

# **FOR SALE**

**\$12.50 PSF**

**+/- 3.43 ACRES OF LAND NEAR FM 1960  
0 HIGHLAND CROSS DRIVE, HOUSTON, TX 77073**



**TYLER TORRES**

Principal

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**PAIGE COOPER**

Associate

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**RAUL TORRES**

Associate

Raul@TexasCRES.com

(346) 328-5847



# PROPERTY HIGHLIGHTS



## Location

0 Highland Cross Dr.  
Houston, TX 77073



## Asking Price

\$12.50 PSF



## Size

± 3.43 AC

## Contact Us

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- +/- 3.43 acres of partially cleared land available for sale - Ideal for town home, multi-family use
- 

- Located on the southeast corner of Highland Cross Drive and Gatewick Lane, with over 530 feet of frontage on Highland Cross and over 250 feet of frontage on Gatewick Lane.
- 

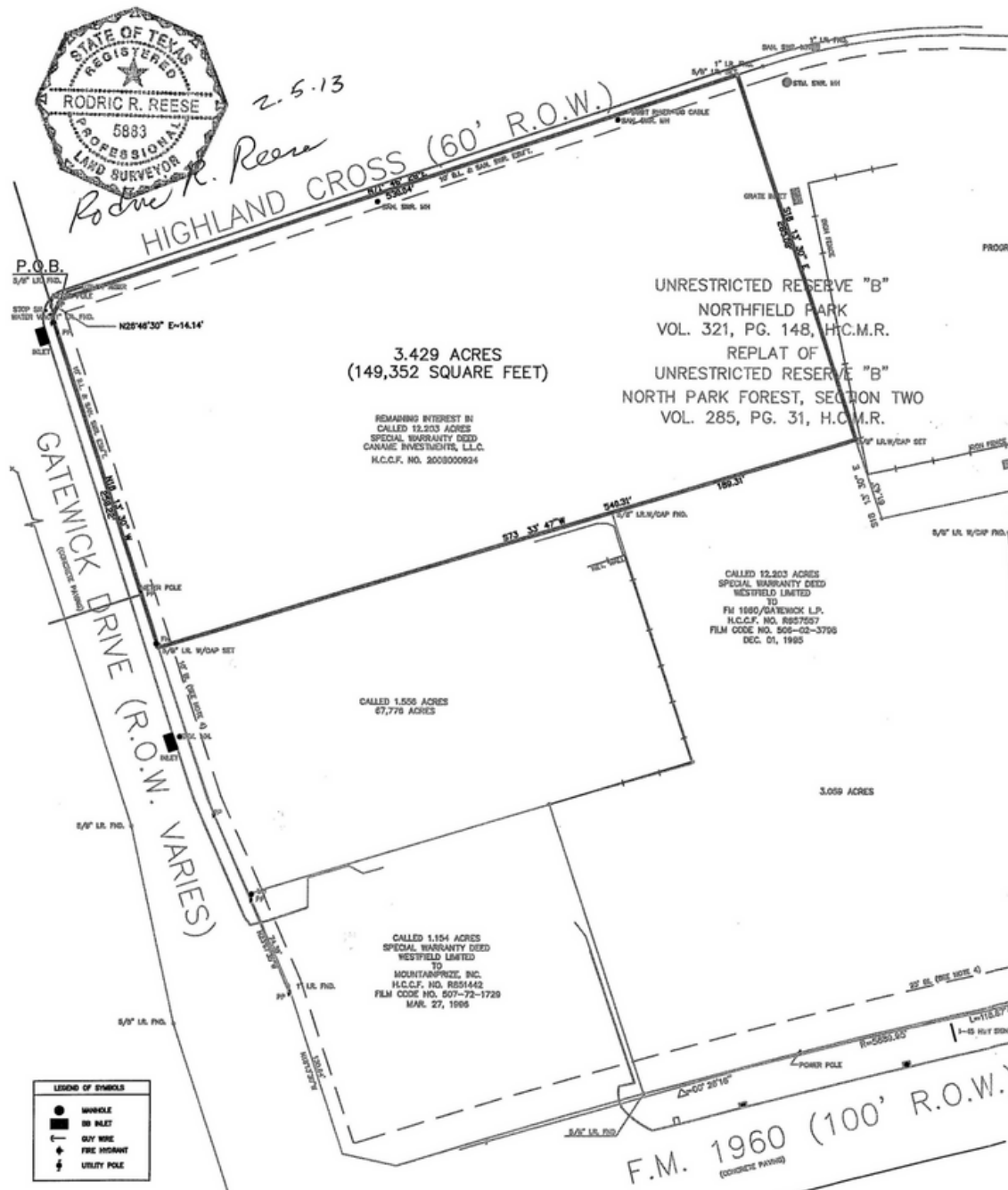
- Located only 1,500 feet from I-45 and 450 feet from FM 1960.
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- Excellent visibility in high density retail and residential area, with average traffic of over 27,000 vehicles per day on nearby FM 1960 and over 176,000 vehicles per day on nearby I-45.
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- Property not located in flood plain, per FEMA maps.
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- Utilities available through North Park PUD Locate only 3 miles northwest of George Bush Intercontinental Airport and only about one mile from Hardy Tollway.
- 

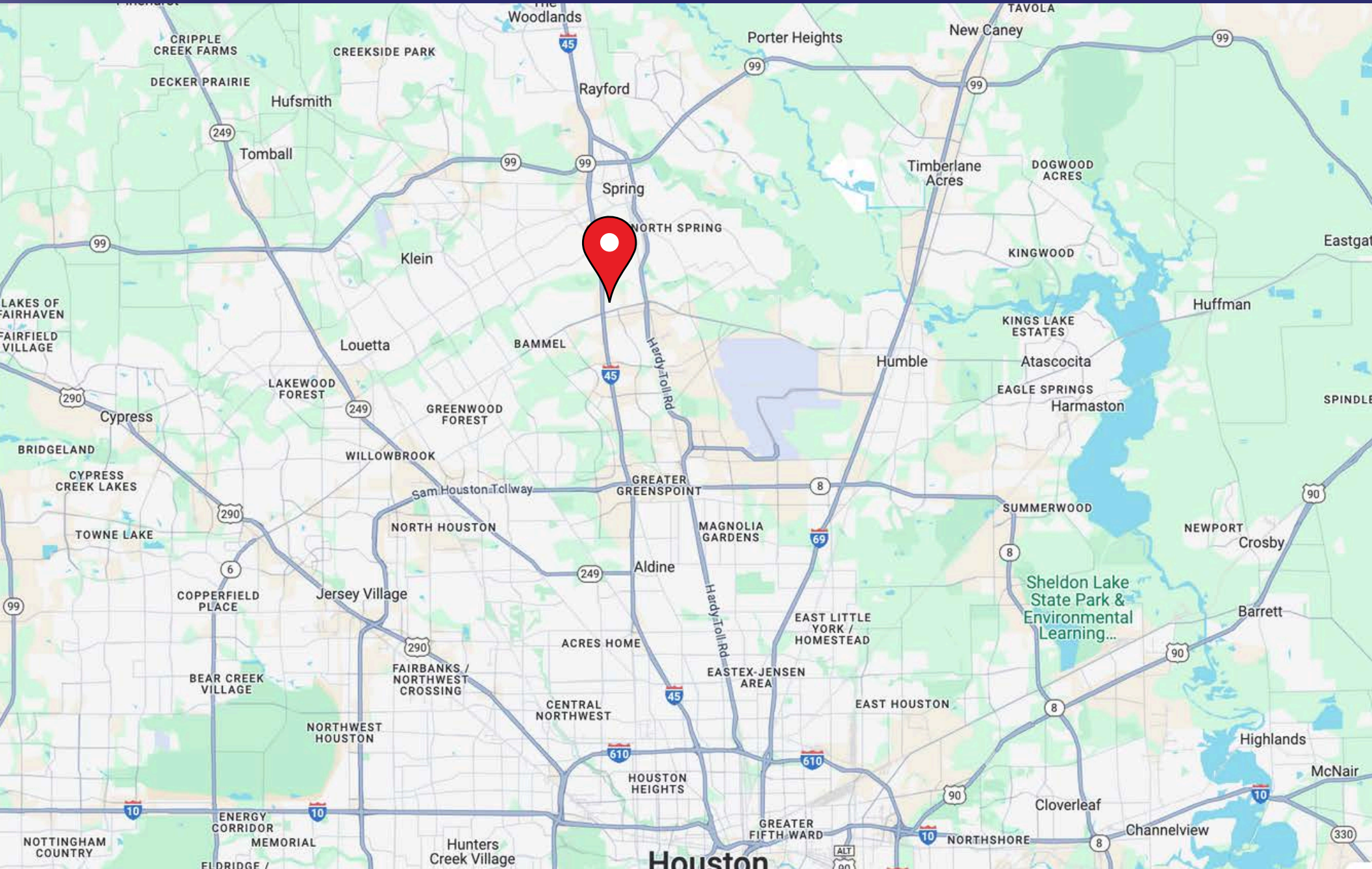
- Located in Harris County, Spring ISD, and North Park PUD.



# PROPERTY PICTURE



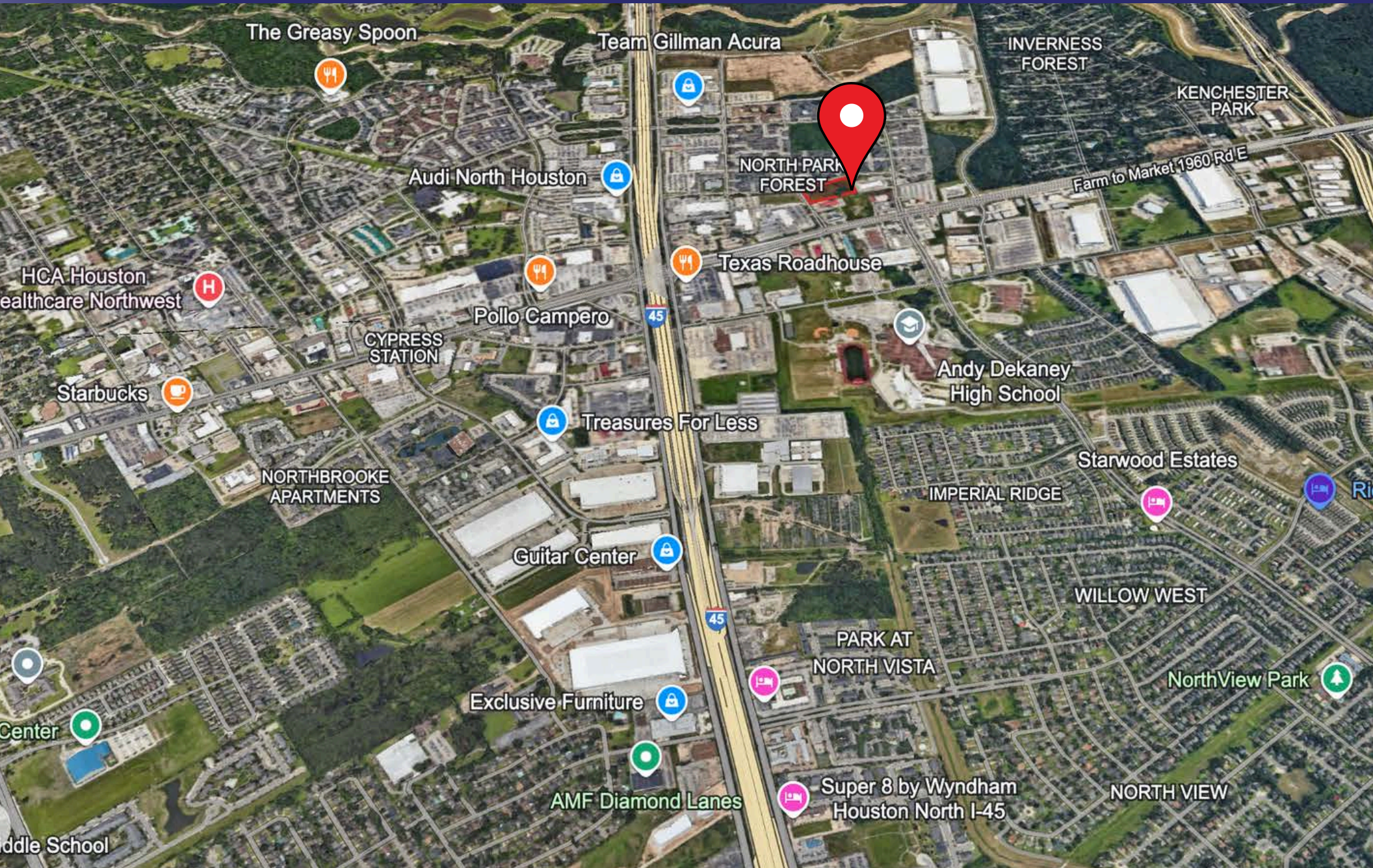
# LOCATION MAP



# PROPERTY AERIAL



# MARKET AERIAL



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

Highland Cross Dr, Houston, Texas, 77073 2

Ring of 3 miles

### KEY FACTS

111,714

Population



39,071

Households

32.7

Median Age

\$53,497

Median Disposable Income

### EDUCATION

10.6%

No High School Diploma



27.4%

Bachelor's/Grad / Prof Degree



29.1%

High School Graduate



32.9%

Some College/ Associate's Degree



111,714

2023 Total Population (Esri)

### INCOME



\$61,713

Median Household Income



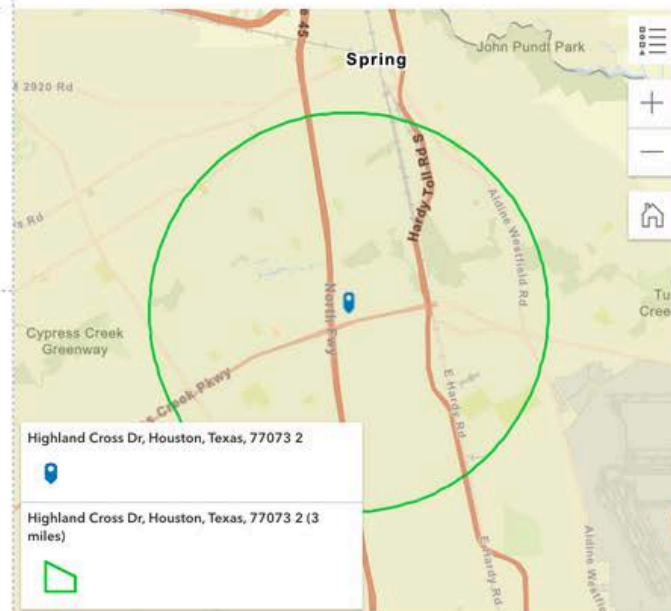
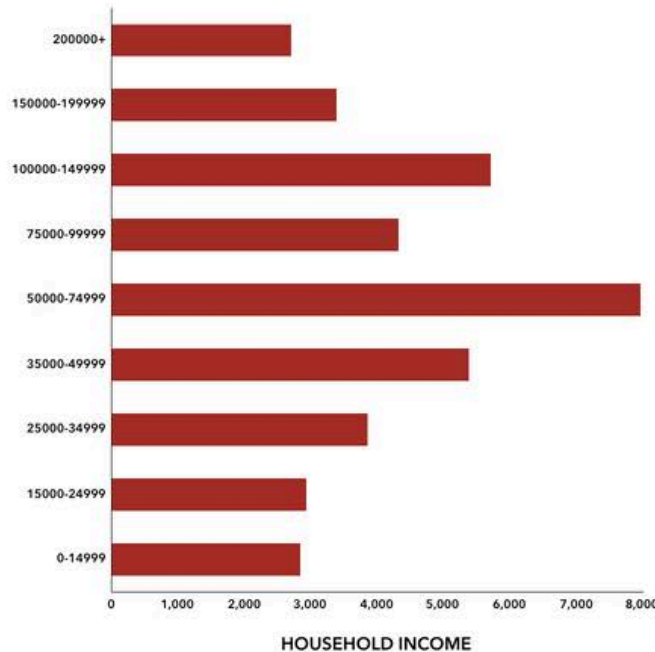
\$31,191

Per Capita Income



\$83,432

Median Net Worth



Highland Cross Dr, Houston, Texas, 77073 2

Highland Cross Dr, Houston, Texas, 77073 2 (3 miles)

### EMPLOYMENT



59.7%

White Collar



25.7%

Blue Collar



18.2%

Services

4.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

Full survey and demographic package available upon request.



## Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasres.com</u>
Designated Broker of Firm	License No.	Email
<u>Joel C. English</u>		
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasres.com</u>
Sales Agent/Associate's Name	License No.	Email
		<u>(281) 898-0895</u>
		Phone

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)

TAR 2501

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