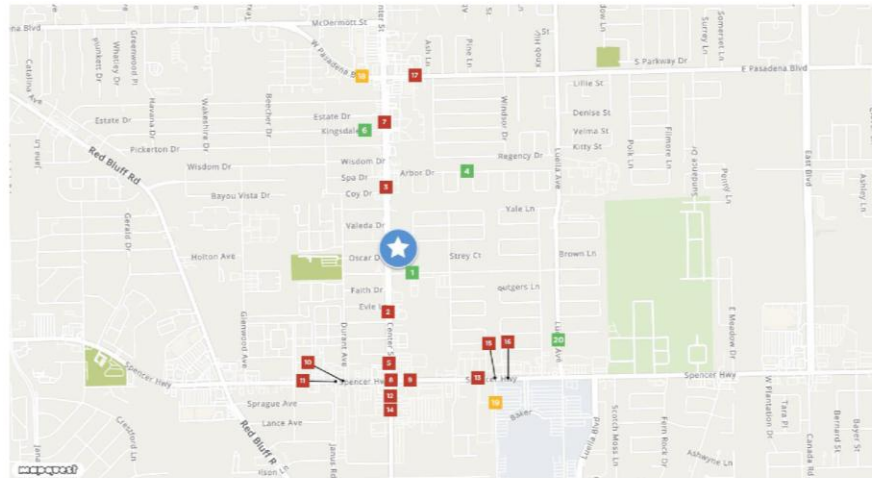
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TRAFFIC COUNTS



E Lambuth Ln 1	Center St 2	Center St 3	Arbor Dr 4	Center St 5
Center St	Elbridge Ln	Coy Dr	Fleet Ln	Aljean Ln
Year: 2011 2,440	Year: 2009 23,822	Year: 1997 20,000	Year: 2011 750	Year: 2011 22,780
Year: 2006 3,120	Year: 2008 23,822		Year: 2001 1,000	Year: 2006 25,660
Year: 2001 3,000			Year: 1996 1,390	Year: 2001 24,180
Kingsdale Dr 6	Center St 7	Spencer Highway 8	Spencer Highway 9	Spencer Highway 10
Center St	Estate Dr	Spencer Highway	Center St	Spencer Highway
Year: 2011 770	Year: 2009 14,350	Year: 2024 26,883	Year: 2022 22,521	Year: 2024 31,000
Year: 2006 1,710	Year: 1998 22,770		Year: 2001 29,440	Year: 2006 32,260
Year: 2001 630			Year: 1997 17,000	
Spencer Highway 11	Center Street 12	Spencer Highway 13	Center St 14	Spencer Highway 15
Spencer Hwy	Spencer Hwy	Spencer Hwy	Spencer Hwy	Spencer Highway
Year: 2024 31,000	Year: 2019 15,101	Year: 2024 26,883	Year: 2014 16,117	Year: 2024 26,883
Year: 1992 24,823			Year: 2011 14,760	
Year: 1991 23,482			Year: 2010 14,668	
Spencer Highway 16	E Pasadena Blvd 17	W Pasadena Blvd 18	Cunningham Dr 19	Luella Avenue 20
Spencer Highway	Ash Ln	Parktown Dr	Spencer Hwy	E Princeton Ln
Year: 2024 26,883	Year: 2011 13,510	Year: 2011 7,530	Year: 2011 5,500	Year: 2022 4,813
Year: 1991 15,963	Year: 2009 12,936	Year: 2009 13,431	Year: 2006 5,530	Year: 2021 4,864
	Year: 2006 2,130	Year: 2006 14,150	Year: 2001 5,100	Year: 2020 4,658

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SITE LAYOUT



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LOCAL AREA & POINTS OF INTEREST





DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from CENTER ST, DEER PARK, TX 77536

CITY, STATE

DEER PARK, TX

POPULATION

115,912

AVG. HH SIZE

2.98

MEDIAN HH INCOME

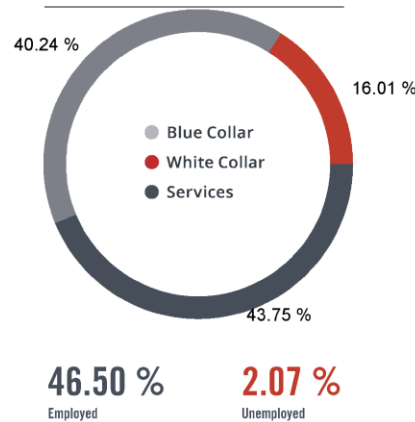
\$67,564

HOME OWNERSHIP

Renters: **10,941**

Owners: **28,610**

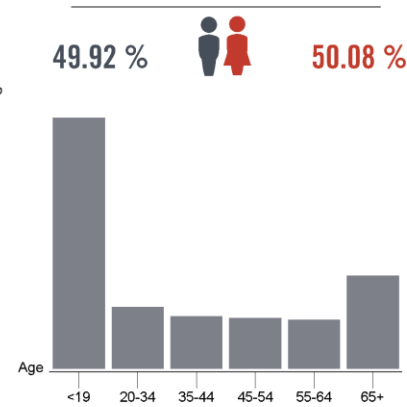
EMPLOYMENT



EDUCATION

High School Grad: **31.02 %**
Some College: **29.58 %**
Associates: **6.18 %**
Bachelors: **19.08 %**

GENDER & AGE

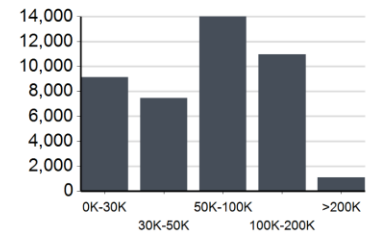


RACE & ETHNICITY

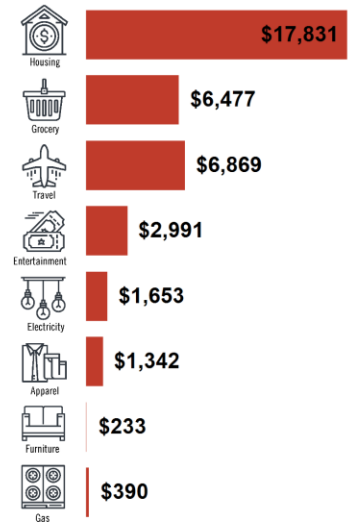
White: **60.02 %**
Asian: **0.82 %**
Native American: **0.20 %**
Pacific Islanders: **0.03 %**
African-American: **1.53 %**
Hispanic: **27.48 %**
Two or More Races: **9.91 %**

MOODY'S

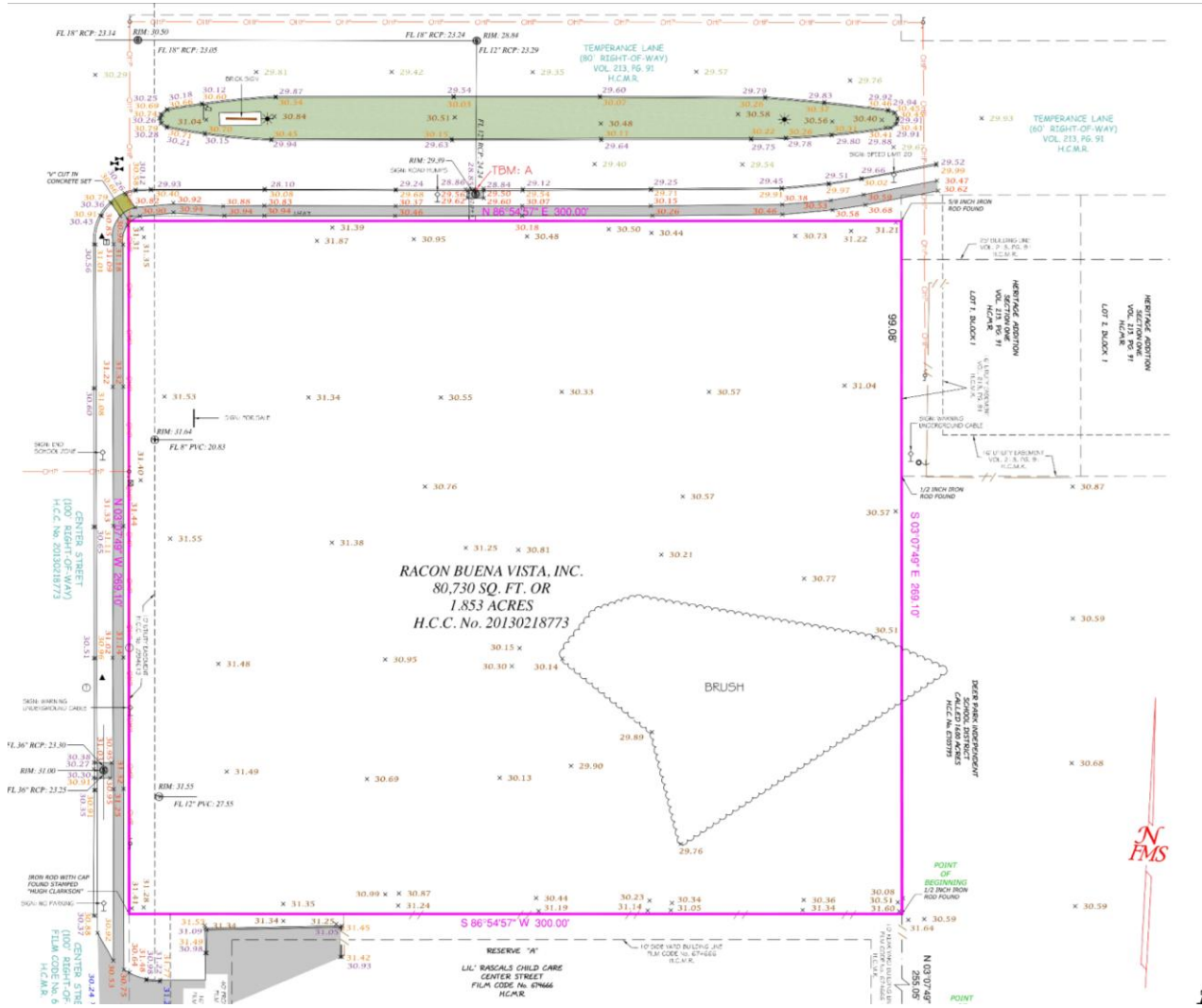
INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

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