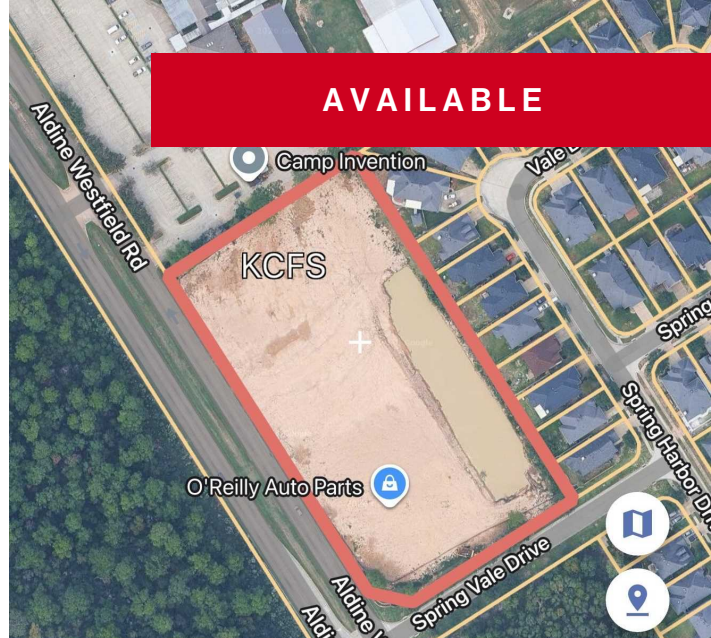


Retail Pad Site For Sale

Aldine Westfield Rd, 0.88



Property Overview

Situated in Harris County off W. Hardy Toll Rd, this highly visible location is near The Woodlands and IAH Bush International Airport. The property neighbors an O'Reilly Auto Parts and a future Quick Quack Car Wash. Its strategic position between Beltway 8 and the Grand Parkway (SH-99) provides excellent access to both north and south toll roads and proximity to downtown Houston.

The available land for sale is approximately 0.8753 acres (38,126 square feet). Please note that the property will be replated before the close of escrow.

Property Highlights

- Prime commercial development opportunity located at 24624 Aldine Westfield Rd, Spring, TX 77373. Traffic Count: 24,697 AADT
- Situated in Harris County off W. Hardy Toll Rd, this highly visible location is near The Woodlands and IAH Bush International Airport.
- The property neighbors an O'Reilly Auto Parts and a future Quick Quack Car Wash.
- The available land for sale is approximately 0.8753 acres (38,126 square feet). Please note that the property will be replated before the close of escrow.

Property Details

Price:	\$686,268
Lot Size:	0.88 ACRES
Price / SF:	\$17.90/SF
Cross Streets:	E Cypresswood
Permitted Uses:	Comm Retail
Frontage:	+/- 125'
Traffic Count:	24,697 AADT
Utilities:	Public
Zoning:	RETAIL TRD
APN:	142-372-001-0001

Tim Larson - Commercial Realtor

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- 📍 0695022, Texas

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057

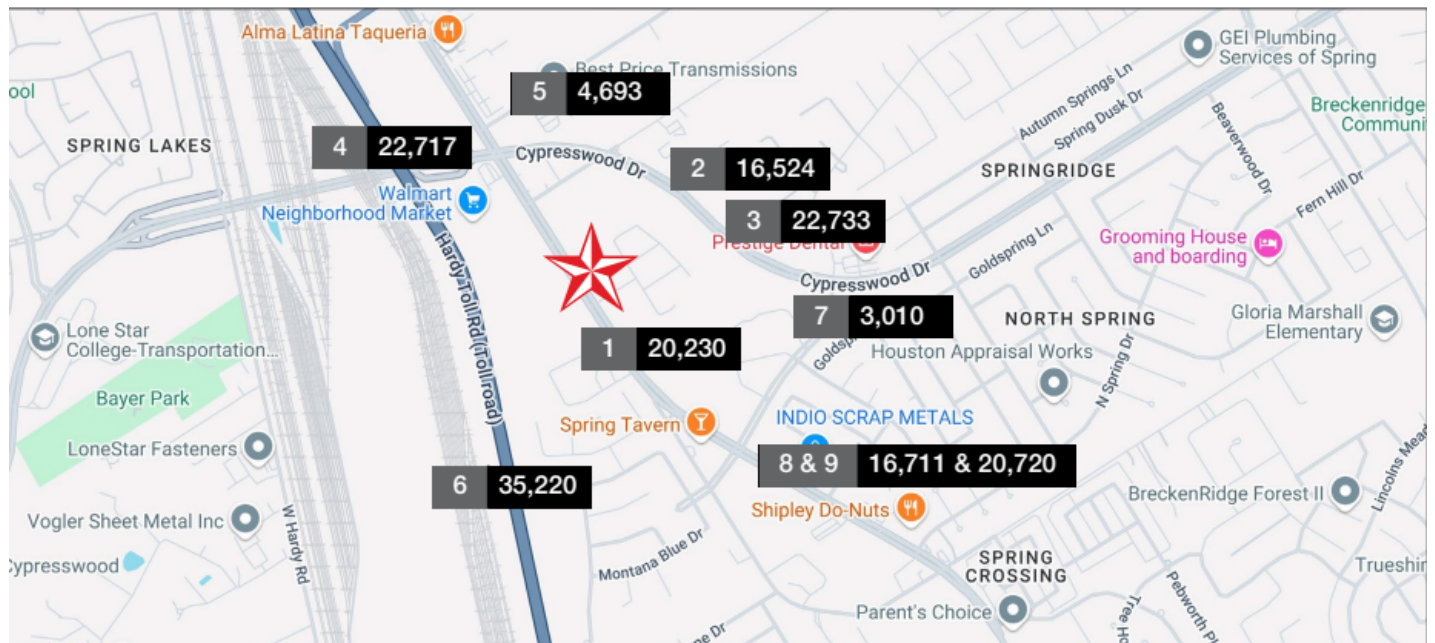
Each Office is Independently
Owned and Operated



Property Photos



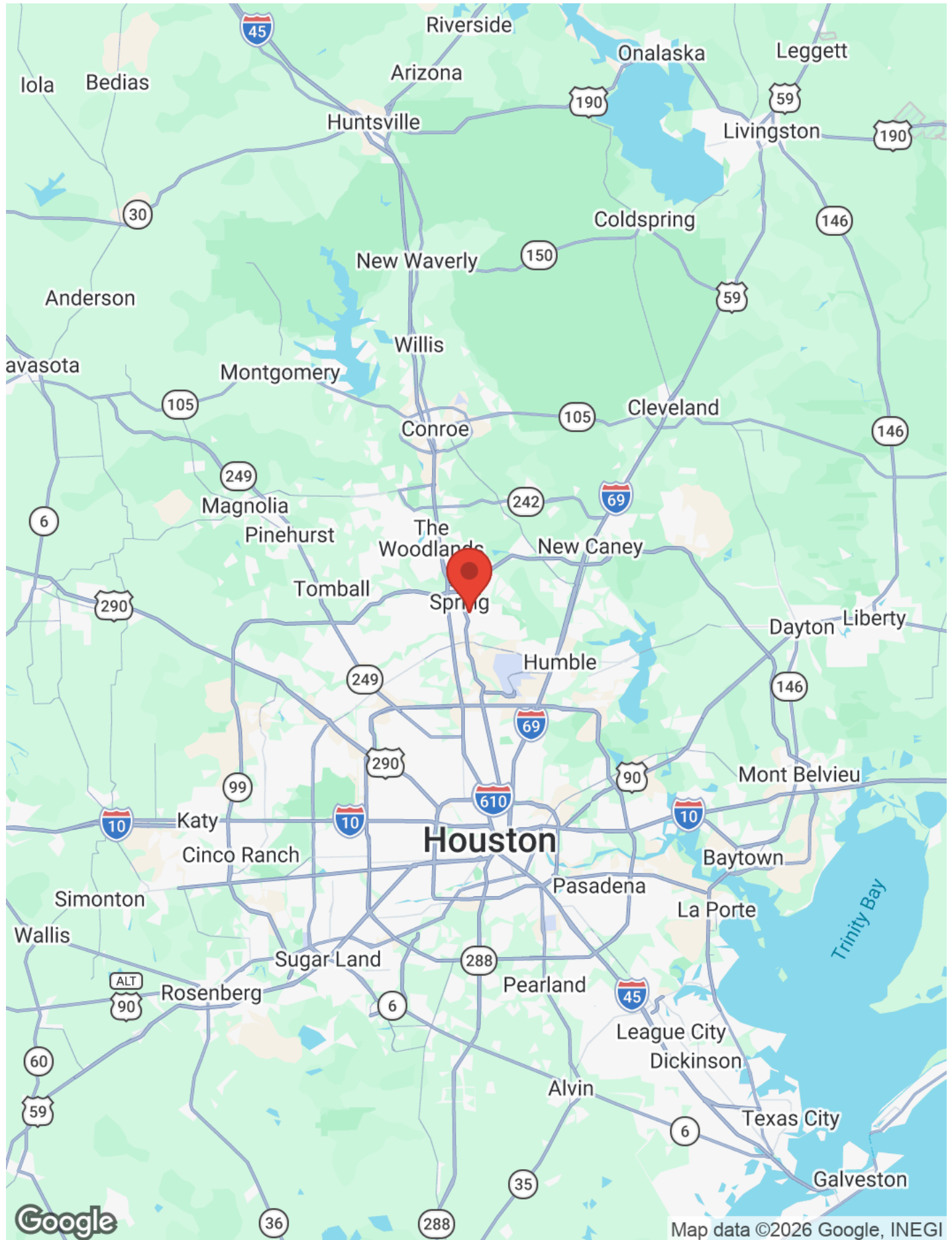




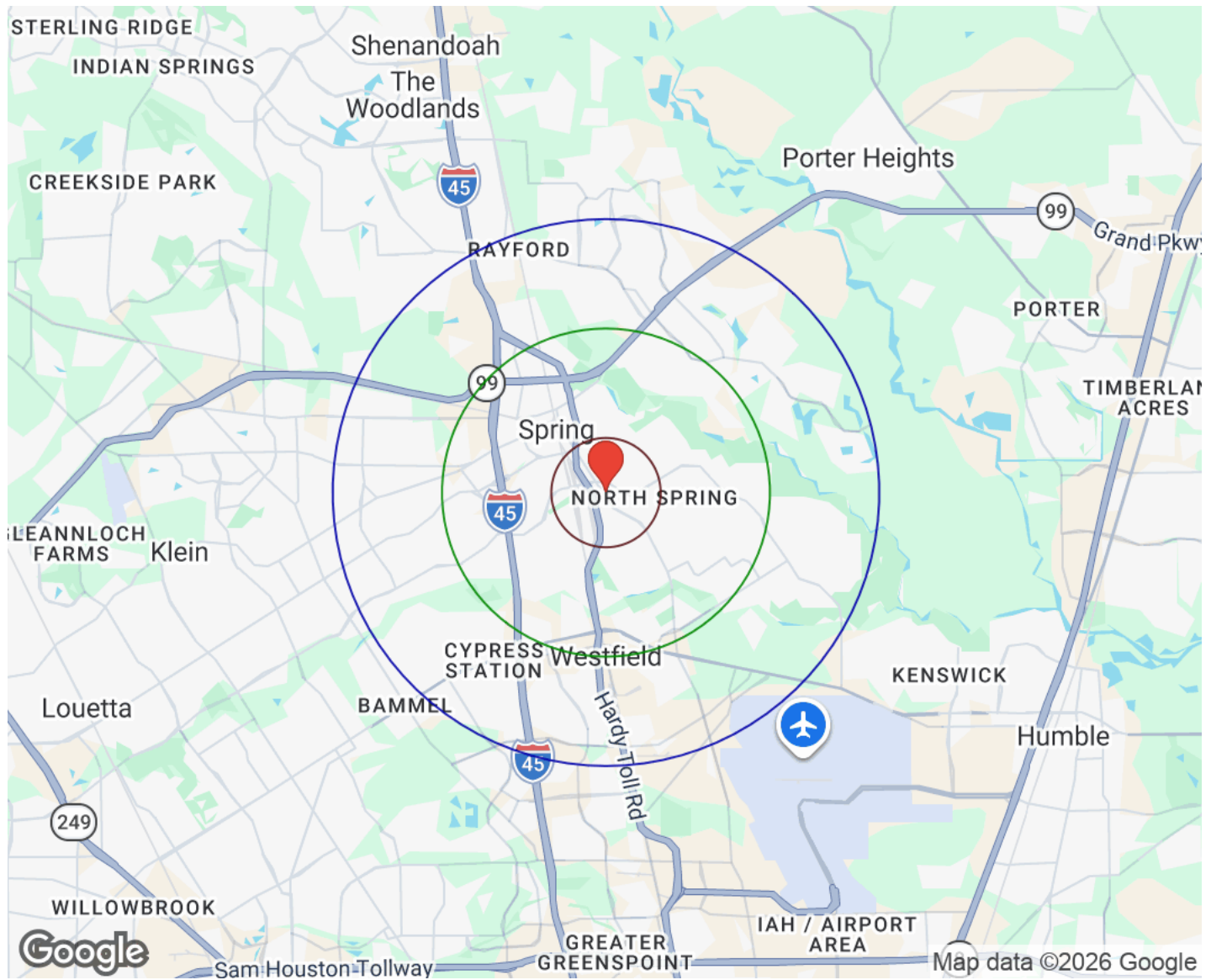
Property Photos



Regional Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,929	44,682	115,379
Female	5,309	47,558	122,381
Total Population	10,238	92,240	237,760

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,857	25,790	73,087
Black	2,675	25,172	60,771
Am In/AK Nat	14	120	285
Hawaiian	14	120	262
Hispanic	4,008	34,230	85,094
Asian	465	5,129	13,743
Multiracial	177	1,476	4,113
Other	28	212	404

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,772	35,683	92,825
Occupied	3,478	32,383	83,840
Owner Occupied	2,490	19,791	49,207
Renter Occupied	988	12,592	34,633
Vacant	294	3,299	8,984

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,211	20,824	53,477
Ages 15 - 24	1,417	12,513	32,874
Ages 25 - 54	4,145	39,955	103,074
Ages 55 - 64	1,125	9,013	23,301
Ages 65+	1,340	9,936	25,036

Income	1 Mile	3 Miles	5 Miles
Median	\$89,013	\$91,612	\$89,360
Under \$15k	122	1,458	5,428
\$15k - \$25k	140	1,632	4,946
\$25k - \$35k	101	1,116	3,499
\$35k - \$50k	240	2,937	7,468
\$50k - \$75k	768	5,217	13,492
\$75k - \$100k	656	5,766	12,339
\$100k - \$150k	594	6,321	14,932
\$150k - \$200k	448	3,605	9,399
Over \$200k	409	4,331	12,338



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	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 1-2