

FOR SALE

4.25 Acres

2800-2802 MANGUM ROAD

HOUSTON, TX 77092



Ryan DeGennaro
Senior Vice President
713 316 7059
ryan.degennaro@partnersrealestate.com

Matthew Bean
Associate
713 405 7480
matthew.bean@partnersrealestate.com

partners

Property Summary

Address	2800-2802 Mangum Road Houston, TX 77092
Pricing	\$6,900,000
Total Land Size	184,955 SF
Total Land Size	4.25 Acres
Parcel ID	0661120040003
Parcel ID	0760210010001
Parcel ID	0661120040005
Parcel ID	0760210010019
Flood Risk	Outside 100/500 Year



Aerial

2800-2802 MANGUM ROAD
HOUSTON, TEXAS



Property Photos

2800-2802 MANGUM ROAD
HOUSTON, TEXAS



Demographics

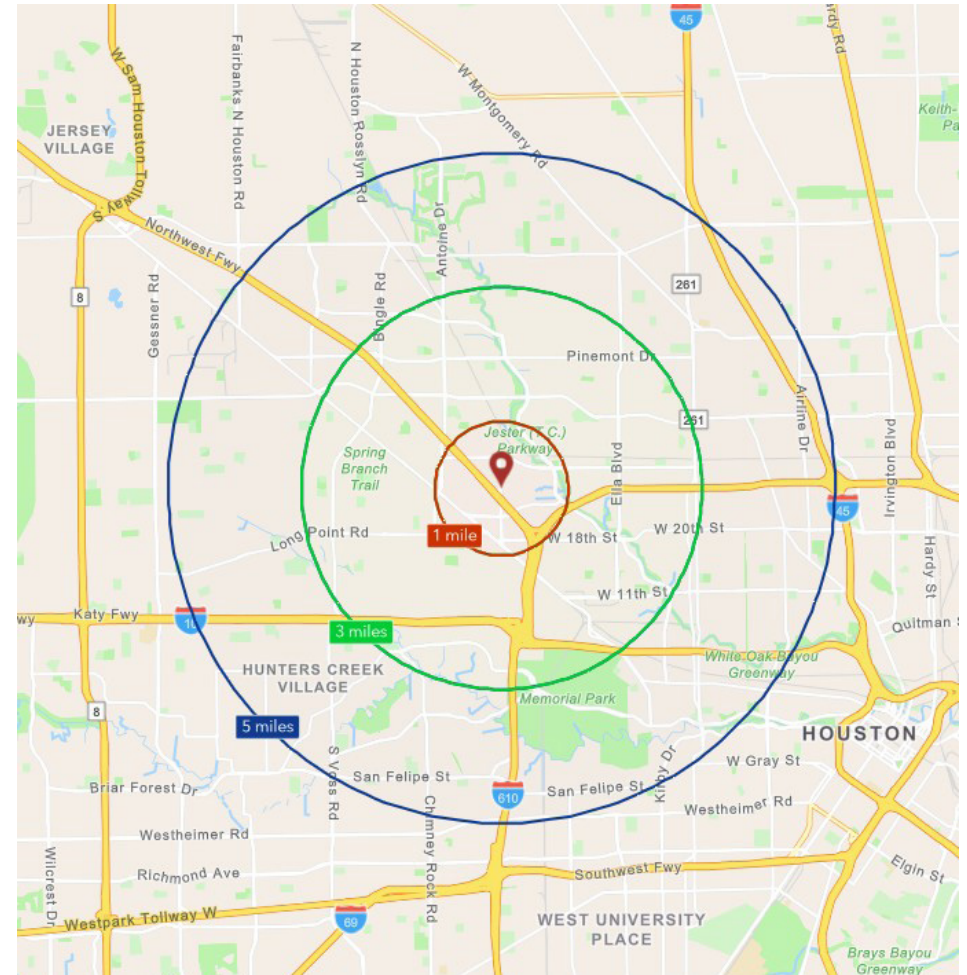
2800-2802 MANGUM ROAD
HOUSTON, TEXAS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	11,792	127,190	373,999
2025 Population	12,523	137,584	401,842
2030 Projected Population	12,774	146,492	422,381
Annual Growth (2025-2030)	0.4%	1.26%	1.00%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	5,242	51,709	157,978
2025 Households	5,668	57,562	176,016
2030 Projected Households	5,890	62,679	189,097
Annual Growth 2025-2030	0.77%	1.72%	1.44%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$84,735	\$139,669	\$153,989
Median Household Income	\$56,263	\$84,125	\$87,650

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	20,574	83,421	256,143
Total Businesses	1,769	8,458	26,212



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Ryan DeGennaro
Senior Vice President
713 316 7059

ryan.degennaro@partnersrealestate.com

Matthew Bean
Associate
713 405 7480

matthew.bean@partnersrealestate.com



Information About Brokerage Services



2-10-2025

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. **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.

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.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Ryan DeGennaro	553356	ryan.degennaro@partnersrealestate.com	713-316-7059
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date