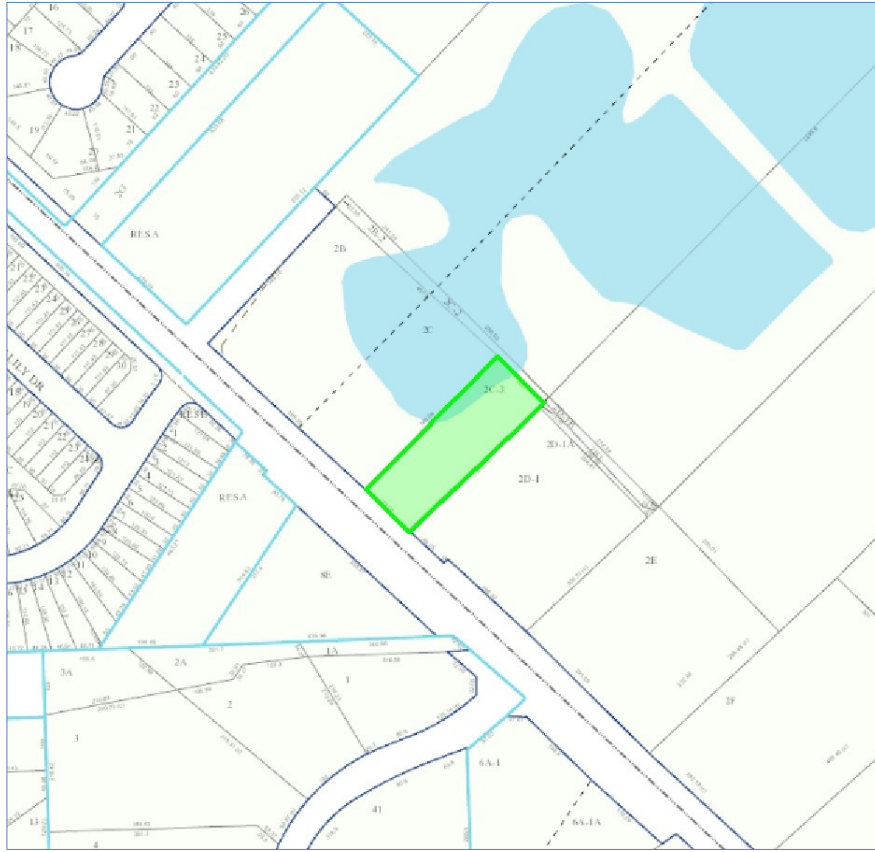


FOR SALE



***0.98 ACRE TRACT ON HUFFMEISTER ROAD
NORTH OF CYPRESS NORTH HOUSTON***

\$277,450 (\$6.50 PSF)

Great commercial site that would be perfect for a single-user business for an office, office warehouse, service center, day care or professional building.

122'+/- frontage on Huffmeister, 350'+/- depth

Two MUD's nearby for utilities

No flood plain

For More information, please contact:

Brad Dill

bdill@bdrealty.com

(281) 272-2560

BD Realty Advisors, L.L.C., Broker
www.bdrealty.com

5010-F Louetta Road #543, Spring, Texas 77379

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

Demographics

	<i>1 Mile</i>	<i>3 Miles</i>
<i>Population</i>	<i>10,466</i>	<i>78,136</i>
<i>Households</i>	<i>3,603</i>	<i>27,047</i>
<i>Average Age</i>	<i>36.70</i>	<i>36.60</i>
<i>Median HH Income</i>	<i>\$131,823</i>	<i>\$103,294</i>
<i>Daytime Employees</i>	<i>1,464</i>	<i>20,706</i>
<i>Population Growth '19-'24</i>	<i>9.5%</i>	<i>7.0%</i>
<i>Household Growth '19-'24</i>	<i>9.7%</i>	<i>7.2%</i>

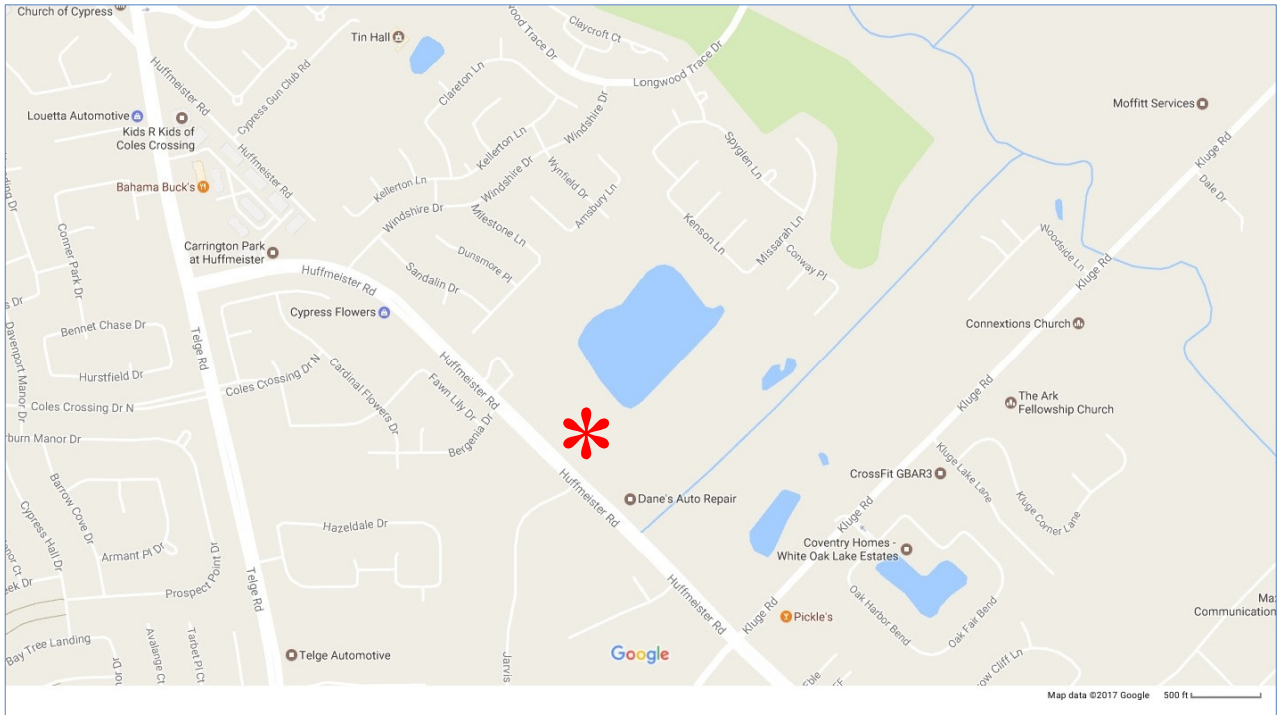
Traffic

<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Vol</i>	<i>Year</i>	<i>Distance</i>
<i>Huffmeister Rd</i>	<i>Jarvis Rd SE</i>	<i>12,800</i>	<i>2014</i>	<i>0.04 mi</i>
<i>Telge Rd</i>	<i>Huffmeister Rd N</i>	<i>20,031</i>	<i>2018</i>	<i>0.51 mi</i>
<i>Whispering Valley Dr</i>	<i>Broken Brook Ct W</i>	<i>7,102</i>	<i>2018</i>	<i>0.65 mi</i>
<i>Jarvis Rd</i>	<i>Telge Rd W</i>	<i>3,399</i>	<i>2018</i>	<i>0.73 mi</i>
<i>Huffmeister Rd</i>	<i>Telge Rd NW</i>	<i>12,153</i>	<i>2018</i>	<i>0.75 mi</i>

Made with TrafficMetrix® Products



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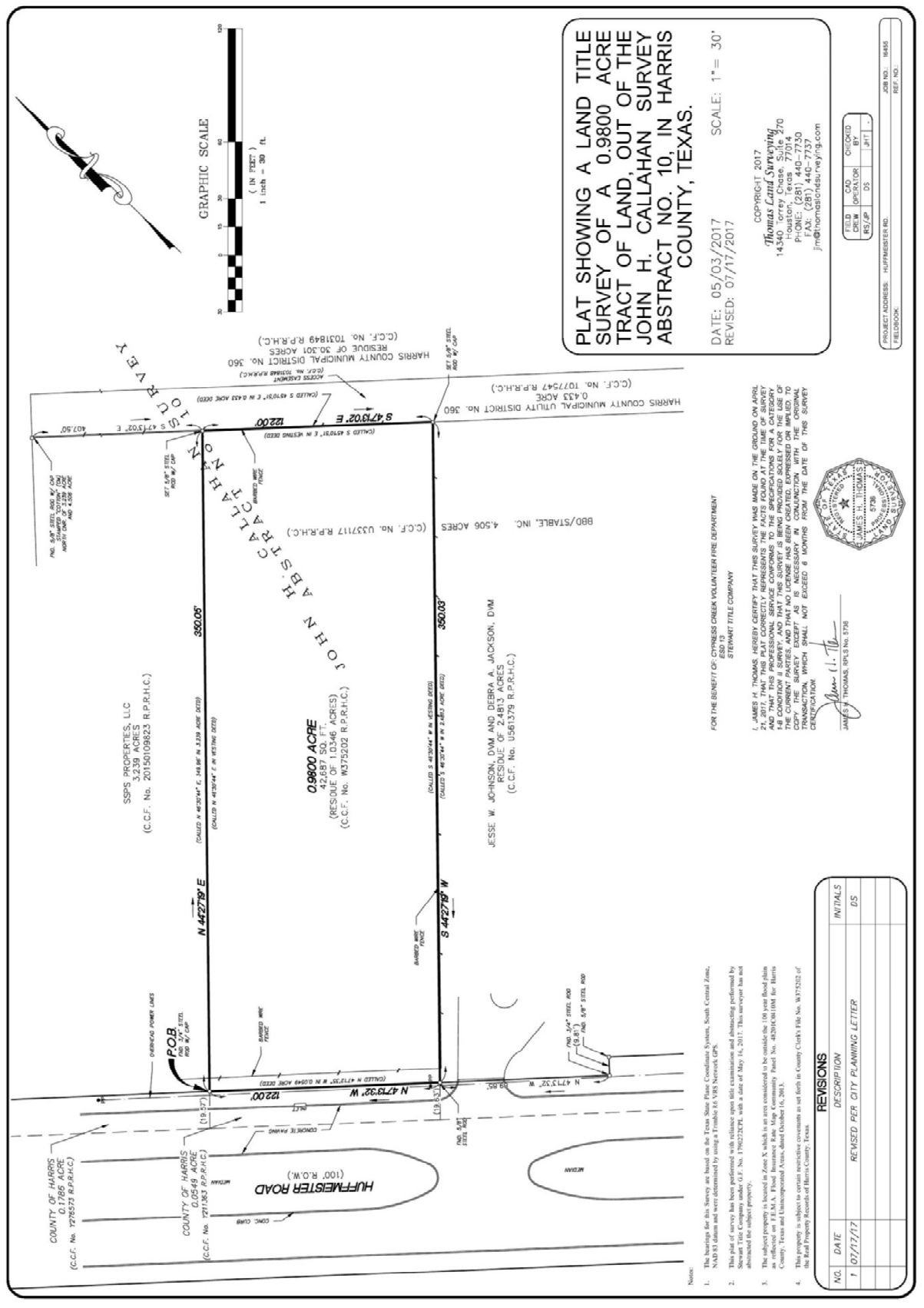
Google Maps



Sketches are approximate and are not to be relied upon and are not a survey.



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PLAT SHOWING A LAND TITLE SURVEY OF A 0.9800 ACRE TRACT OF LAND, OUT OF THE JOHN H. CALLAHAN SURVEY ABSTRACT NO. 10, IN HARRIS COUNTY, TEXAS.

DATE: 05/03/2017
REVISED: 07/17/2017
SCALE: 1" = 30'

Copyright 2017
Thomas Land Surveying
14340 Katy Road, Suite 270
Houston, Texas 77074
PHONE: (281) 440-7730
FAX: (281) 440-7737
jthomas@thomaslandsurveying.com

FILED	CD	CHURCH
10/17/17	10/17/17	10/17/17

PROJECT ADDRESS: HUFFMEISTER RD.
FIELDBOOK: REF. NO. 1445



I, JAMES H. THOMAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON APRIL 21, 2017, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE STANDARDS FOR A CATEGORY 1 SURVEY AS SET FORTH IN THE TEXAS PROFESSIONAL LAND SURVEYING ACT, CHAPTER 131, SUBCHAPTER C, OF THE TEXAS GOVERNMENT CODE, AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL CONVEYANCE WHEN IT SHALL ACT BASED 8 MONTHS FROM THE DATE OF THIS SURVEY CERTIFICATION.

James H. Thomas
JAMES H. THOMAS, RPLS No. 5739

FOR THE BENEFIT OF: CYNTHIA CREEK VOLUNTARY FIRE DEPARTMENT
STEWART TITLE COMPANY

NO.	DATE	DESCRIPTION	INITIALS
1	07/17/17	REMOVED PER CITY PLANNING LETTER	DS

- Notes:
- The bearings for this survey are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 datum and were determined by using a Trimble 16 VRS Network GPS.
 - This plat of survey has been performed with reliance upon data examination and abstracting performed by Stewart Title Company under G.L. No. 179623274, with a date of May 16, 2017. This surveyor has not abstracted the subject property.
 - The subject property is located in Zone X, which is an area considered to be outside the 100 year flood plain as reflected on FEMA's Flood Insurance Rate Map Community Panel No. 4820400010M for Harris County, Texas and Unincorporated Areas, dated October 16, 2015.
 - This property is subject to certain restrictive covenants as set forth in County Clerk's File No. W373252 of the Real Property Records of Harris County, Texas.



11-2-2015

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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Brad Dill

380677

bdill@bdrealty.com

(281) 272-2560

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

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

BD Realty Advisors, LLC, Broker, represents the Owner



BD Realty Advisors, LLC, Broker (281) 272-2560 www.bdrealty.com