

17350 I-45 North

Houston, TX 77090



IMPERIAL
RIDGE



SITE



247,232 VPD



±4.51 AC For Sale in North Houston

Travis Smith
Senior Vice President
+1 713 212 6517
travis.smith@jll.com



The Offering

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase ±4.51 Acres in North Houston. This site has frontage on Interstate 45, which is well-connected to other major highways, including the Hardy Toll Road and the Grand Parkway, providing convenient access to other parts of the city and beyond.





bel
FURNITURE

enterprise

Public
Storage

HONDA

EXIT RAMP

247,232 VPD

INTERSTATE
45

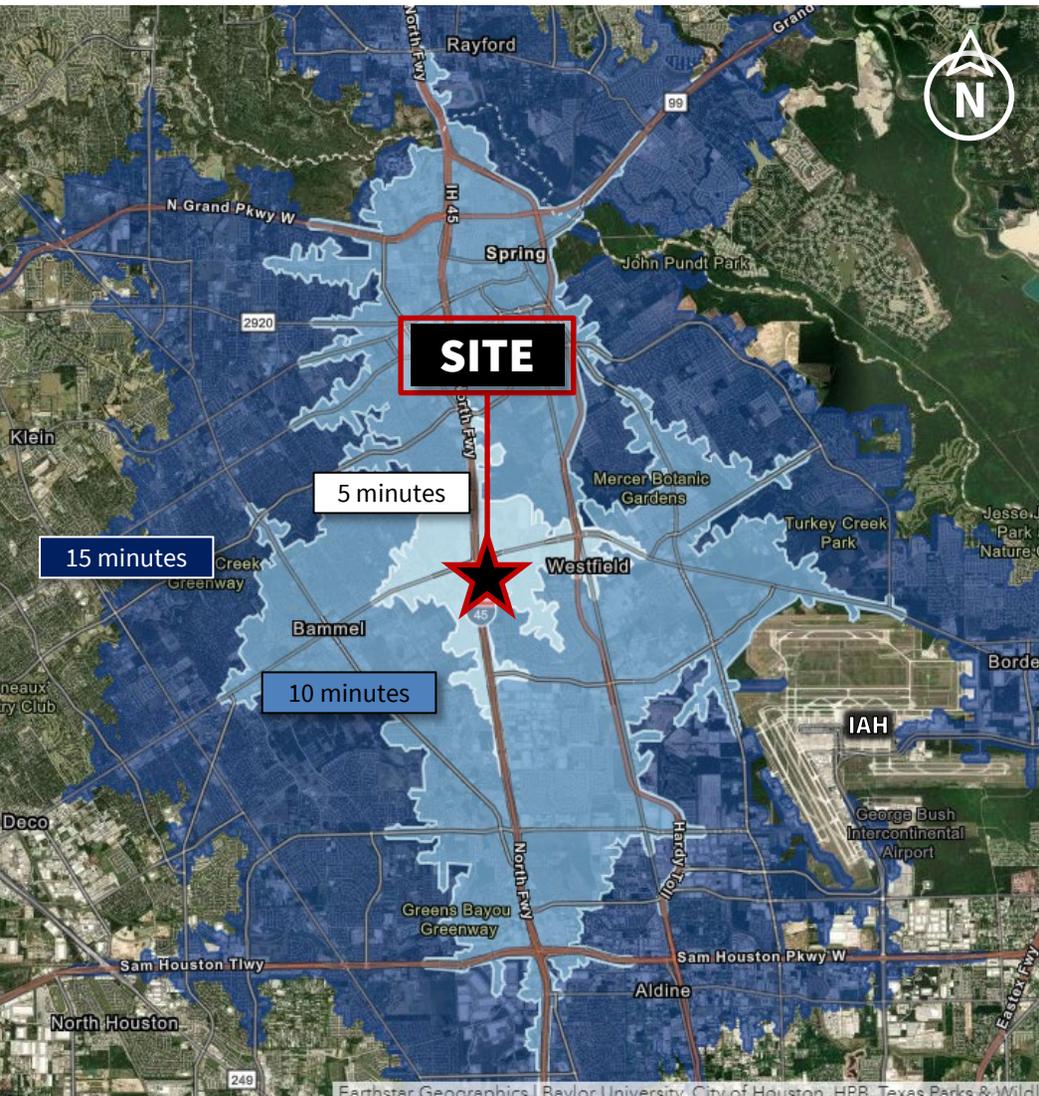


THE WOODLANDS

247,232 VPD



Commute & Demographics



Property Information

Location
17350 I-45 North | Houston, TX 77090

Size
±4.51 AC

- Property Information**
- ±350 ft frontage on I45 just south of FM 1960
 - Utilities onsite.
 - Over 247,000 cars per day
 - Ideal for dealership, showroom or any other commercial use requiring freeway exposure and access

Price
Contact broker for pricing

Taxes

Spring ISD	\$1.38
Harris Count	\$0.39
Port of Houston Authority	\$0.01
Harris Co Flood Cntrl	\$0.03
Harris Co Hosp	\$0.17
Harris Co Educ	\$0.01
Lone Star College Sys	\$0.10
HC Mud	\$0.63
HC Emerg Serv Dist 28, 11	\$0.03
Total Taxes	\$2.75

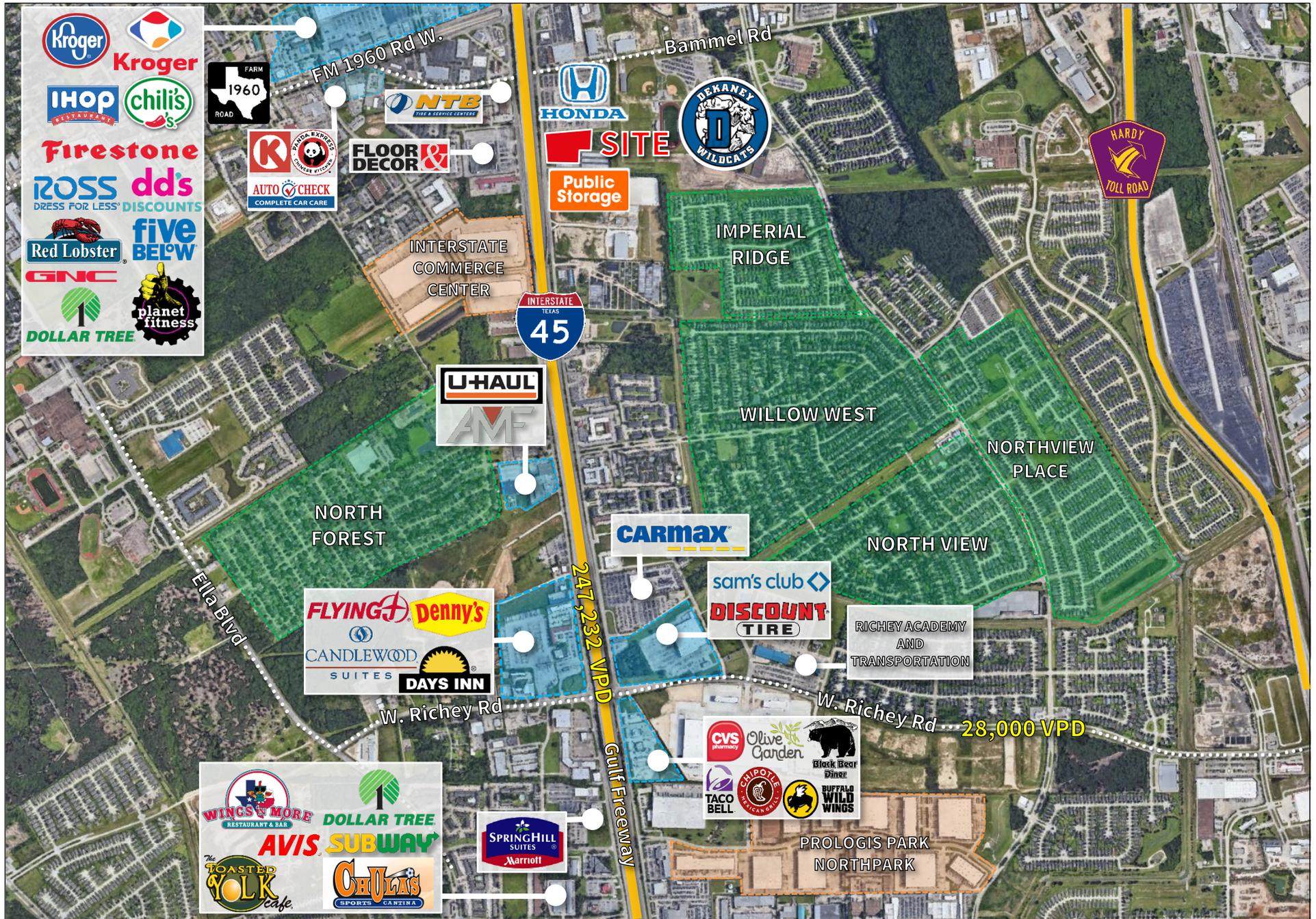
Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	15,989	112,605	289,975
2022 Median Age	29.1	31.6	32.3
2022 Average Household Income	\$61,007	\$79,836	\$88,039
Average Home Value	\$199,432	\$241,389	\$253,198

Source: Esri forecasts for 2022 and 2027

Drive Times	Minutes
George Bush Intercontinental Airport (IAH)	10
Willowbrook Mall	15
Downtown Houston	20
The Woodlands Medical Center	25

Property Aerial





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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Senior Vice President

+1 713 212 6517

travis.smith@jll.com



4200 Westheimer Rd | Houston, TX 77027 | +1 713 888 4048

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