

# LAND FOR SALE **+0.94 AC**

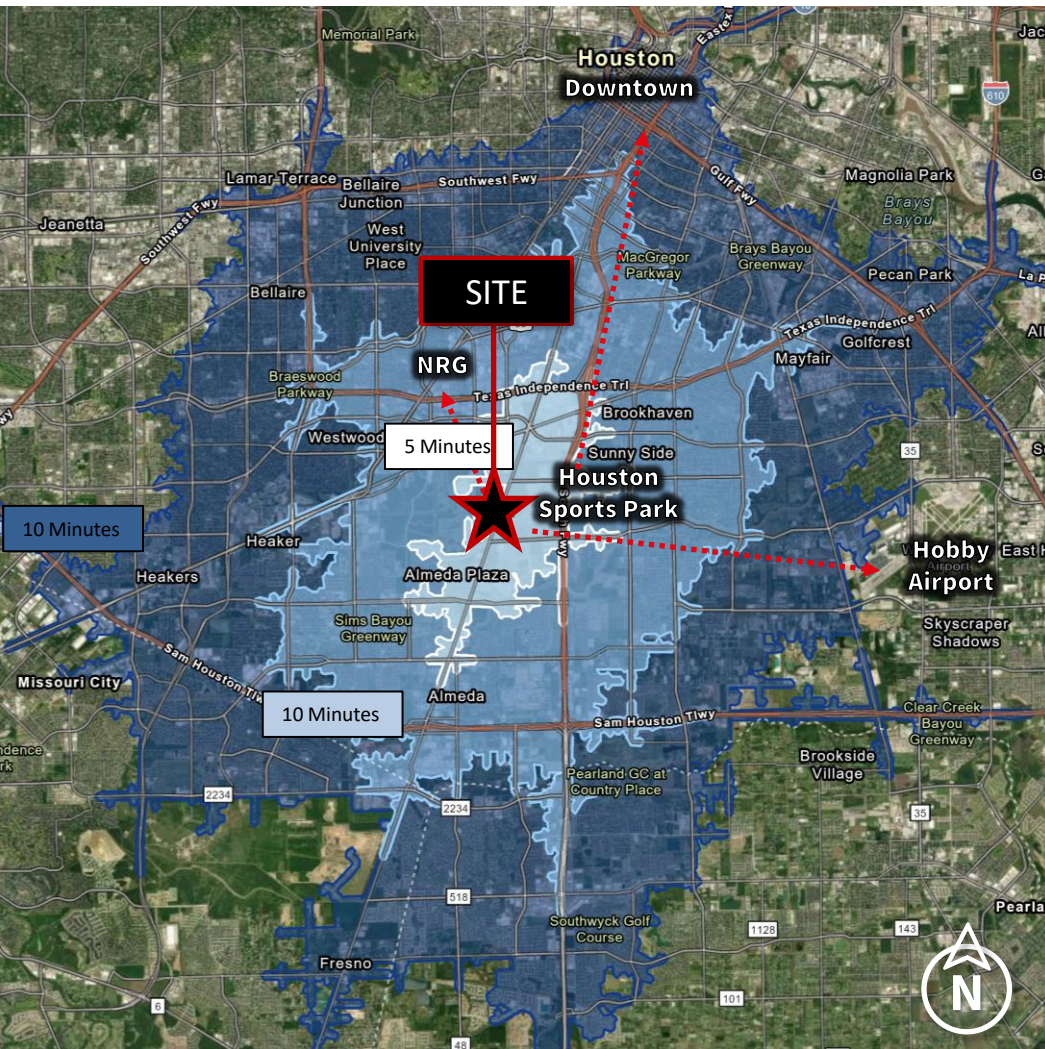
11620 ALMEDA ROAD | HOUSTON, TX 77045



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# COMMUTE & DEMOGRAPHICS



## Drive Times Minutes

|                       |    |
|-----------------------|----|
| Houston Sports Park   | 5  |
| NRG Park              | 10 |
| Downtown Houston      | 15 |
| William Hobby Airport | 20 |



## Property Information

### Property

This ±0.94 AC property is located on the busy FM 521 Corridor with an ideal location due to the proximity to Loop 610 East and West.

### Highest & Best Use

Industrial (Scrap Metal Facility or Impound Lot)

### Utilities

Onsite Sewer Facility, Public Water, Electricity

### Restrictions

Unrestricted; Presently being used as a scrap metal

### Price

\$1,200,000.00



## Commute

### Traffic Counts Vehicles Per Day

|                                      |        |
|--------------------------------------|--------|
| Memorial Dr, west of N Eldridge Pkwy | 20,180 |
| Memorial Dr, east of N Eldridge Pkwy | 24,670 |
| SH 288, north of Airport Blvd        | 32,600 |
| SH 288, south of Airport Blvd        | 46,624 |



## Demographics

| Population Summary                                | 1-Mile    | 3-Mile    | 5-Mile    |
|---|-----------|-----------|-----------|
| 2022 Population                                   | 13,929    | 103,079   | 269,396   |
| 2022 Median Age                                   | 40.4      | 38.1      | 36.2      |
| 2022 Average Household Income                     | \$133,900 | \$117,088 | \$104,355 |
| Average Home Value                                | \$434,762 | \$471,444 | \$438,480 |
| Educational Attainment – College Degree or Higher | 26.3%     | 22.8%     | 18.1%     |

Source: Esri forecasts for 2022 and 2027



## 3



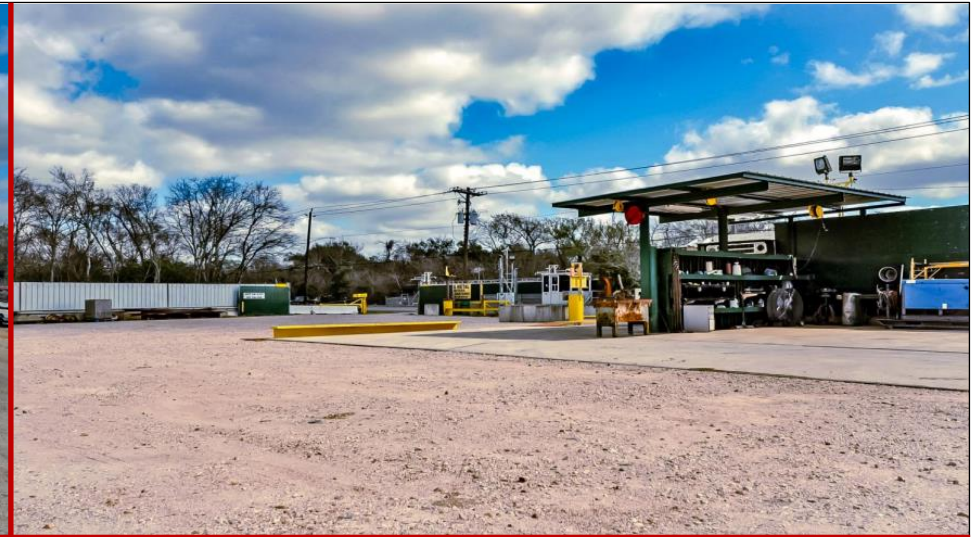


# PROPERTY IMAGES

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*±257' Frontage along FM 521*

*Reinforced Concrete Slab and Covered Station*



*Entrance*

*Facility Secured by Metal Fencing with Razor Wire Mounted on Concrete*



# PROPERTY IMAGES

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*Monitoring Station – Front of the Building*



*Entrance View*



*Monitoring Station*



*Concrete Barriers with metal Fencing and metal grates for onsite water management*





*Inside Monitoring Station*



*Inside Monitoring Station*

## Property Information

The property has a slight slope from west to east topography. The East side of the property faces Almeda Road (FM 521) has approximately a total of 40,000 sq. ft. of land. The property has, one Portable Building, Commercial Weighing Scales, Metal Perimeter Fence mounted on Concrete Road Dividers as Boundary of property. Sufficient Turn radius for Large Trucks and Heavy Duty Trailers. It is specifically equipped with:

- Facility possesses all hardware and software (Scrap Dragon) in compliance with local and state laws for scrap metal dealers.
- Facility is currently a Licensed Scrap Metal entity by the COH and state of Texas.
- Main electrical Service is 300 Amp Three Phase.
- Truck Scale is 10' x 70' with 110,000 lb capacity.
- Two Non Ferrous Scales with 5,000 and 10,000 lb capacity.
- One High Pressure Liquid Oxygen Tank with a capacity of 370

## Dimensions

- +/- 257 feet on east property line (frontage)
- +/- 209 feet on north property line
- +/- 245 feet on west property line
- +/- 117 feet on south property line

## Shape

Somewhat of a Trapezium



# 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.*

11-2-2015



## 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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date