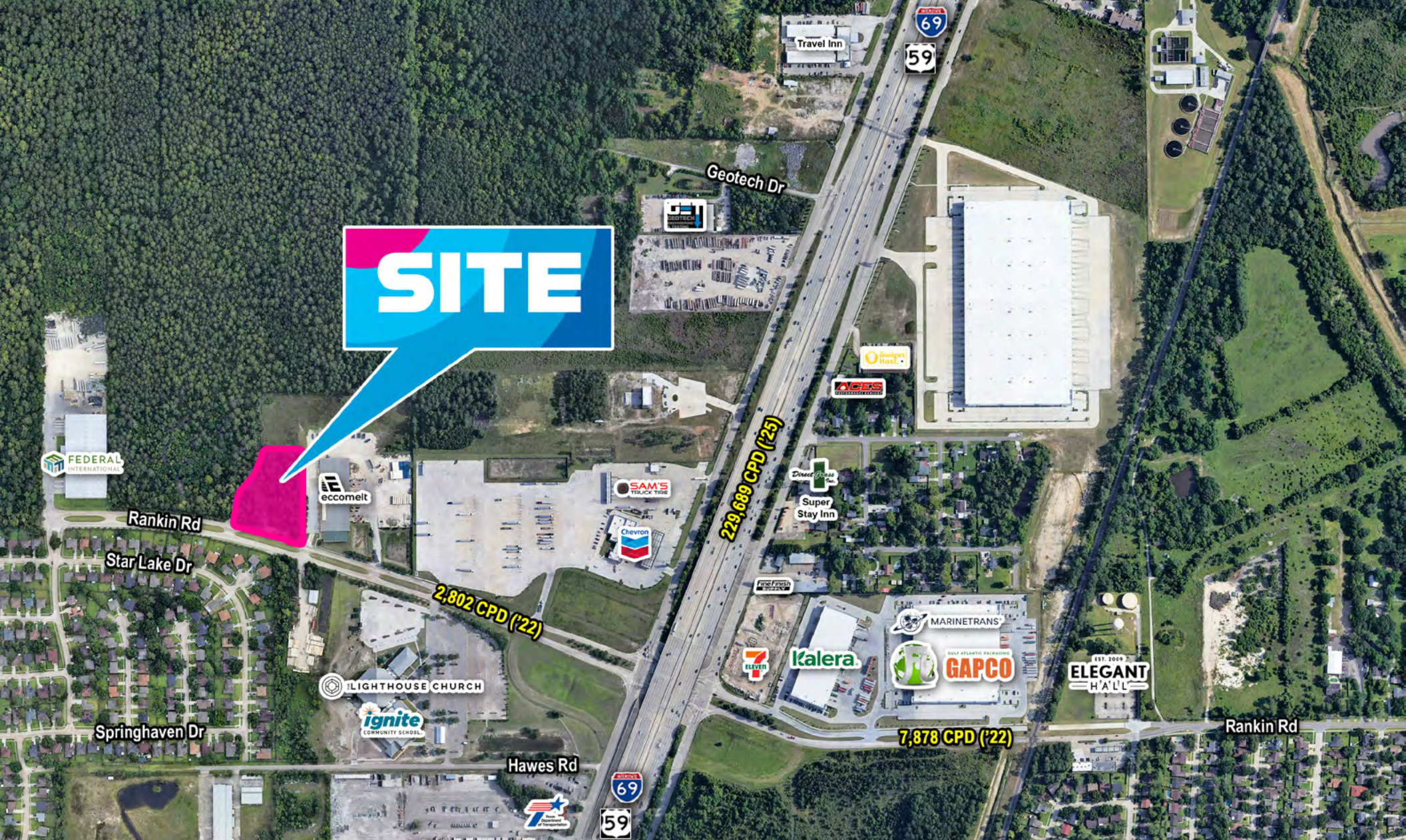




±1.97 ACRES
LAND AVAILABLE FOR SALE
NWQ US-59 & Rankin Rd | Humble, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWQ US-59 & Rankin Rd
Humble, TX 77396

Size: ±1.97 Acres

Price: Call For Pricing

HIGHLIGHTS:

- 2023 Tax Rate: 2.48%
- Utilities available
- Not located in a flood plain
- Easy access to Interstate US-59/I-69 and Beltway 8, two of Houston MSA's major highways
- Zoned to Aldine ISD
- Close proximity to George Bush Intercontinental Airport
- Located across from Heather Ridge Village with approximately 265 homes

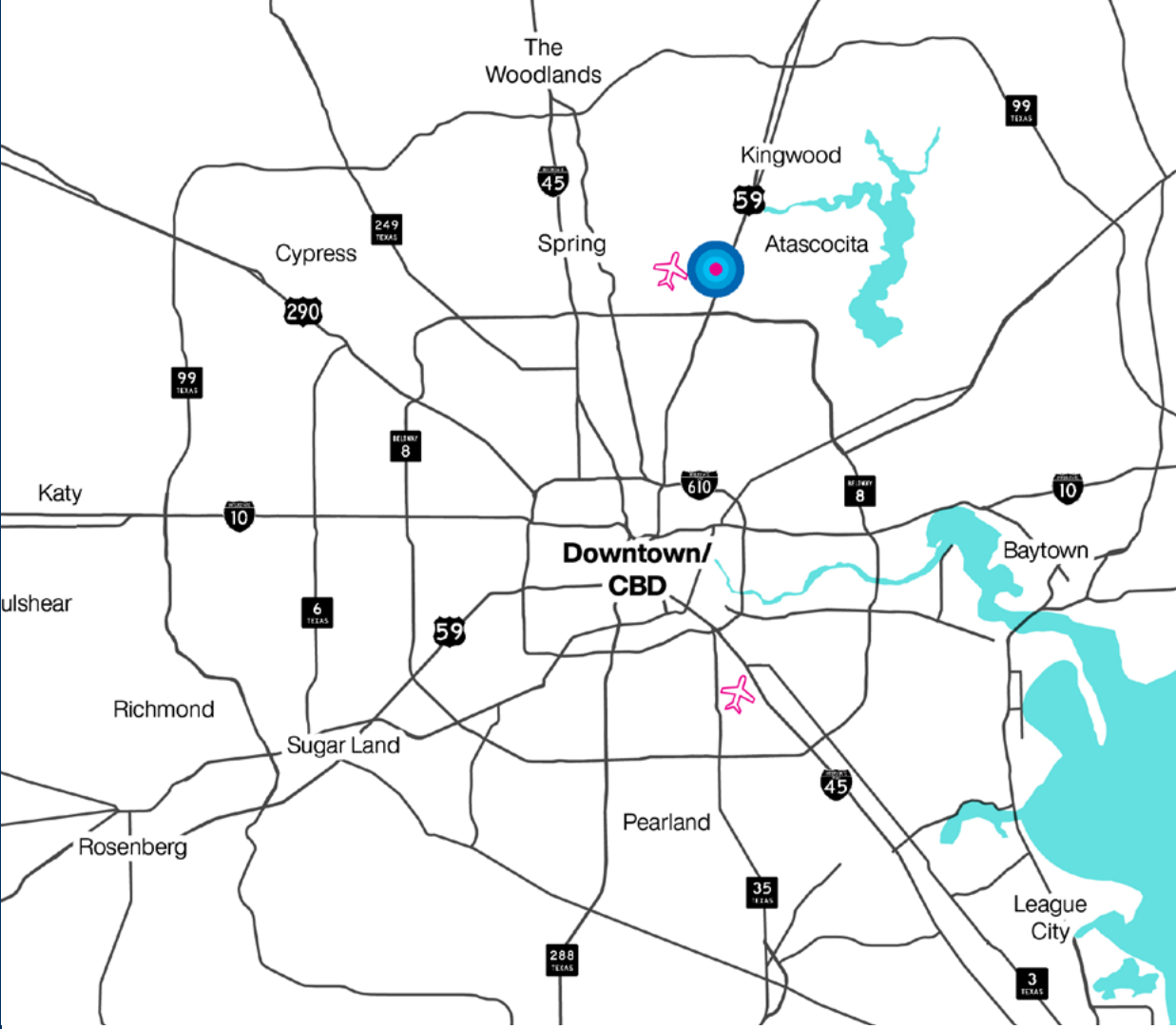
TRAFFIC COUNTS:

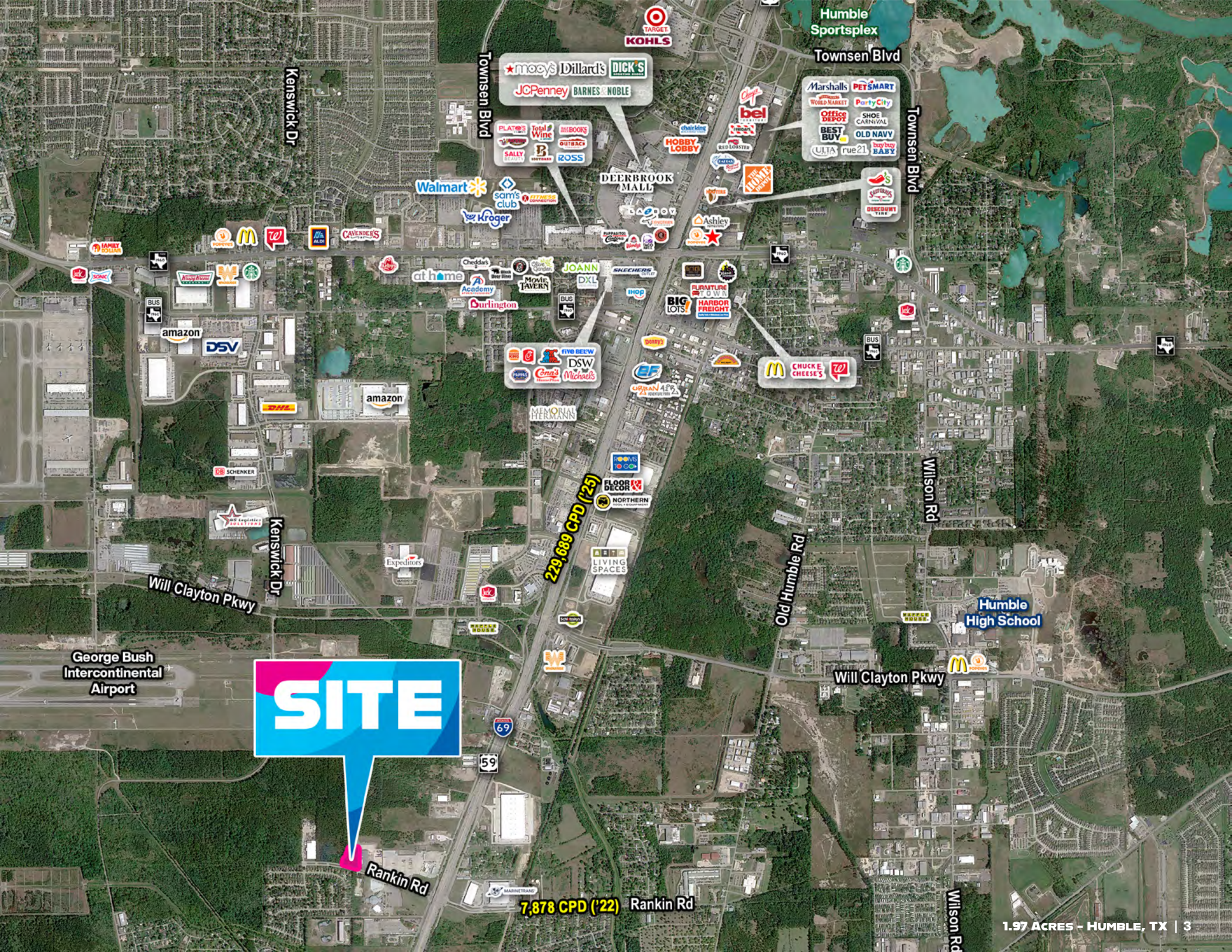
US-59: 229,689 CPD '25

Rankin Rd: 2,802 CPD '22

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,328	52,271	137,507
Daytime Pop.	1,997	49,759	110,056
Avg HH Income	\$82,223	\$83,661	\$96,544





SITE

mooy's Dillard's DICK'S
JCPenney BARNES NOBLE

Walmart
Kroger

PLATON'S Total Wine
SALLY'S BOUTIQUE ROSS

DEERBROOK MALL

Marshalls PETSMART
Office DEPOT BEST BUY
ULTA rue21

SAFARI
DISCOUNT

at home Academy
Durlington

DSW
DSW

MYER MANN

229,689 CPD (25)

FLOOR DECOR
NORTHERN

LIVING SPACES

McDonald's
CHUCK E. CHEESE'S

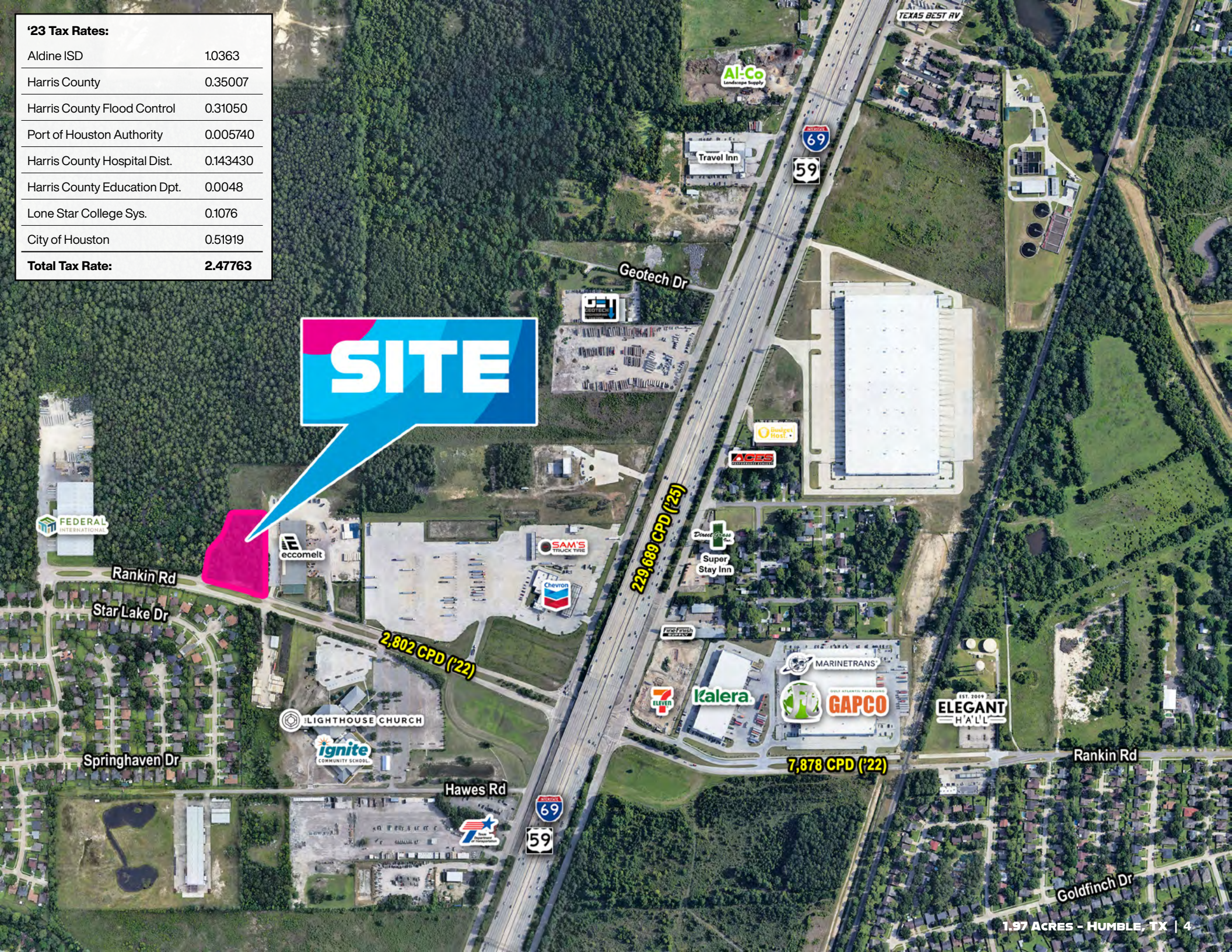
Humble High School

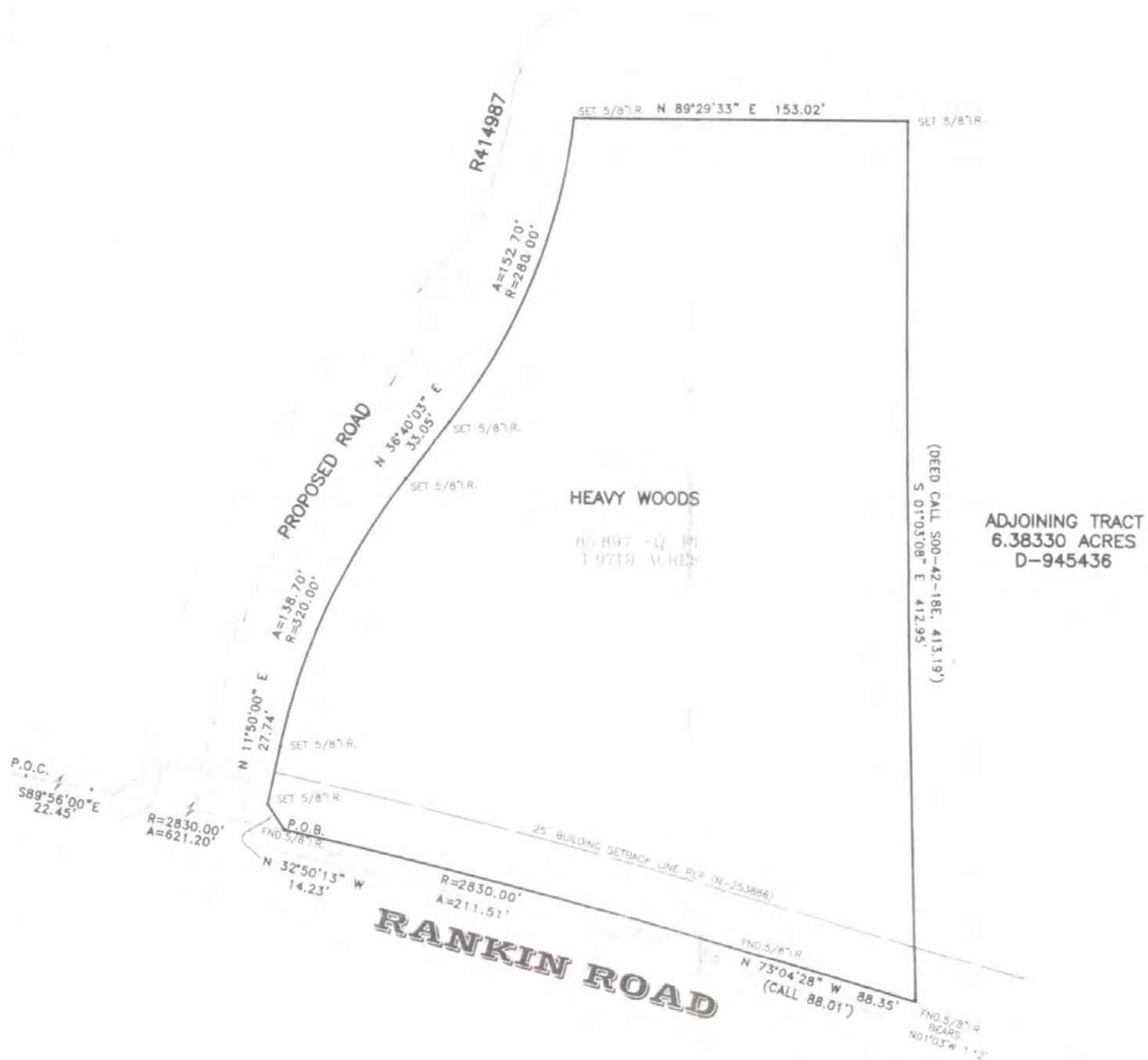
7,878 CPD ('22) Rankin Rd

1.97 ACRES - HUMBLE, TX | 3

'23 Tax Rates:

Aldine ISD	1.0363
Harris County	0.35007
Harris County Flood Control	0.31050
Port of Houston Authority	0.005740
Harris County Hospital Dist.	0.143430
Harris County Education Dpt.	0.0048
Lone Star College Sys.	0.1076
City of Houston	0.51919
Total Tax Rate:	2.47763







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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John P. Kimball III	533691	tk@theblueoxgroup.com	713.230.8862
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

IABS 1-0

SITE

±1.97 ACRES
LAND AVAILABLE FOR SALE

NWQ US-59 & Rankin Rd | Humble, TX

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