



# For sale

SWC West Road & N Eldridge  
13411 West Road, Houston, TX 77041

**Alex Kelly**

Vice President

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 SEE A BRIGHTER WAY

±1.685 AC Available

# Project Overview

## Project Highlights:



### Location:

- Hard corner at SWC West Road & N Eldridge Parkway, just west of 290



### Available:

- ±1.685 AC for sale



### Highest & Best Use:

- Retail, gas and convenience store, office, medical and self-storage



### Access & Visibility:

- Easily accessible from both West Road and N Eldridge Parkway
- The site features 396' of frontage along West Road and 343' of frontage along N Eldridge Parkway



### Utilities:

- Utilities to site through the city of Houston



### Zoning:

- Located in the city of Houston, which does not have zoning restrictions



### Rate:

- Call broker for pricing



### Traffic Counts:

- West Road at Site - 19,828 VPD
- N Eldridge Parkway at Site - 20,094 VPD
- US 290, North of Eldridge Parkway - 168,001 VPD



## Demographics

Demographics — 2024	1 mile	3 miles	5 miles
Total Population	8,207	116,131	282,682
Median Age	36.0	37.1	36.8
Household Income Average	\$72,337	\$81,263	\$81,394
Median Home Value	\$232,287	\$272,781	\$272,853

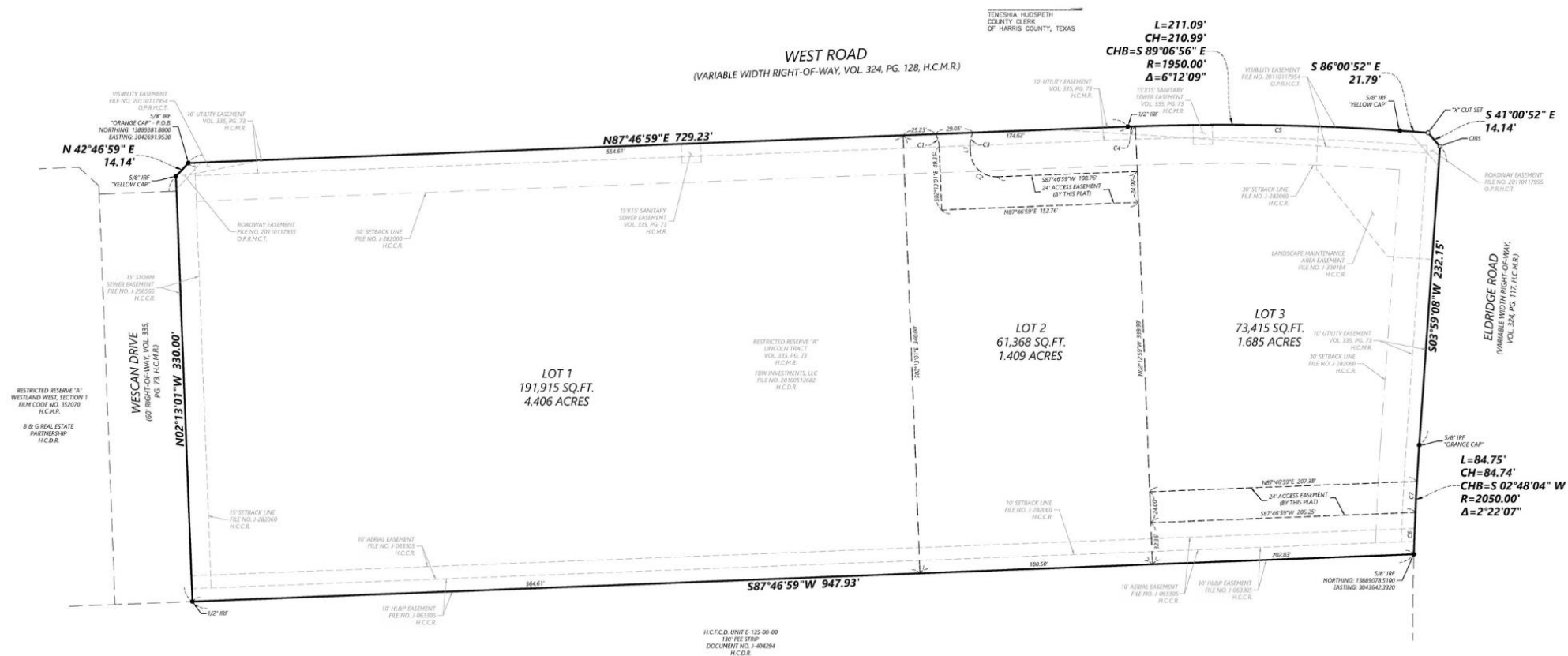


The map displays the Jersey Village area in Houston, Texas, with a proposed 'SITE' indicated by a red star. The site is located near the intersection of I-290 and I-610. Surrounding the site are numerous commercial establishments, including retail stores, restaurants, and service centers. Key roads shown include I-290, I-610, the Sam Houston Tollway, and local streets like West Rd, Copper Grove Blvd, and W Little York Rd. The map is overlaid with a grid of callout boxes, each containing the logo of a specific business. These businesses include major retailers like Target, Walmart, and Home Depot, as well as local businesses like Joann, Dollar Tree, and Petco. The map data is attributed to Google, DigitalGlobe, and the U.S. Geological Survey.

Map data ©2019 Imagery ©2019 DigitalGlobe, Houston-Galveston Area Council, Lancaster-Cornelius, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



# Survey



# Information About Brokerage Services

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## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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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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