



FOR SALE

810 BENMAR DR.

HOUSTON, TX 77032

POTENTIAL USE



RESIDENTIAL



CORNER STORE



RETAIL

ABOUT THE PROPERTY

Prime raw land opportunity at 810 Benmar in Houston, TX. With approximately 120 feet of frontage facing the Hardy Toll Road, this versatile property can be developed for residential or commercial purposes. Enjoy high visibility and easy access, making it ideal for retail, offices, or mixed-use projects, while also being suitable for creating a vibrant residential community. Don't miss this chance to invest in a prime location and shape your vision in the heart of the Aldine-area.

CONTACT US

832-658-1796
18425 Champion Forest Dr #230, Spring, TX 77379
qrock@rockwellcommercialgroup.com



**COLDWELL BANKER
COMMERCIAL**

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 810 Benmar Dr, Houston, TX 77032



CITY, STATE

Houston, TX

POPULATION

134,930

AVG. HHSIZE

3.38

MEDIAN HH INCOME

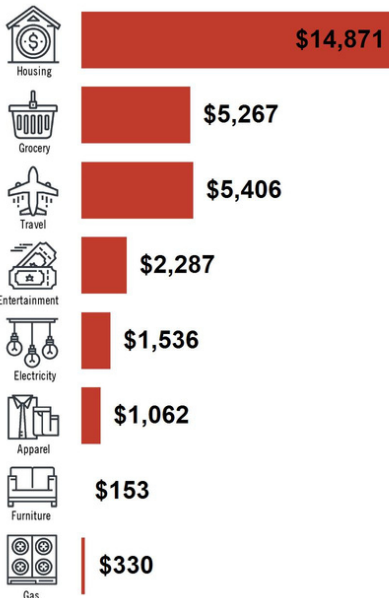
\$37,579

HOME OWNERSHIP

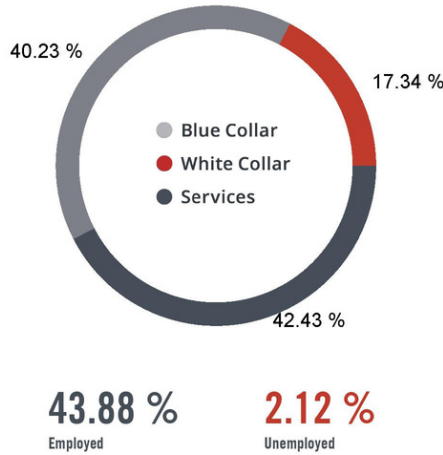
Renters: **25,701**

Owners: **16,175**

HH SPENDING

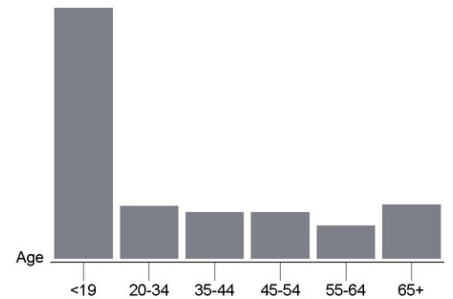


EMPLOYMENT



GENDER & AGE

50.25 % 49.75 %



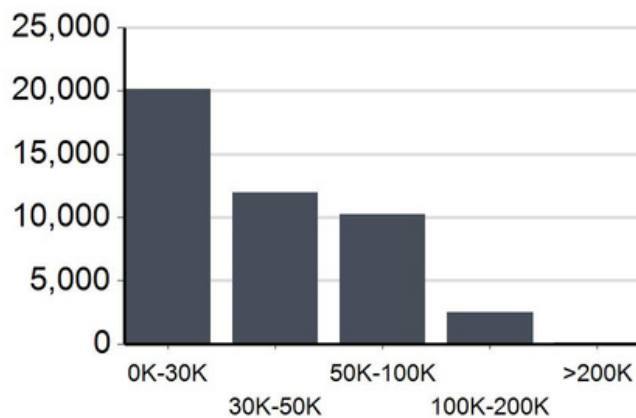
EDUCATION

High School Grad: **24.89 %**
Some College: **19.12 %**
Associates: **4.58 %**
Bachelors: **14.16 %**

RACE & ETHNICITY

White: **21.91 %**
Asian: **0.12 %**
Native American: **0.23 %**
Pacific Islanders: **0.01 %**
African-American: **21.48 %**
Hispanic: **38.91 %**
Two or More Races: **17.34 %**

INCOME BY HOUSEHOLD



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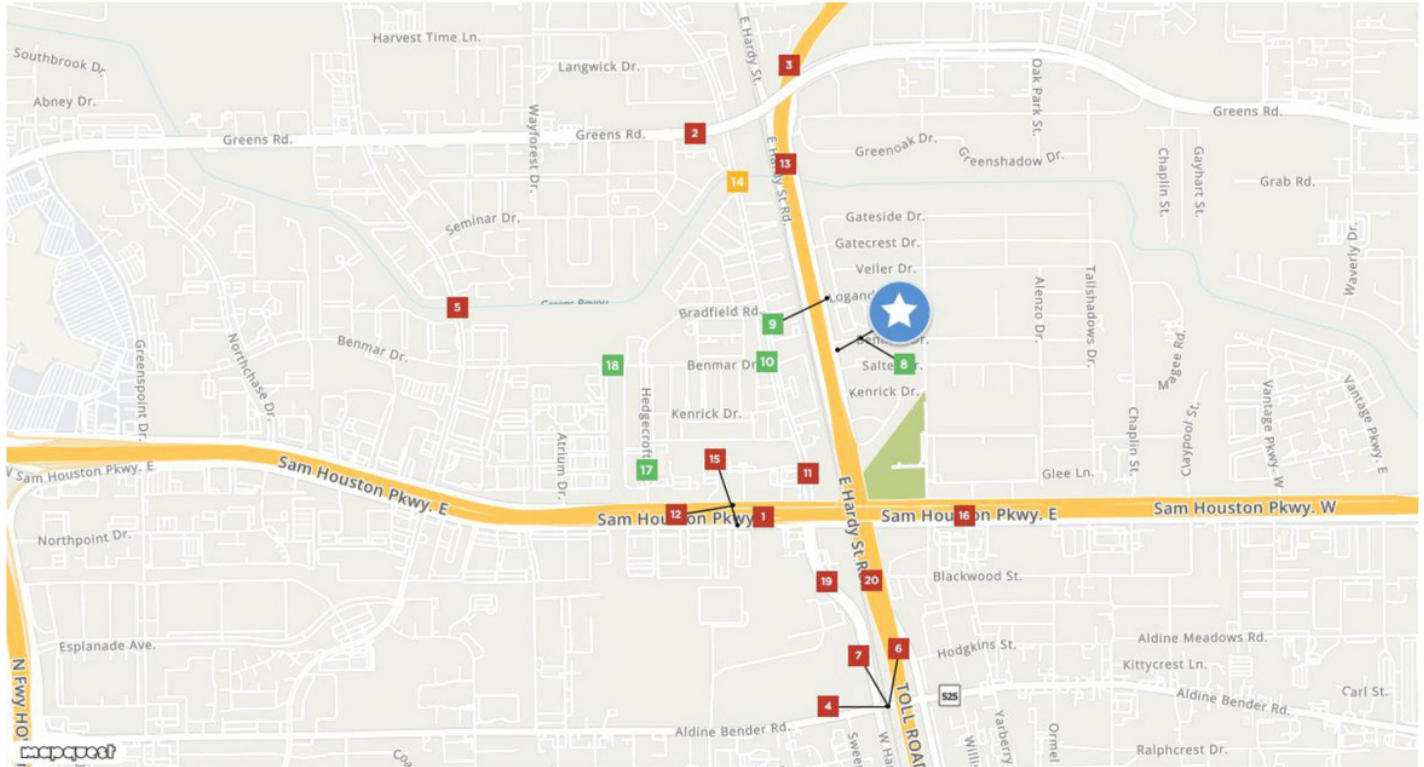


810 Benmar Dr

CB & A, Realtors

12777 Jones Road, Suite #300 Houston, TX 77070 | 832-678-4770

Traffic Counts



North Sam Houston	1
W Hardy Rd	
Year: 2021	196,780 est
Year: 2019	192,793
Year: 2018	193,487

Greens Road	2
W Hardy Rd	
Year: 2021	14,820 est
Year: 2019	14,764

Hardy Toll Road	3
Greens Rd	
Year: 2021	71,297 est
Year: 2019	70,260
Year: 2018	69,564

Aldine Bender Road	4
Hardy Toll Rd	
Year: 2021	26,566 est
Year: 2019	26,441

Imperial Valley Drive	5
Benmar Dr	
Year: 2021	17,686 est
Year: 2019	17,620

Aldine Bender Road	6
Hardy Toll Rd	
Year: 2021	26,630 est
Year: 2018	26,441

Aldine Bender Rd	7
Hardy Toll Rd	
Year: 2021	23,861 est
Year: 2013	25,519
Year: 2011	10,600

Benmar Dr	8
Hardy Toll Rd	
Year: 2021	157 est
Year: 2011	130
Year: 2006	210

Logandale Ln	9
Hardy Toll Rd	
Year: 2021	333 est
Year: 2011	220
Year: 2006	530

Benmar Dr	10
W Hardy Rd	
Year: 2021	2,015 est
Year: 2011	2,050

W Hardy Rd	11
Sam Houston Pkwy	
Year: 2021	13,111 est
Year: 2011	12,040
Year: 2006	13,930

Sam Houston Pkwy	12
W Hardy Rd	
Year: 2021	12,368 est
Year: 2011	12,000

Hardy Toll Rd	13
Old Greens Rd	
Year: 2021	50,852 est
Year: 2011	46,930

W Hardy Rd	14
Greens Rd	
Year: 2021	9,649 est
Year: 2011	8,960
Year: 2009	8,843

Sam Houston Pkwy	15
W Hardy Rd	
Year: 2021	12,368 est
Year: 2011	12,000

Beltway 8	16
Hardy Toll Rd	
Year: 2021	81,786 est
Year: 2011	13,620
Year: 2006	158,540

Hedgecroft Dr	17
Sam Houston Pkwy	
Year: 2021	1,438 est
Year: 2011	1,330
Year: 2006	1,670

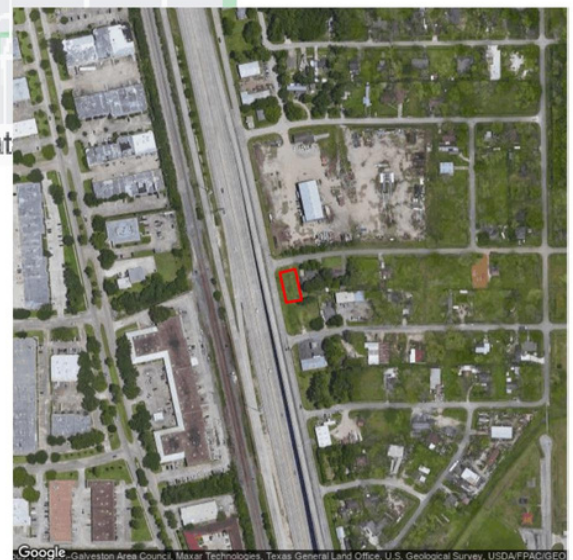
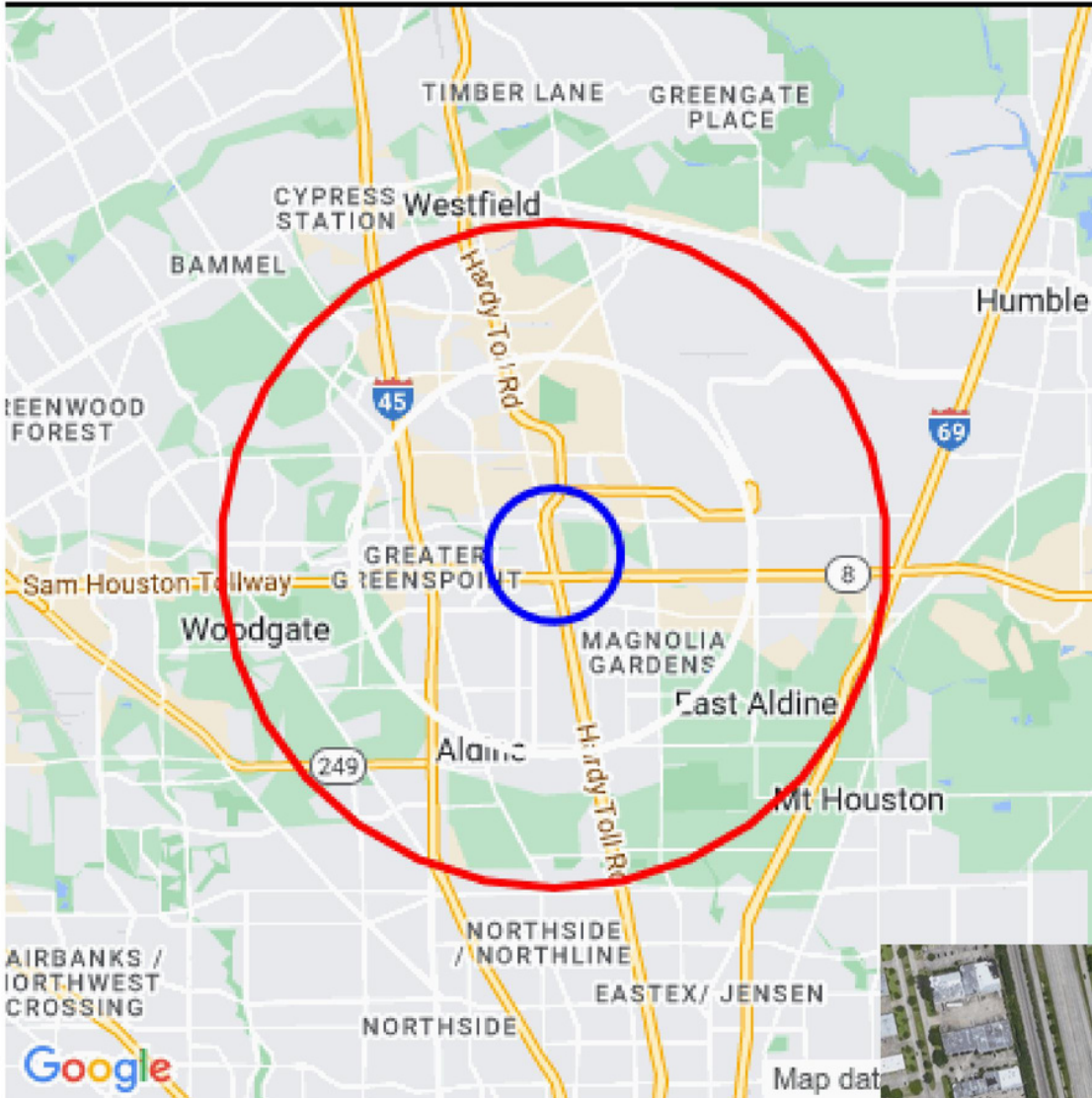
Benmar Dr	18
Hedgecroft Dr	
Year: 2021	2,015 est
Year: 2011	2,760
Year: 2006	940

W Hardy Rd	19
Sam Houston Pkwy	
Year: 2021	11,819 est
Year: 2011	10,850
Year: 2009	11,693

Hardy Toll Rd	20
Ctesy Rd	
Year: 2021	48,576 est
Year: 2011	43,600
Year: 2006	44,670



Demographic Report



810 Benmar Dr

Population

Distance	Male	Female	Total
1- Mile	7,117	7,347	14,464
3- Mile	38,738	37,027	75,765
5- Mile	100,495	96,890	197,385

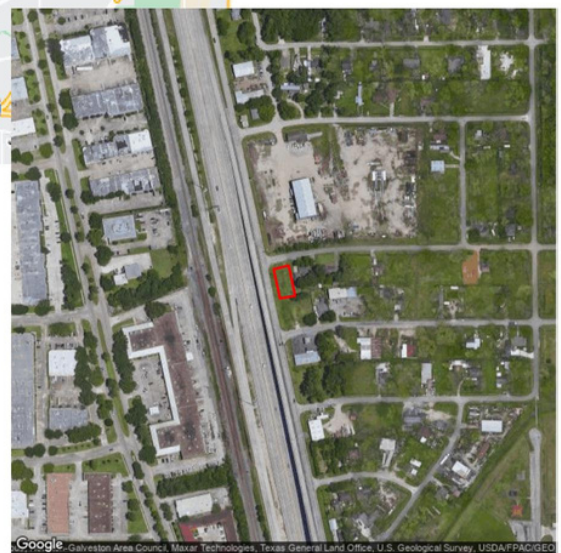
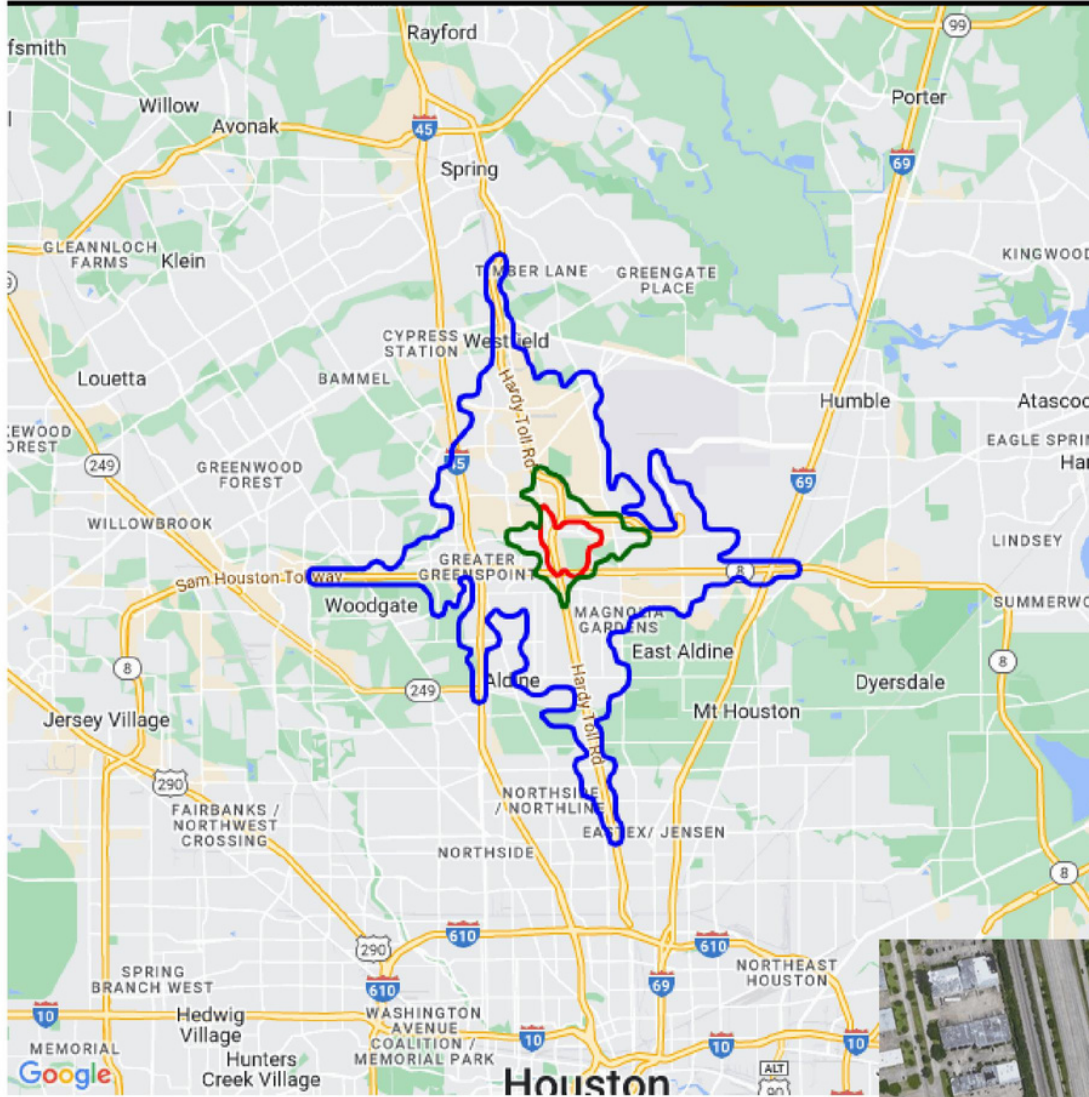


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Demographic Report



810 Benmar Dr

Population

Distance	Male	Female	Total
3- Minute	2,576	2,652	5,227
5- Minute	10,800	10,510	21,310
10 Minute	67,798	67,131	134,930

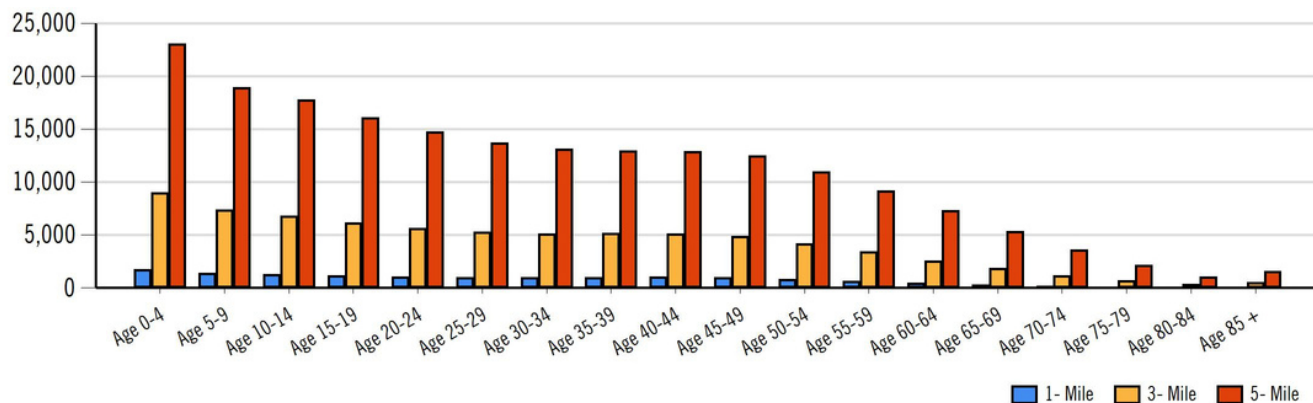
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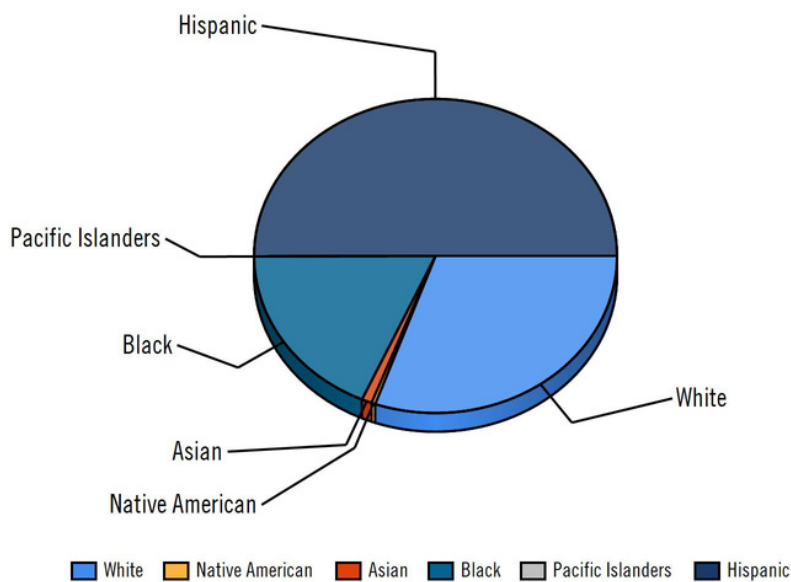
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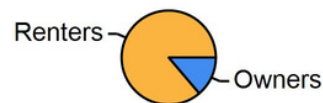
Population by Distance and Age (2020)



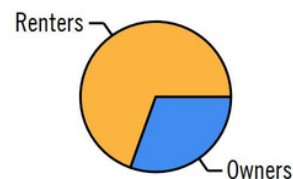
Ethnicity within 5 miles



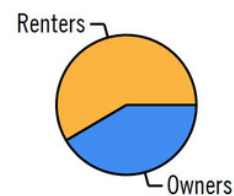
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	6,271	459	3.43 %
3-Mile	32,875	1,859	3.98 %
5-Mile	86,255	3,943	3.51 %



Information About Brokerage Services

Texas law requires all real estate licensees 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>Coldwell Banker Commercial dba Rockwell Commercial</u>	<u>420132</u>	<u>ttompkins@cbunited.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne Justice</u>	<u>159793</u>	<u>ntxlicensing@cbdfw.com</u>	<u>(972)906-7700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kim Lalou</u>	<u>552317</u>	<u>kimberly.lalou@cbrealty.com</u>	<u>(281)378-1800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Quenton Rockwell</u>	<u>641265</u>	<u>qrock@rockwellcommercialgroup.com</u>	<u>(832)877-2703</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

The Rockwell Team / CB&A REALTORS®, 12777 Jones Rd. Ste 300 Houston TX 77070
Quenton Rockwell

Information available at www.trec.texas.gov

IABS 1-0 Date

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