





8.88± ACRES (DIVISIBLE)
CHAMPION FOREST DR, HOUSTON, TX

 **JUAN C. SANCHEZ**
Managing Principal

 M 832.607.8678
O 281.407.0601

 Juan@SenderoGroup.net



PROPERTY INFO

0 Champion Forest Dr
Houston, TX



PROPERTY DETAILS

This 8.88± Acre tract of land (divisible by 4.44± acres) is located with close proximity to Hwy 249, Beltway 8, and FM 1960. Excellent visibility with dual frontage on both Champion forest and Misty Valley Drive : ±410 ft of frontage on Champion Forest Dr and ±332 ft of frontage on Misty Valley Dr. New single family development is going in across the street from the site, Champion Forest retail corridor is approx. 1 mile north of the site. A large industrial corridor is less than a mile west of the site, great infill location that is suited for many potential uses. Call for more details.

LOCATION INFORMATION

LOCATION	Champion Forest Dr, South of FM 1960, and East of Hwy 249
SUBMARKET	NW Corridor/Willow Brook
SIZE	8.88± acres (Divisible)
PRICE	Call for pricing
LEGAL	TR 8, AGU 2565, ABST 999 WCRR CO SEC 2 BLK 4
APN	0461000000062
RESTRICTIONS	None Known
TAX RATE	2.002% (2022)

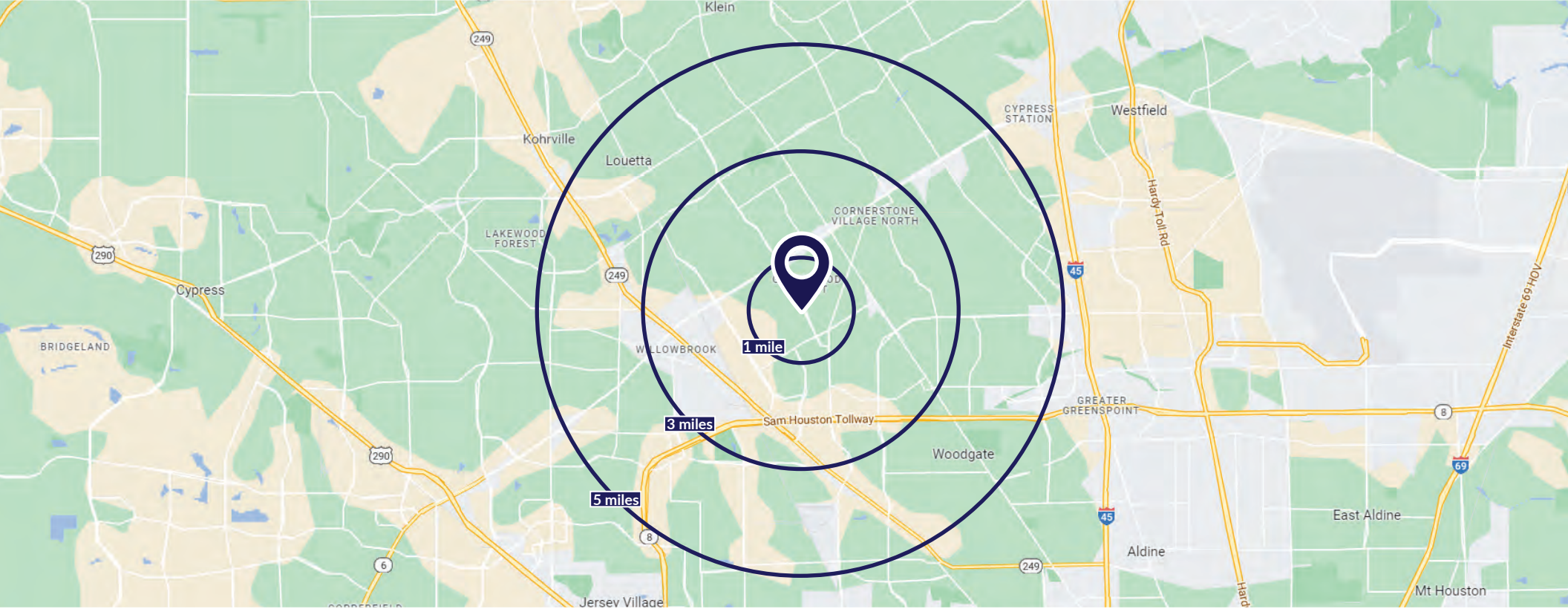
PROPERTY HIGHLIGHTS

- ⊕ GREAT INVESTMENT OR DEVELOPMENT OPPORTUNITY IN NW HOUSTON
- ⊕ QUICK ACCESS TO: HWY 249, BELTWAY 8 AND FM 1960
- ⊕ CORRESPONDS TO GREAT KLEIN ISD SCHOOL DISTRICT
- ⊕ NEARBY UTILITIES AVAILABLE VIA TWO MUD DISTRICTS
- ⊕ GREAT ACCESS AND VISIBILITY ON CHAMPION FOREST DRIVE
- ⊕ NO FLOOD PLAIN
- ⊕ EXISTING CURB CUT IN PLACE ON CHAMPION FOREST AND LEFT TURN MEDIAN ACCESS
- ⊕ OUTSIDE OF CITY LIMITS

TRAFFIC COUNTS PER 2020 TRAFFIC COUNTS

Champion Forest Dr & W Richey Rd	11,951 VPD
Champion Forest Dr & Pinewild Rd	9,898 VPD
Misty Valley Drive	6,921 VPD

DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,195	116,185	308,097
Daytime Population	13,708	115,037	301,768
Households	4,957	38,866	103,748
Families	3,832	28,050	74,393
Average Household Size	3.27	2.98	2.96
Owner Occupied Housing Units	3,300	22,288	56,523
Renter Occupied Housing Units	1,657	16,578	47,225
Median Age	35.0	34.1	33.4
Average Household Income	\$80,974	\$79,802	\$81,066



308,097
POPULATION



34.1 MEDIAN
AGE



3.2
AVERAGE
HH SIZE

\$81,066
AVG HH INCOME



11,877
TOTAL
BUSINESSES



121,087
TOTAL
EMPLOYEE

AERIAL IMAGE - LOOKING NORTH

0 Champion Forest Dr
Houston, TX

249
TEXAS

FARM
1960
ROAD



PROPERTY PHOTOS

0 Champion Forest Dr
Houston, TX



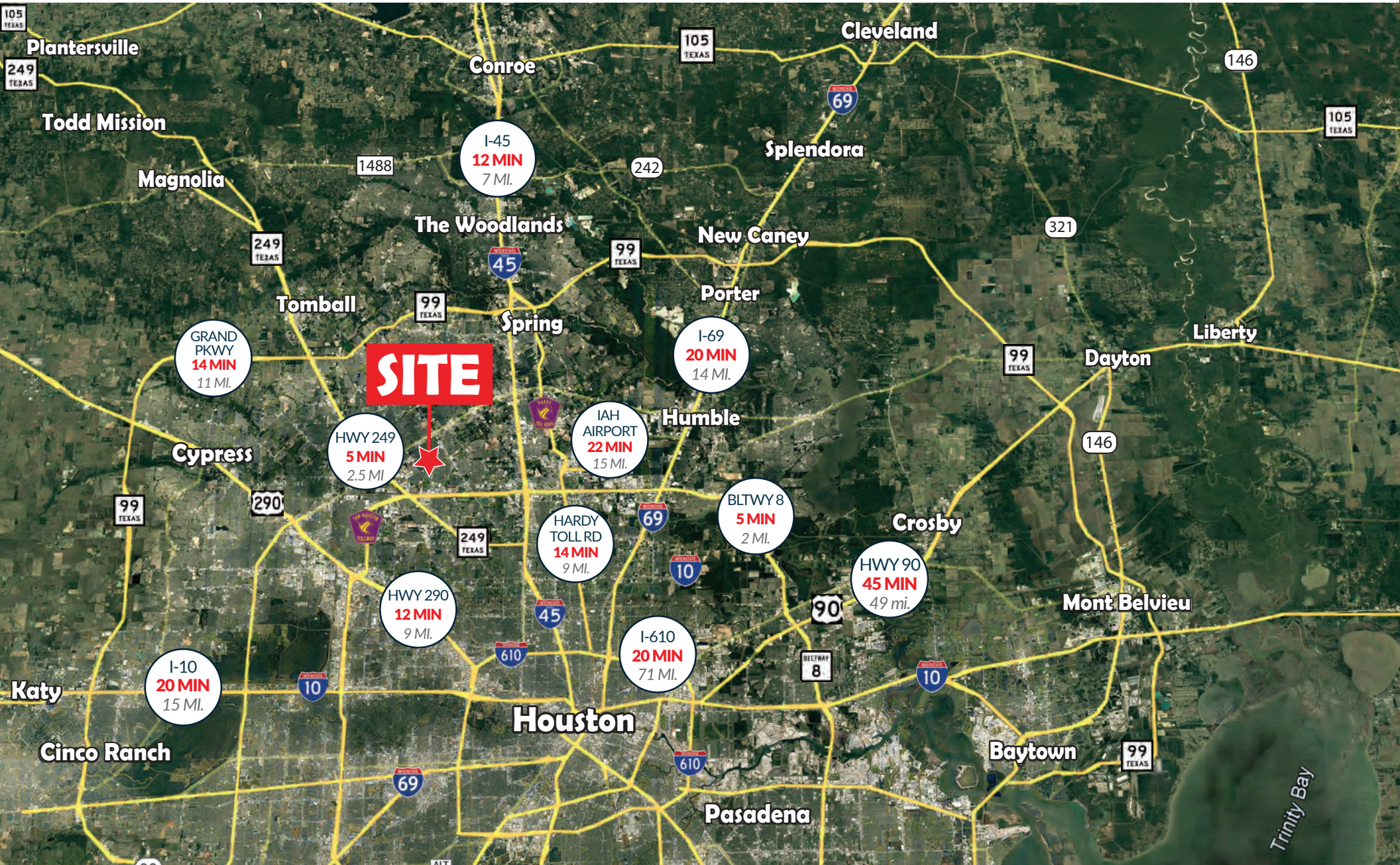
INDUSTRIAL & RETAIL DEVELOPMENT MAP

FM 3083 Landing
Conroe, TX



CITY MAP

0 Champion Forest Dr
Houston, TX





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.

11-2-2015



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.

SENDERO REAL ESTATE	9010551	JUAN@SENDEROGROUP.NET	281-407-0601
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUAN C. SANCHEZ	520895	JUAN@SENDEROGROUP.NET	281-407-0601
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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