

# LAND FOR SALE

## Development Opportunity

Laura Koppe Rd @ Wileyvale Rd Houston, Tx 77016



**FOR INFORMATION:** Marsha Fisk | 888-338-3488 | Marshafisk.realtor@gmail.com | www.Marshafisk.com

The information herein has been obtained from sources believed to be reliable. However, this does not guarantee, warranty or make any representations to its completeness or accuracy. The information contained herein is subject to errors, omissions, and change of price or conditions. All prices are subject to change without notice and the property is subject to prior lease, sale, or withdrawal from the market without notice.



# PROPERTY DETAILS

## LOCATION

SWC Laura Koppe Rd & Wileyvale Rd  
Houston, Texas 77016

## PURCHASE PRICE

\$701,500.00

## HIGHLIGHTS

- Development Opportunity in the revitalizing area of Trinity Gardens
- Prime location for retail, multifamily, townhome or commercial development.
- Community needs include a gas station, convenience store, grocery store and clinic
- Located outside the 500 & 100 year flood plain
- Proximity to I-69, I-610, Hardy Toll Rd and the I-45 thoroughfare
- Surrounded by newly built single family, and multifamily properties
- Minutes from Lyndon B. Johnson Hospital, Downtown, East River 9, and University of Houston

## DEMOGRAPHICS (2023)

Est. Population		Households	
1 Mile	9,991	1 Mile	3,292
3 Miles	58,589	3 Miles	19,320
5 Miles	178,994	5 Miles	57,122
Avg. HH Income		Traffic Counts (cpd)	
1 Mile	\$49,465	Laura Koppe Rd	6,083 cpd
3 Miles	\$51,058	Lockwood Dr	17,364 cpd
5 Miles	\$54,179	Homestead Rd	16,754 cpd



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# AREA LANDSCAPE



BELTWAY  
8

9 Miles

INTERSTATE  
69

0.9 Miles

± 1.07 Acres

SINGLE FAMILY  
11,775 SF LOT  
EST. 2023  
**SOLD**  
\$215,001 - \$250,000

SINGLE FAMILY  
7,440 SF LOT  
EST. 2024  
**ON MARKET**  
\$420,000

SINGLE FAMILY  
3,720 SF LOT  
EST. 2023  
**SOLD**  
\$250,000 - \$285,000

SINGLE FAMILY  
3,720 SF LOT  
EST. 2023  
**SOLD**  
\$285,000 - \$235,000

SINGLE FAMILY  
6,240 SF LOT  
EST. 2023  
**ON MARKET**  
\$280,000

SINGLE FAMILY  
2,000 SF LOT  
EST. 2023  
**ON MARKET**  
\$242,000

SINGLE FAMILY  
2,000 SF LOT  
EST. 2023  
**SOLD**  
\$215,000 - \$250,000

SINGLE FAMILY  
6,448 SF LOT  
EST. 2022  
**SOLD**  
\$250,000 - \$285,000

SINGLE FAMILY  
6,760 SF LOT  
EST. 2023  
**SOLD**  
\$185,000 - \$215,000

SINGLE FAMILY  
6,240 SF LOT  
EST. 2023  
**ON MARKET**  
\$211,289

SINGLE FAMILY  
6,760 SF LOT  
EST. 2023  
**SOLD**  
215,000 - \$250,000

SINGLE FAMILY  
6,760 SF LOT  
EST. 2023  
**SOLD**  
215,000 - \$250,000

MULTIFAMILY  
11 UNITS  
EST. 2023

8 SINGLE FAMILY  
2,594 SF LOT  
EST. 2023  
**SOLD**  
\$185,000 - \$250,000

SINGLE FAMILY  
DUPLEX  
6,000 SF LOT  
**SOLD**  
\$370,000 - \$420,000

SINGLE FAMILY  
DUPLEX  
6,000 SF LOT  
EST. 2023  
**UNDER CONTRACT**  
\$374,999

SINGLE FAMILY  
DUPLEX  
6,000 SF LOT  
EST. 2023  
**UNDER CONTRACT**  
\$364,900

SINGLE FAMILY  
DUPLEX  
6,000 SF LOT  
EST. 2023  
**SOLD**  
\$325,000 - \$370,000

SINGLE FAMILY  
DUPLEX  
6,000 SF LOT  
EST. 2023  
**SOLD**  
\$370,000 - \$420,000

Homestead Rd  
(16,754 cpd)

Dandy St  
Grady St

Heatherside St

Peachtree St

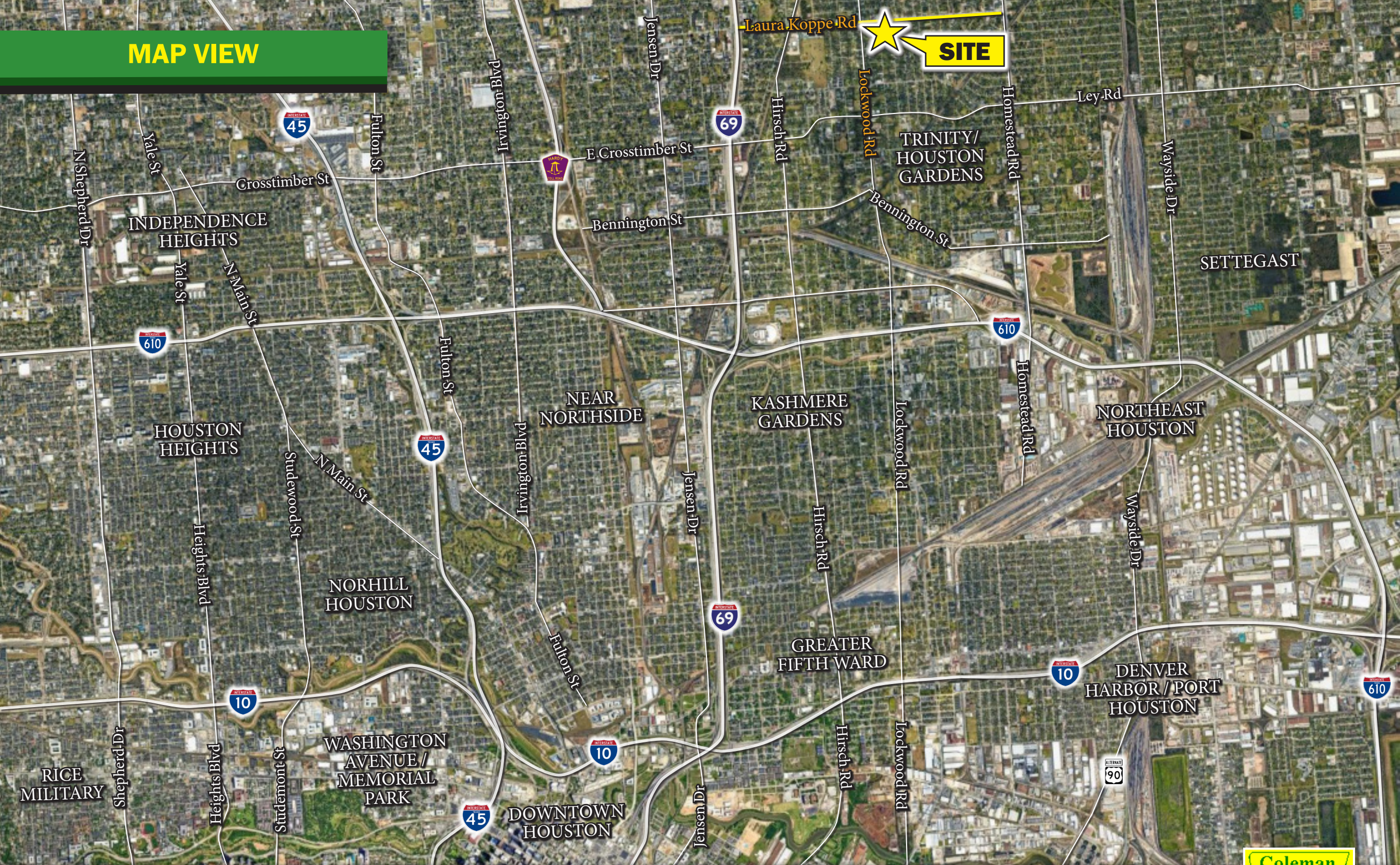
Camay Dr  
Spaulding St  
Shady St  
Bertwood St  
Allywood St  
Hoffman St  
Radcliffe St  
Shotwell St  
Sandra St  
Peachtree St  
Wileyvale Rd  
Clarrington St

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# MAP VIEW



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# 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.

<b>Coleman &amp; Co., REALTORS</b>	<b>0381029</b>	<b>marshafisk.realtor@gmail.com</b>	<b>(888)338-3488</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Marsha Fisk</b>	<b>0381029</b>	<b>marshafisk.realtor@gmail.com</b>	<b>(888)338-3488</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Marsha Fisk</b>	<b>0381029</b>	<b>marshafisk.realtor@gmail.com</b>	<b>(888)338-3488</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date