



Gene Cambell  
Beltway 8 Park



51,450 - VPD

70,220 - VPD

Proposed  
New Forest  
Town Center



38,045 - VPD



12,754 - VPD



Uvalde Rd

Royalwood  
Church

**SITE**



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**7 ± ACRES  
FOR SALE**

7803 Uvalde Road,  
Houston TX 77049



**SENDERO**  
REAL ESTATE

# PROPERTY INFO

7± Acres For Sale  
7803 Uvalde Rd  
Houston, TX



## PROPERTY DETAILS

This 7± acre infill tract with its approx. 335' frontage on Uvalde Road is just 1,000' off the Beltway 8 feeder road and only 1,800' north of Hwy 90. Uvalde Road is a well-traveled thoroughfare connecting East Belt, Hwy 90, and Miller Road traffic into the mature neighbors leading south to I10. Uvalde Road in front of the site carries over 12k-VPD. The site is only 6 miles south of Generation Park which boasts 4,300 acres of office, mixed-use, and retail. And companies such as FMC/Technip, Robsco, Unify Energy Solutions, & GHX Industrial. The site is located within the Royalwood MUD.

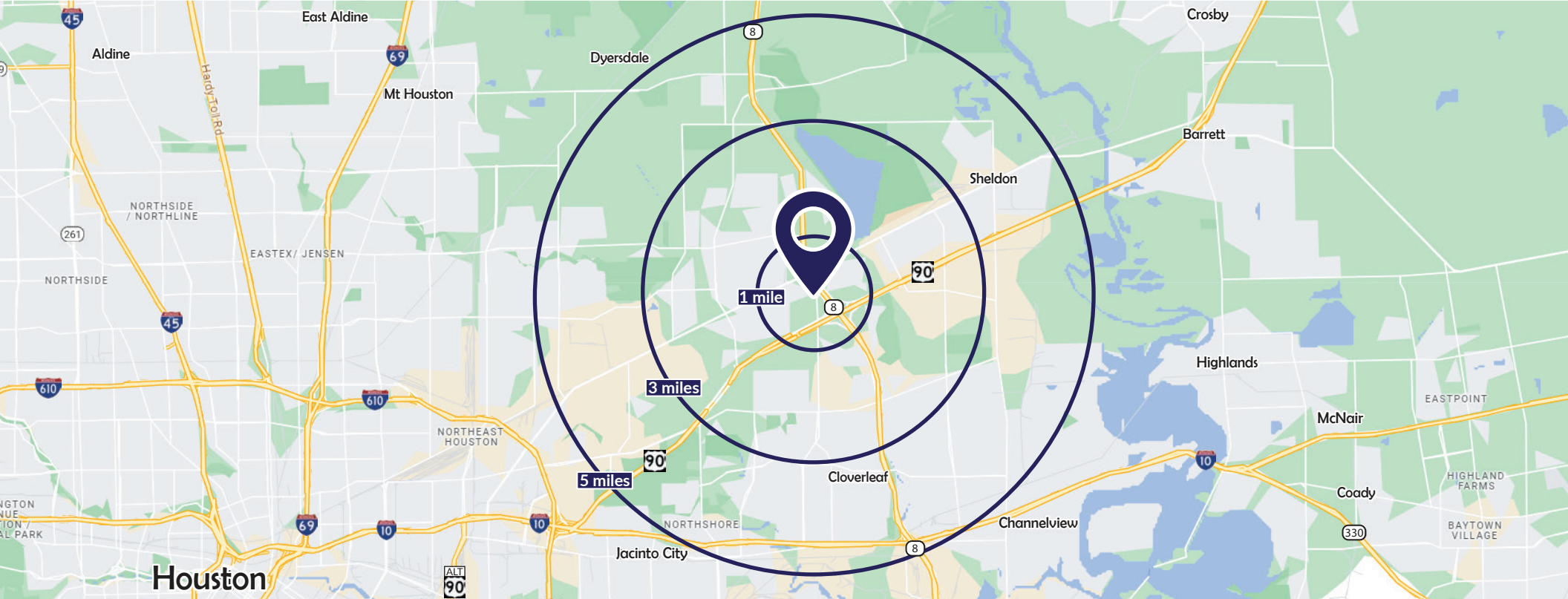
## LOCATION INFORMATION

LOCATION	Uvalde Road, south of Bltwy 8, just north of Highway 90
SUBMARKET	East Belt
SIZE	7± Acres
PRICE	Call for pricing
UTILITIES	Within Royalwood MUD, capacity to be determined based on use
FLOOD PLAIN	500yr flood plain
TAX RATE	2.606%
RESTRICTIONS	In place - Ask for details

## PROPERTY HIGHLIGHTS

- ⊕ LOCATED ONLY 1,800' TO HWY 90, 3 MILES TO PROPOSED NEW FOREST TOWN CENTER RETAIL DEVELOPMENT, & 2 MILES TO SAN JACINTO COLLEGE
- ⊕ SITUATED ON BUSY UVALDE ROAD WITH 12,754- VPD
- ⊕ LOCATED WITHIN ROYALWOOD MUD
- ⊕ UVALDE ROAD ACCESS WITH 335 FT OF FRONTAGE
- ⊕ SITE NEIGHBORS ROYALWOOD CHURCH AND SITS DIRECTLY IN FRONT OF STARLIGHT HOMES' ROYALWOOD SUBDIVISION, ACROSS FROM NEW COLD STORAGE FACILITY, AND NEW ESD 60 FACILITY
- ⊕ 3 MILE DEMOGRAPHICS SUPPORTS 450K SF STORAGE (6sf/capita), ~300K SF EXISTING SUPPLY & POPULATION 83,429 (supports ~450k sf)

# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,626	83,429	179,179
Daytime Employees	941	13,545	34,586
Households	2,364	26,231	54,471
Median Home Value	\$176,181	\$150,396	\$138,265
Average Household Size	3.3	3.2	3.3
Owner Occupied Housing Units	1,964	18,225	34,786
Renter Occupied Housing Units	522	8,864	20,787
Median Age	32.9	32.5	32.1
Average Household Income	\$88,859	\$76,136	\$67,327



**179,179**  
POPULATION



**41.3** MEDIAN AGE



**3.3**  
AVERAGE HH SIZE

**\$88,859**  
AVG HH INCOME



**3,582**  
TOTAL BUSINESSES



**34,586**  
TOTAL EMPLOYEE

# AREA RETAIL & BUSINESS MAP



# AERIAL IMAGE

7± Acres For Sale  
7803 Uvalde Rd  
Houston, TX



335'±

**SITE**

Royalwood  
Church

# AERIAL IMAGE



# AERIAL IMAGE



Downtown  
Houston



Royalwood  
Elementary



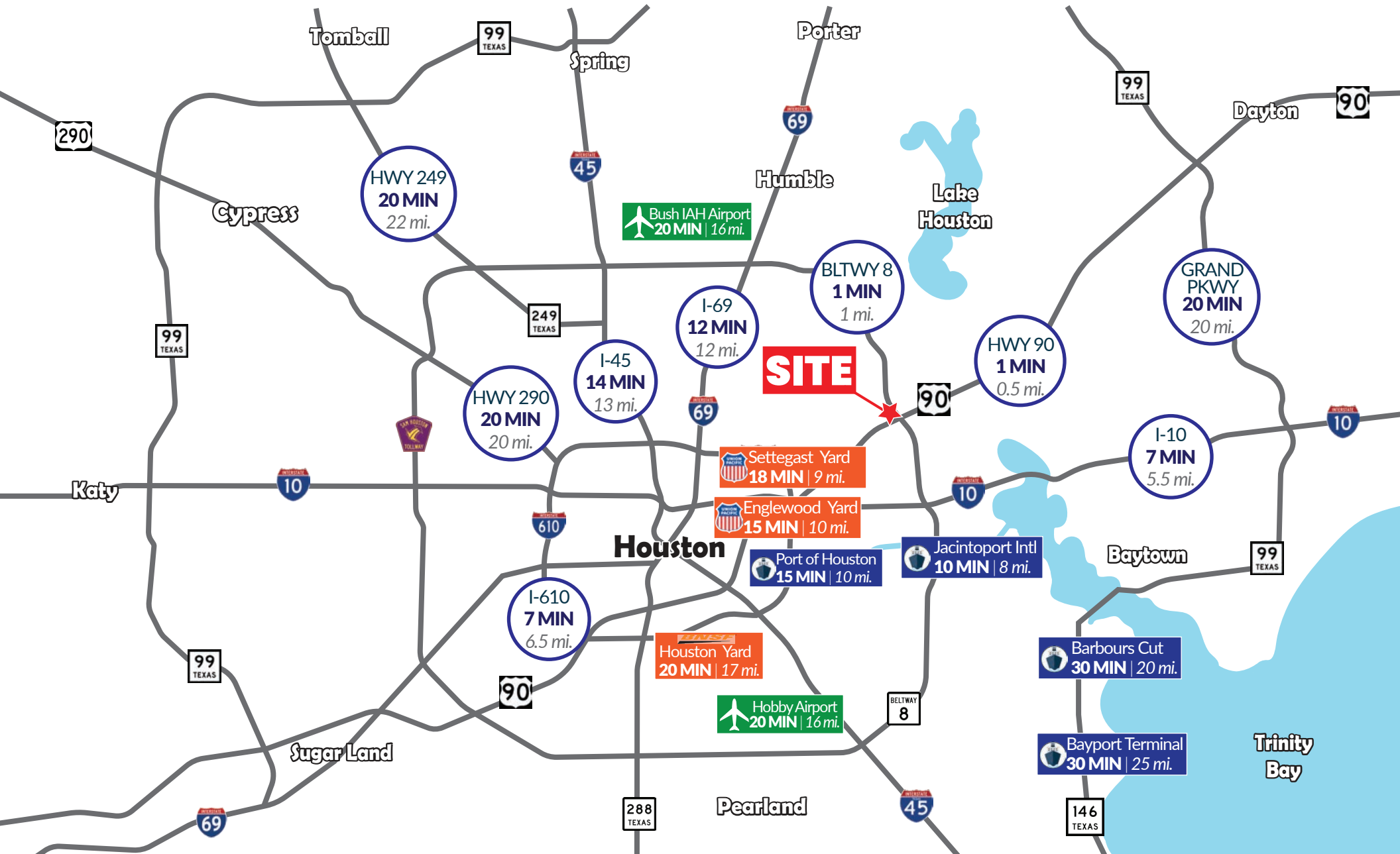
**SITE**

Royalwood  
Church

**335'±**

Uvalde Rd

# CITY MAP









# 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.

<b>SENDERO REAL ESTATE</b>	<b>9010551</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JUAN C. SANCHEZ</b>	<b>520895</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601 ext 1</b>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>DEVIN BAKER</b>	<b>656289</b>	<b>DEVIN@SENDEROGROUP.NET</b>	<b>832-631-9294</b>
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](http://www.trec.texas.gov)

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