

For Sale  
or Lease



 **NewQuest**

**±4.7 ACRES - 4909 FULTON STREET**

NEQ of I-45 North and Cavalcade Street  
4.7 Acres Available For Sale or Lease

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**Rick Ragan**  
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# Project Highlights

## ±4.7 Acres Available For Sale or Lease in Houston, Texas

- Located in Opportunity Zone
- Property can be subdivided (See different options attached)
- ±4.7 acres with 59,000 SF of warehouse space available for lease or purchase
- Ideal for Industrial user

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**Approximate Size:** ±4.74 Acres with 57,614 SF building

**Price:** Please contact broker for pricing.

**Utilities:** To the site

**School District:** Houston ISD

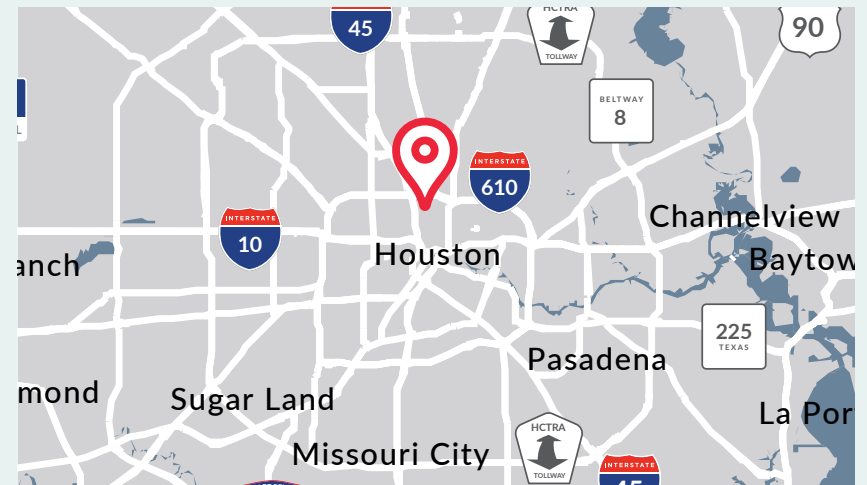
**Frontage:**  
±933 ft on Fulton Street  
±798 ft on Sharman Street  
±182 ft on Wynne Street

**Traffic Counts:**  
216,108 VPD on I-45 N  
13,976 VPD on Cavalcade Street  
2,636 VPD on Fulton Street

TxDOT Traffic Counts as of 2024

**Engineering/Detention:** Done but needs to be redone with new development

**Restrictions:** No restrictions



**19% POPULATION GROWTH**  
within 1 mile from 2020 to 2025



**\$146K AVERAGE HOUSEHOLD INCOME**  
within 3 miles



**449,981 POPULATION**  
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



TxDOT Traffic Counts as of 2024

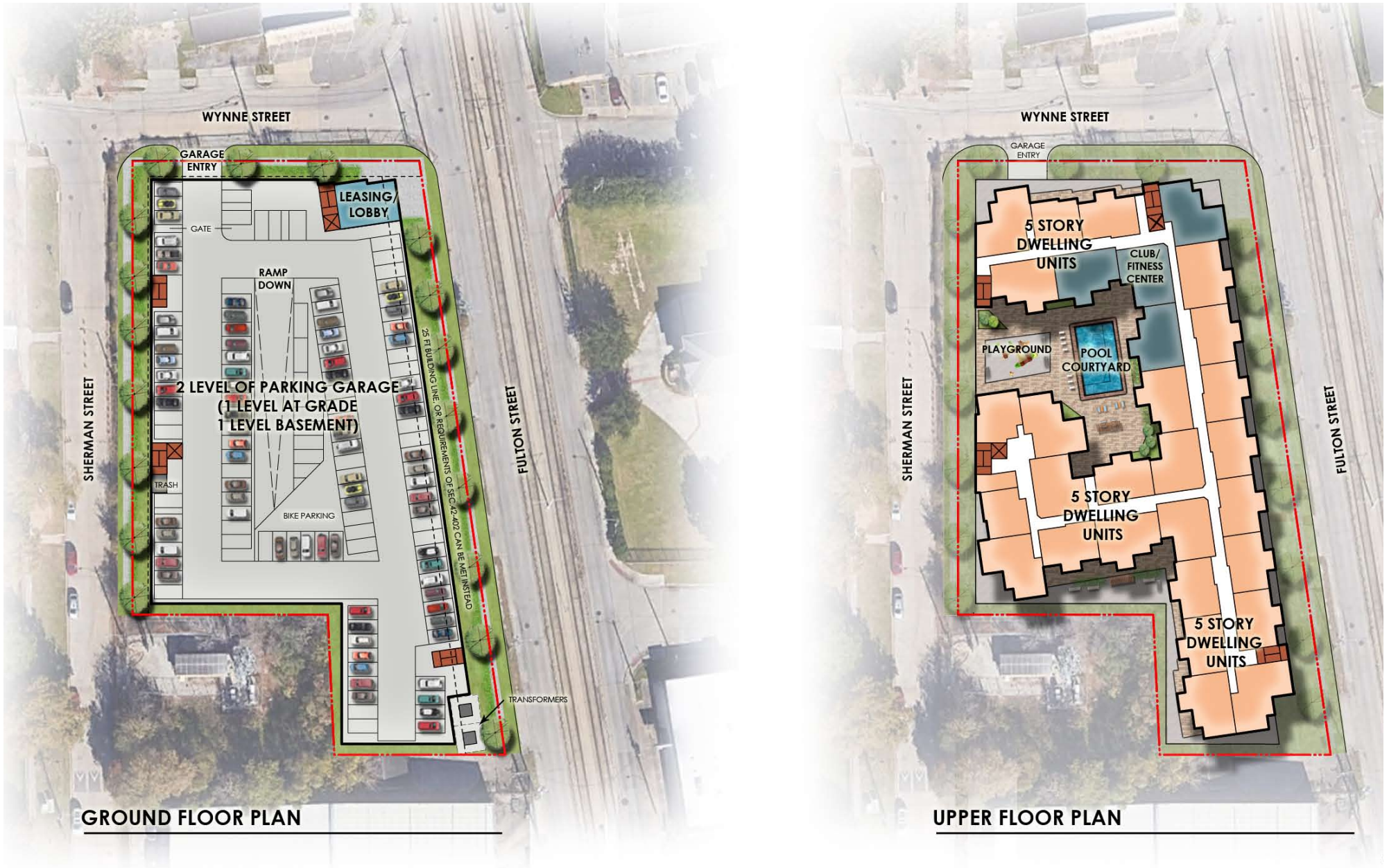
10.25 | 08.25







# Option 3 Site Plan: North Portion







# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	8,390	69,775	191,386
Current Population	23,421	172,511	449,981
2020 Census Average Persons per Household	2.79	2.47	2.35
2020 Census Population	19,673	155,354	393,945
Population Growth 2020 to 2025	19.05%	11.04%	14.22%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	29.59%	36.24%	39.13%
2 Person Households	31.11%	29.24%	28.81%
3+ Person Households	39.30%	34.51%	32.06%
Owner-Occupied Housing Units	54.61%	46.78%	46.06%
Renter-Occupied Housing Units	45.39%	53.22%	53.94%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	39.69%	40.05%	41.96%
Black or African American	6.91%	19.38%	18.56%
Asian or Pacific Islander	2.11%	4.00%	5.24%
Other Races	49.70%	35.52%	33.25%
Hispanic	66.91%	47.15%	44.81%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$132,786	\$146,110	\$141,564
Median Household Income	\$79,332	\$100,226	\$100,721
Per Capita Income	\$52,629	\$59,175	\$60,467
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	23.90%	21.25%	19.40%
Estimated Bachelor's Degree	20.40%	22.81%	25.06%
Estimated Graduate Degree	13.99%	18.23%	20.13%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	36.2	34.6	34.6

# 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. **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:
  - 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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