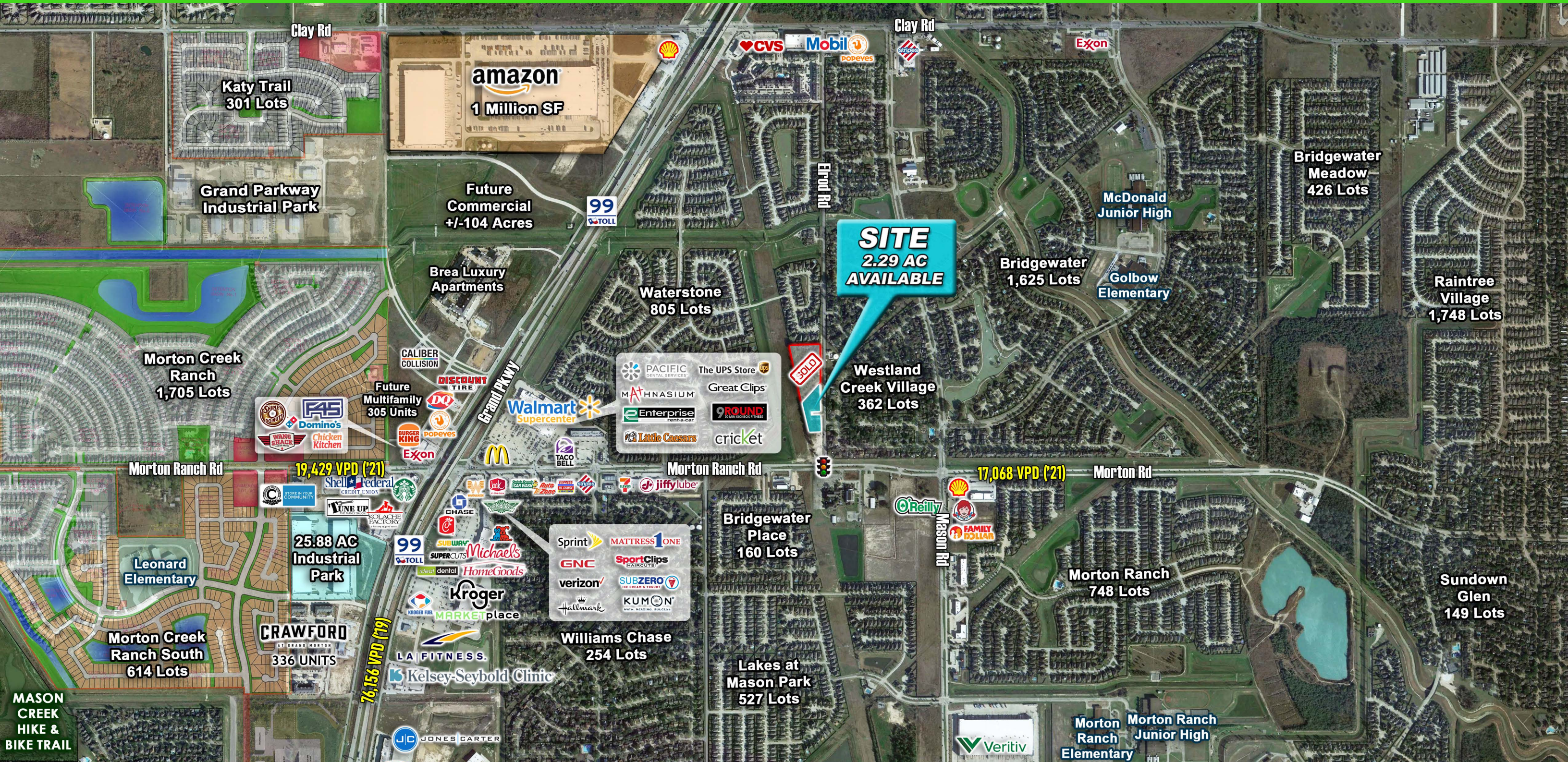


# LAND AVAILABLE FOR SALE

NWQ OF MORTON RANCH RD & ELROD RD | KATY, TEXAS

2.29 ACRES AVAILABLE



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM  
713.664.3634  
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Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

**EVERGREEN**  
COMMERCIAL REALTY



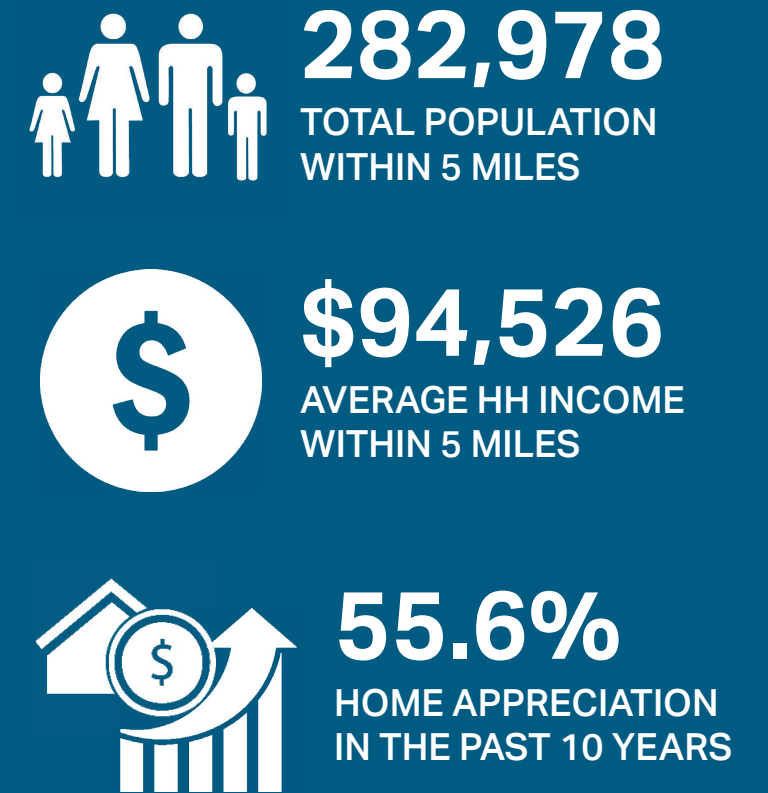
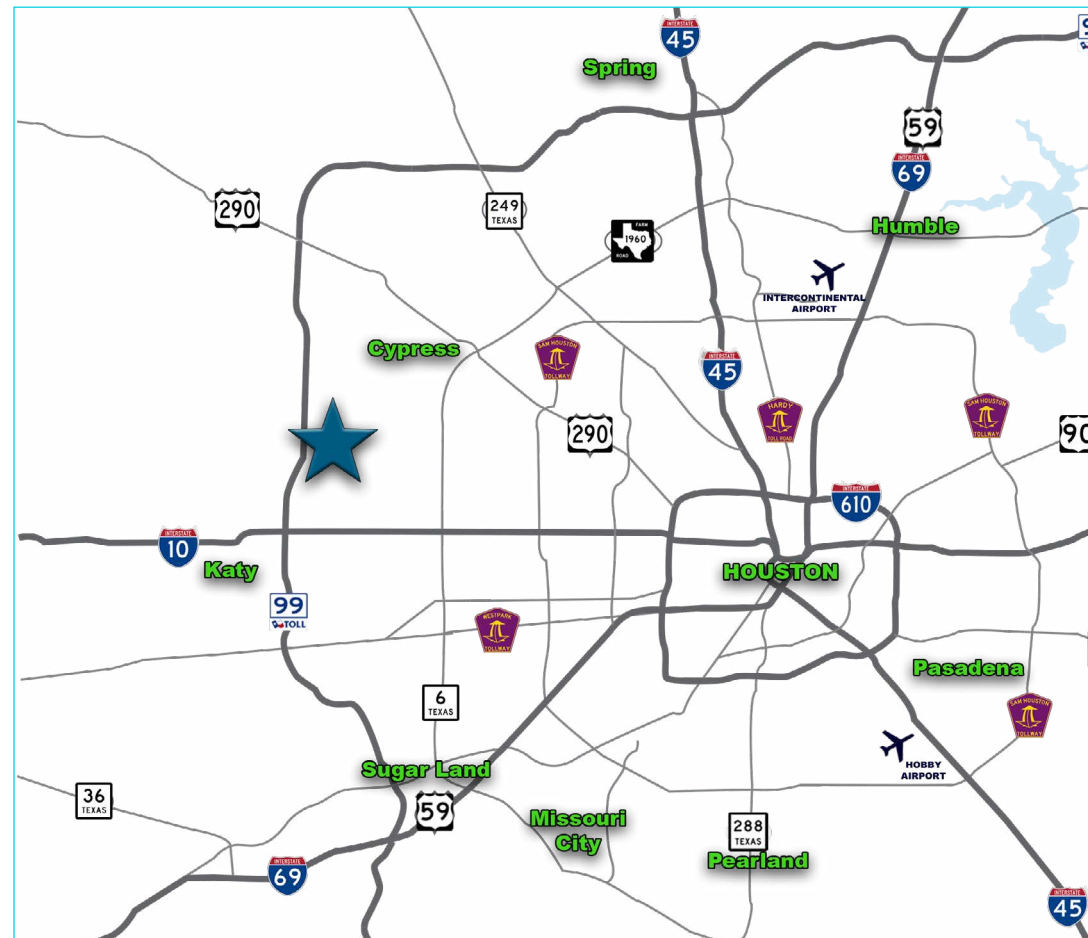
# PROPERTY HIGHLIGHTS

# LAND AVAILABLE FOR SALE

NWQ OF MORTON RANCH RD & ELROD RD | KATY, TEXAS

- 2.29 acres available for sale  
*survey available upon request*
- At signalized intersection in a growing trade area
- Excellent demographics (\$80,171 median HH income in 3 mile radius)
- Surrounded by the highest growth residential market in the country
- Over 1,000 square feet of frontage on Elrod Rd
- Utilities available through MUD 287
- Zoning: Commercial (Harris County)
- Pad sites available – will subdivide

## AREA RETAILERS



FOR MORE  
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# ▶ RETAIL AERIAL

# LAND AVAILABLE FOR SALE

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# ▶ DEMOGRAPHICS

# LAND AVAILABLE FOR SALE

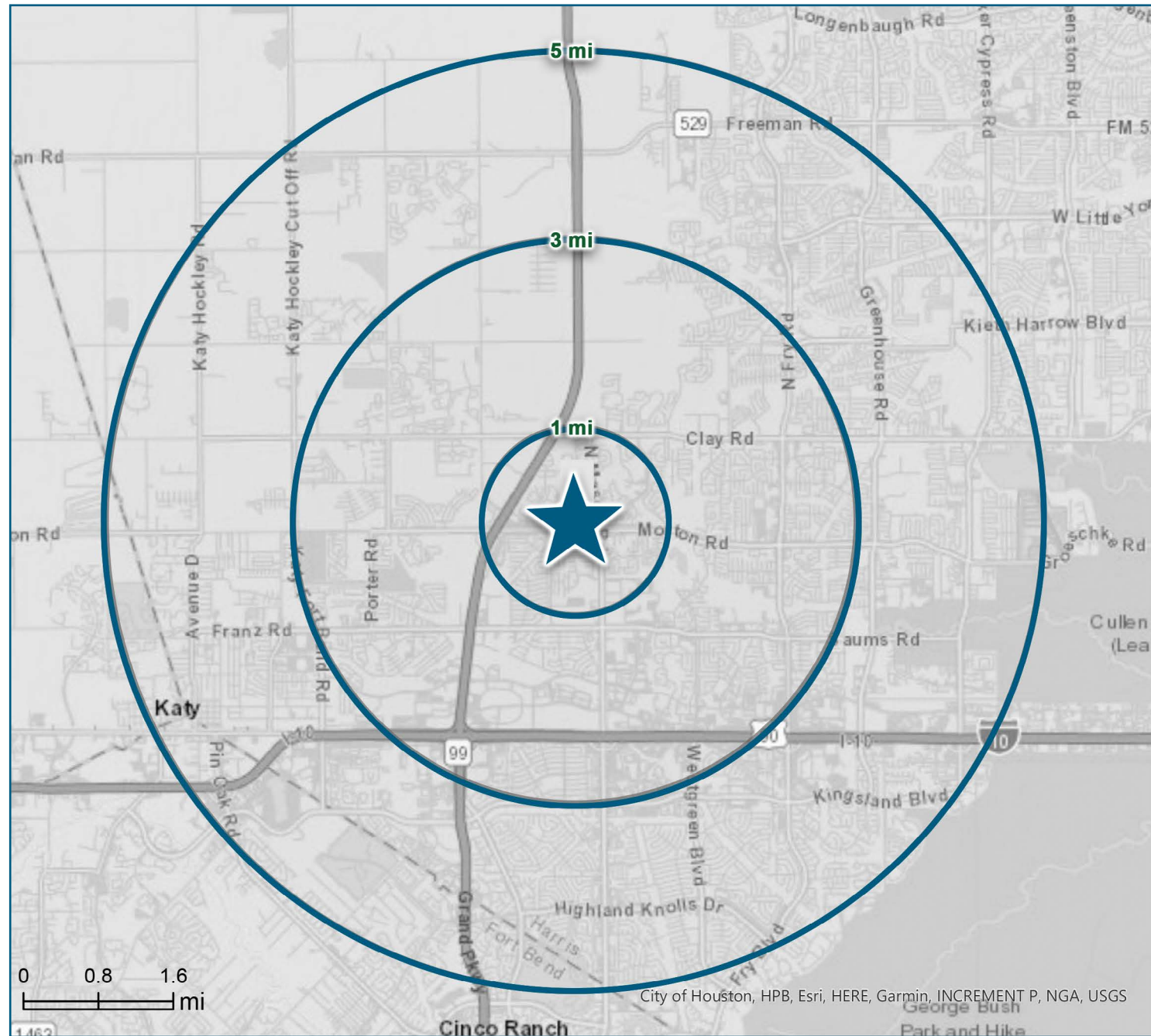
NWQ OF MORTON RANCH RD & ELROD RD | KATY, TEXAS

**2021 TOTAL POPULATION**  
(3 mi Radius)  
**111,314**

**TOTAL HOUSEHOLDS**  
(3 mi Radius)  
**34,278**

**DAYTIME POPULATION**  
(3 mi Radius)  
**93,834**

**AVERAGE HH INCOME**  
(3 mi Radius)  
**\$94,526**



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	10,009	74,726	202,079
2021 Total Households	3,745	34,278	90,042
2021 Population	13,586	111,314	282,978
Daytime Population	10,191	93,834	246,873
2021 Median Age	31.7	32.5	33.8

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$91,485	\$94,526	\$105,885
Median Household Income	\$82,754	\$80,171	\$81,980
Per Capita Income	\$27,749	\$28,587	\$33,599
Average Home Value	\$248,748	\$243,677	\$270,250

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.0%	62.2%	66.0%
Black or African American	15.3%	13.9%	12.2%
Asian	5.0%	5.4%	6.8%
Hispanic	41.3%	41.2%	34.4%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	15.4%	15.1%	15.6%
2 Person Household	22.9%	34.9%	26.9%
3+ Person Household	61.7%	50.0%	57.5%
Owner-Occupied Housing Units	78.3%	72.1%	67.0%
Renter-Occupied Housing Units	16.4%	22.1%	27.9%

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## 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.

#### Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Lilly Golden**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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