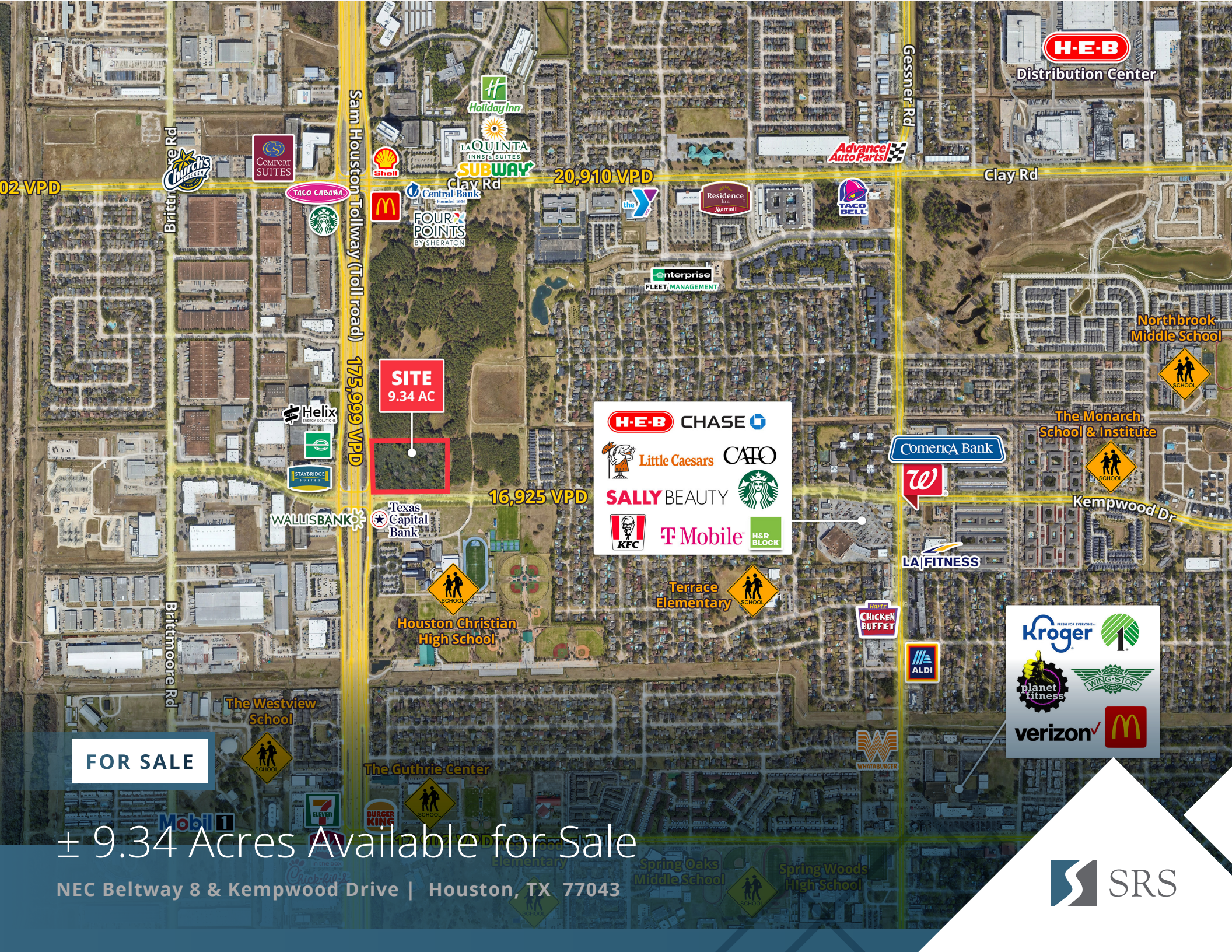




02 VPD

20,910 VPD

16,925 VPD

SITE
9.34 AC

FOR SALE

± 9.34 Acres Available for Sale

NEC Beltway 8 & Kempwood Drive | Houston, TX 77043

H-E-B

Distribution Center

Church's
CHICKEN

COMFORT SUITES

TACO CABANA

Shell

McDonald's

Central Bank
FOUR POINTS
BY SHERATON

LA QUINTA
INN & SUITES
SUBWAY

Clay Rd

Advance
Auto Parts

TACO BELL

Residence Inn
Marriott

Enterprise
FLEET MANAGEMENT

Helix
ENERGY SERVICES

STAYBRIDGE SUITES

WALLISBANK

Texas Capital Bank

H-E-B

CHASE

Little Caesars

CAFO

SALLY BEAUTY

T Mobile

Comerica Bank

W

LA FITNESS

CHICKEN BUFFET

ALDI

Kroger

planet fitness

WING STOP

verizon

McDonald's

Northbrook Middle School



The Monarch School & Institute



Kempwood Dr

Houston Christian High School



Terrace Elementary



The Westview School



The Guthrie Center



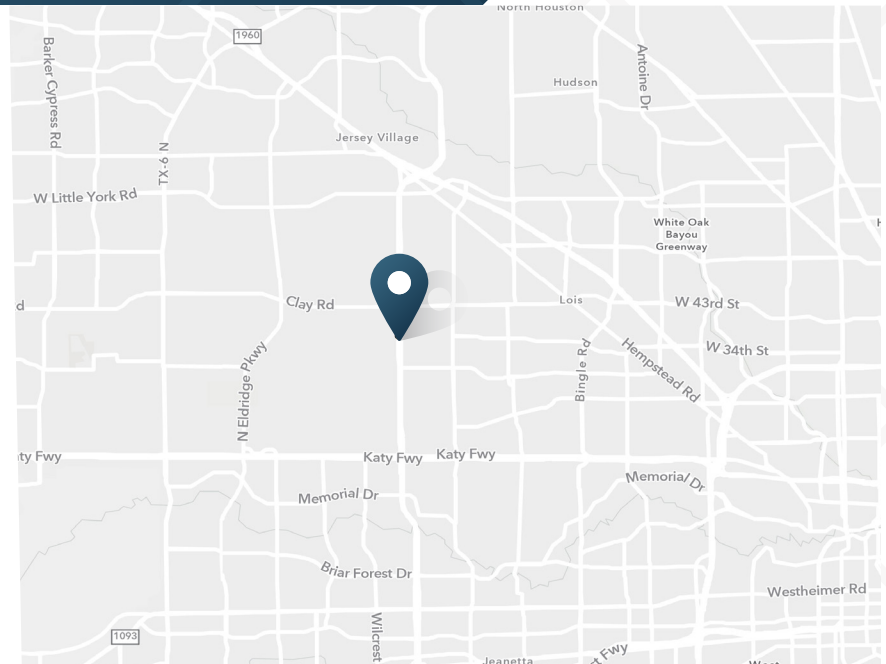
Spring Oaks Middle School

Spring Woods High School

SRS

9.34 Acres Available For Sale

NEC Corner of Beltway 8 & Kempwood Drive | Houston, TX 77043



± 9.34 AC

Total Available

\$16,000,000

Price

ABOUT THE PROPERTY

- Excellent developable tract, located on Beltway 8 Frontage Road between Interstate 10 & Highway 290 at a signalized corner intersection.
- Property has two (2) road frontages lending itself to multiple developable sites with excellent ingress and egress.
- Ideal for retail pads and multifamily
- Excellent highway visibility
- Unrestricted
- Will not subdivide

NEARBY RETAILERS

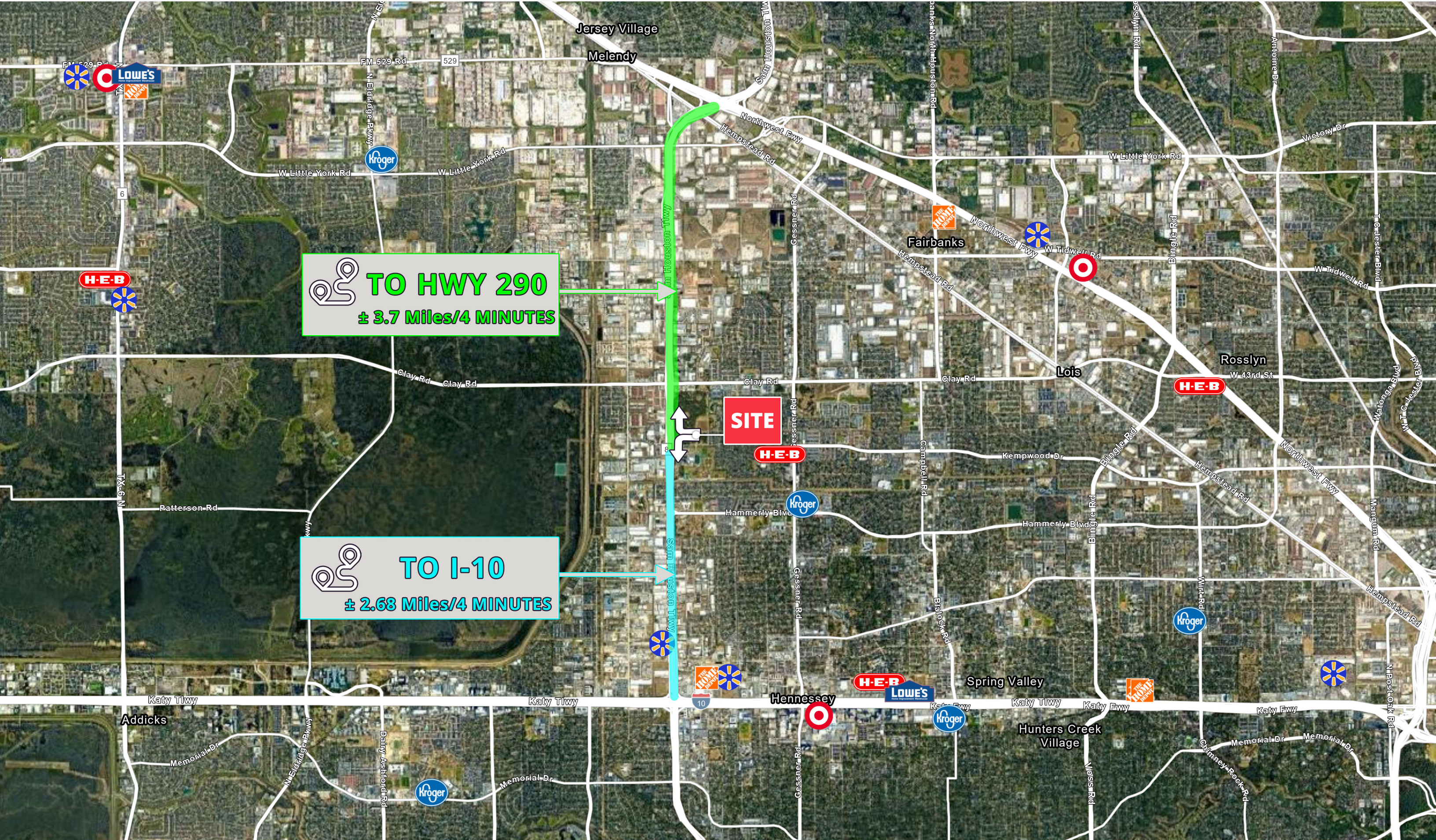


TRAFFIC COUNTS

- Approximately 175,999 VPD - Beltway 8 (2024)
- Approximately 16,925 VPD - Kempwood Drive (2024)

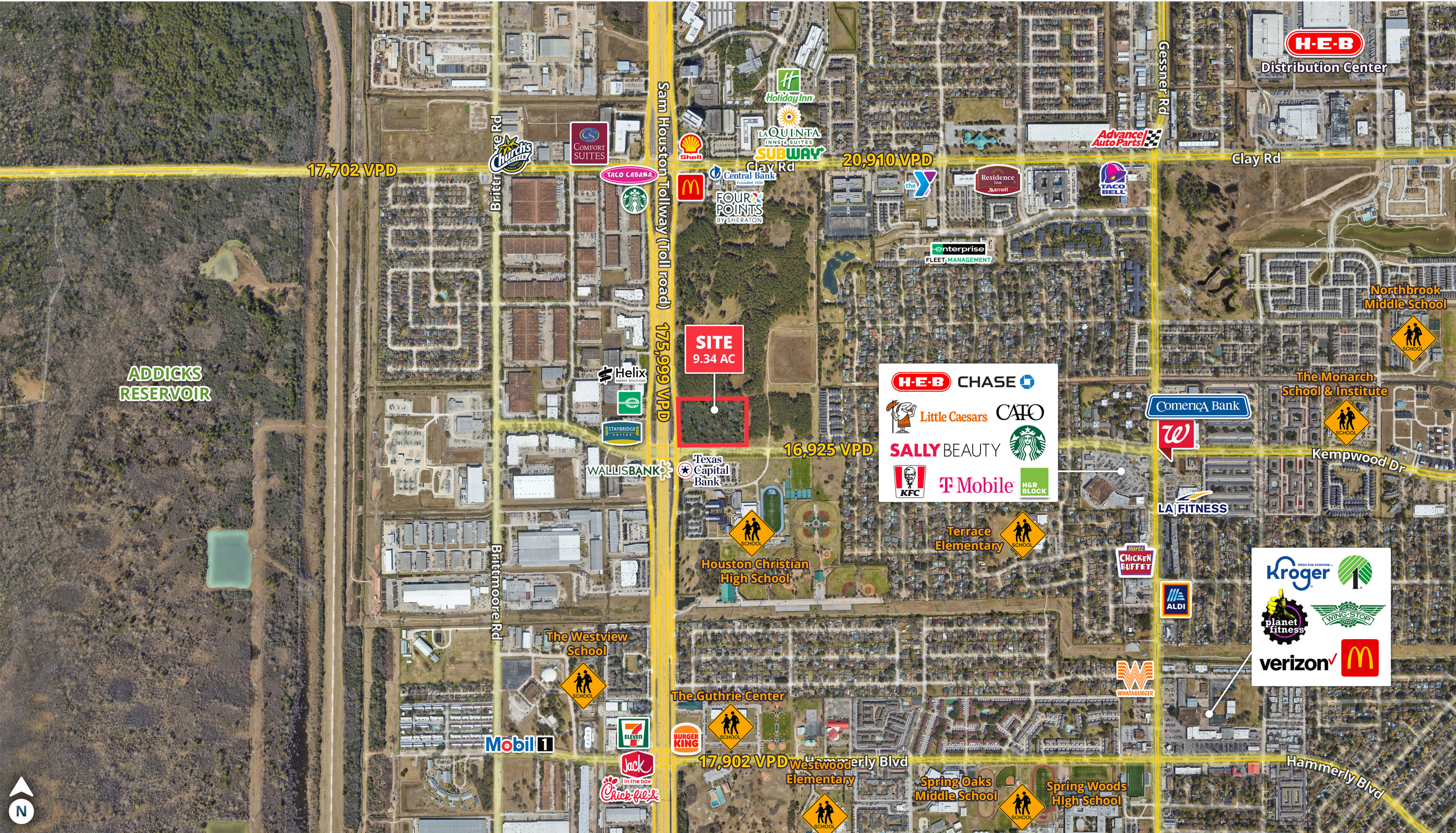
9.34 Acres Available For Sale

NEC of Beltway 8 & Kempwood Drive | Houston, Texas 77043



9.34 Acres Available for Sale

NEC of Beltway 8 & Kempwood Drive | Houston, Texas 77043



SITE
9.34 AC

H-E-B

CHASE

Little Caesars

CATO

SALLY BEAUTY

Starbucks

KFC

T-Mobile

H&R BLOCK

Kroger

planet fitness

WING-STOP

verizon

McDonald's

9.34 Acres Available For Sale

NEC of Belway 8 & Kempwood Drive | Houston, TX 77043



DEMOGRAPHIC HIGHLIGHTS

1 MILE

10,536 Population	16,049 Total Daytime Population	\$102,801 Average Household Income	4,041 Total Households
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3 MILES

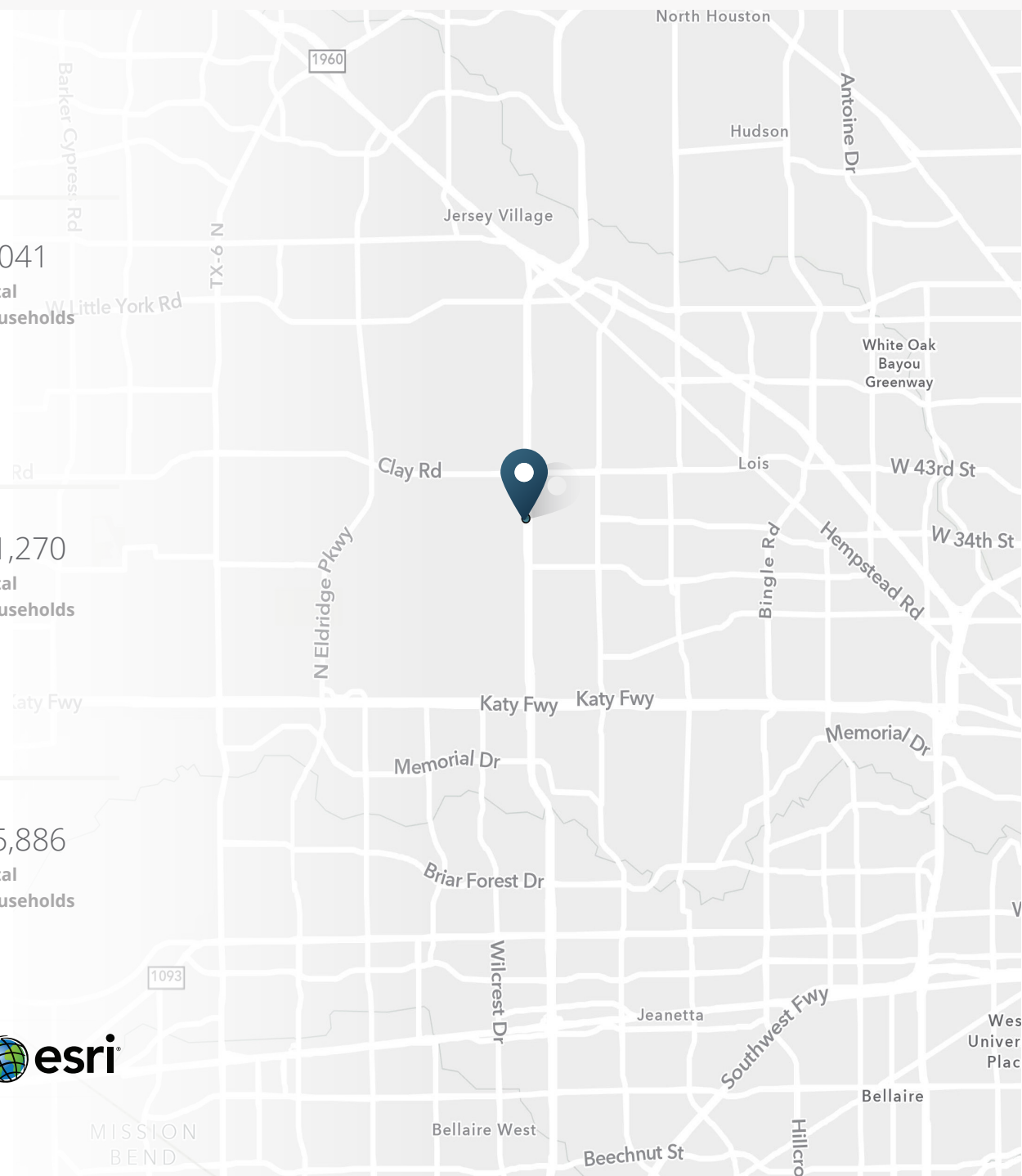
82,877 Population	129,721 Total Daytime Population	\$115,206 Average Household Income	31,270 Total Households
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5 MILES

255,367 Population	401,399 Total Daytime Population	\$124,679 Average Household Income	95,886 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Edward Heap	626392	edward.heap@srsre.com	281.661.3227
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS Real Estate Partners

7500 San Felipe, Suite 950
Houston, TX 77063
281.661.3220

Edward Heap

281.661.3227
edward.heap@srsre.com

SRSRE.COM

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