

HIGHWAY 90

Crosby, TX 77532



15.88
AC

LAND FOR SALE

McALPINE  INTERESTS

PROPERTY HIGHLIGHTS

Primary Use: Land - Commercial

Lot Size: 15.88 Acres

Price/SF: \$2.50/SF

Area of Town: Northeast - Crosby

List Price: \$1,729,332



15.88
AC

ADDITIONAL
10,119 SF
AVAILABLE

HWY 90

Boundary lines are an approximation.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

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WWW.MCALPINEINTERESTS.COM

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PROPERTY DESCRIPTION:

- Approximately 592' of frontage on Hwy 90 (additional 104' of frontage can be made available)
- Unrestricted raw land - no improvements are on the property
- Additional 10,119 SF of land fronting Hwy 90 can be made available
- Possibility to receive utilities from Crosby MUD
- Located in Crosby ISD

LOCATION DESCRIPTION:

- Conveniently located on Hwy 90 South of Krenek Rd and North of Kenning Rd
- Quick access to future Grand Parkway via Hwy 90 and FM 2100



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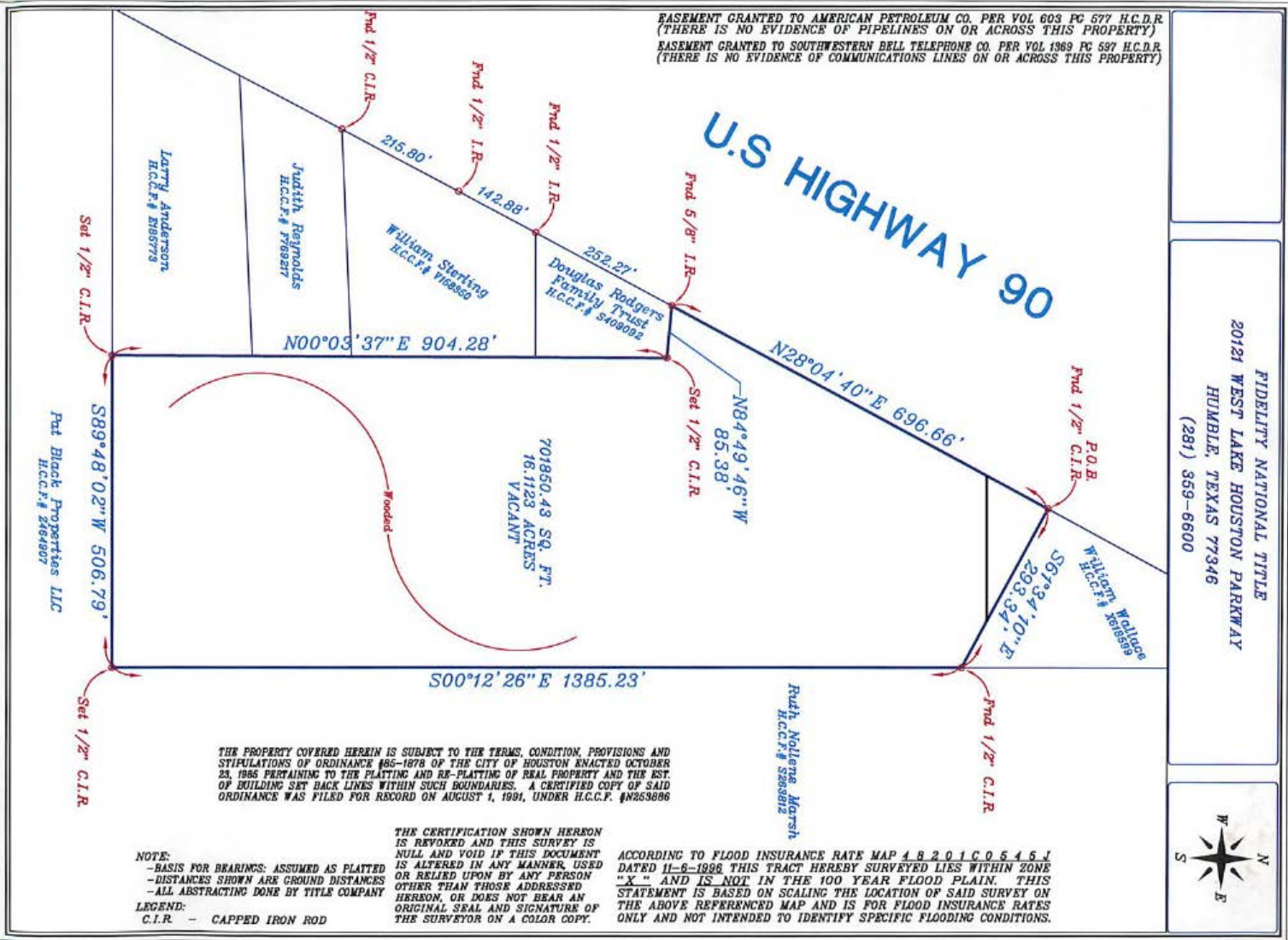
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SURVEY



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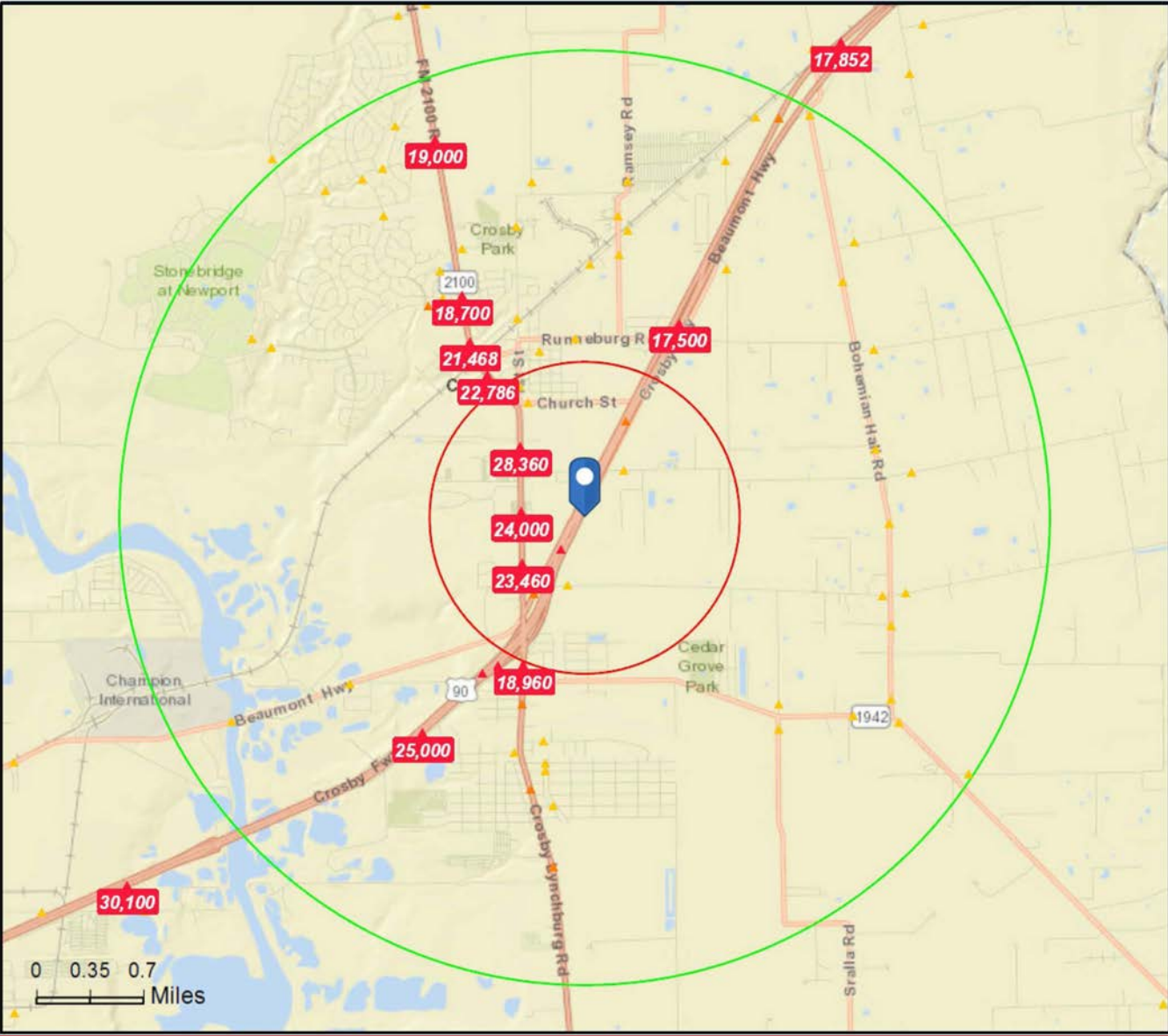
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TRAFFIC COUNTS



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2500-3298 BEAUMONT HWY	0-1 MILE	%	0-3	%	0-5	%
POPULATION						
2023 Projection	1,823		17,752		30,304	
2018 Estimate	1,680		15,898		27,123	
2010 Census	1,553		13,575		23,713	
2000 Census	1,419		9,886		18,277	
Growth 2000- 2010		9.4%		37.3%	29.7%	29.7%
HOUSEHOLDS						
2023 Projection	649		6,000		10,322	
2018 Estimate	602		5,411		9,287	
2010 Census	561		4,672		8,211	
2000 Census	534		3,548		6,495	
Growth 2000 - 2010		5%		31.6%		26.4%
2018 EST. POPULATION BY SINGLE CLASSIFICATION						
White Alone		55.3%		61.4%		67.8%
Black or African American Alone		23.9%		23.9%		17.7%
American Indian and Alaska Native Alone		0.8%		0.6%		0.6%
Asian Alone		0.6%		0.6%		0.6%
Native Hawaiian and Other Pacific Islander Alone		0.1%		0.1%		0.0%
Some Other Race Alone		16.2%		10.3%		10.2%
Two or More Races		3.2%		3.1%		3.0%
Hispanic Origin (Any Race)		29.6%		23.4%		24.8%
INCOME						
2018 Est. Average Household Income	\$67,847		\$85,175		\$85,227	
2018 Est. Median Household Income	\$53,614		\$68,106		\$66,902	
2023 Projected Average Household Income	\$77,109		\$95,864		\$96,587	
2023 Projected Median Household Income	\$58,709		\$76,956		\$75,953	

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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.

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 & A BROKER SHOULD BE IN WRITING & 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>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS
1-0

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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