

**FOR SALE**



**0.551 ACRE TRACT**  
**12960 SOUTH POST OAK ROAD**

**\$330,000 (\$13.75 PSF)**

***Great commercial site that would be perfect for a single-user business for retail, office, office warehouse and service center***

***120' of frontage on South Post Oak, great drive-by exposure with three lanes in each direction and traffic counts around 38,000 vpd***

***Water, sanitary and storm sewers to the tract***

***Recently cleared and partially stabilized, not in a flood plain***

***Economic development assistance may be available through TIRZ 9 and Five Corners District***

*For More information, please contact:*

Brad Dill

[bdill@bdrealty.com](mailto:bdill@bdrealty.com)

**(281) 272-2560**

BD Realty Advisors, L.L.C., Broker

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

[www.bdrealty.com](http://www.bdrealty.com)

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.

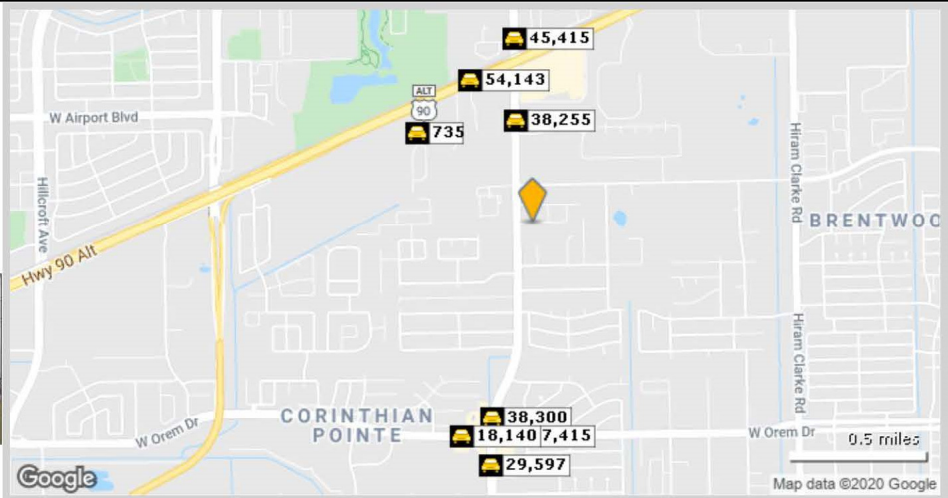

## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	11,675	134,190	373,221
2020 Estimate	11,403	129,486	354,598
2010 Census	10,981	119,421	309,419
Growth 2020 - 2025	2.39%	3.63%	5.25%
Growth 2010 - 2020	3.84%	8.43%	14.60%

<b>Households</b>			
2025 Projection	3,196	43,924	129,974
2020 Estimate	3,127	42,544	123,985
2010 Census	3,046	40,036	109,894
Growth 2020 - 2025	2.21%	3.24%	4.83%
Growth 2010 - 2020	2.66%	6.26%	12.82%
Owner Occupied	2,298 73.49%	24,887 58.50%	66,101 53.31%
Renter Occupied	829 26.51%	17,657 41.50%	57,884 46.69%

## Traffic

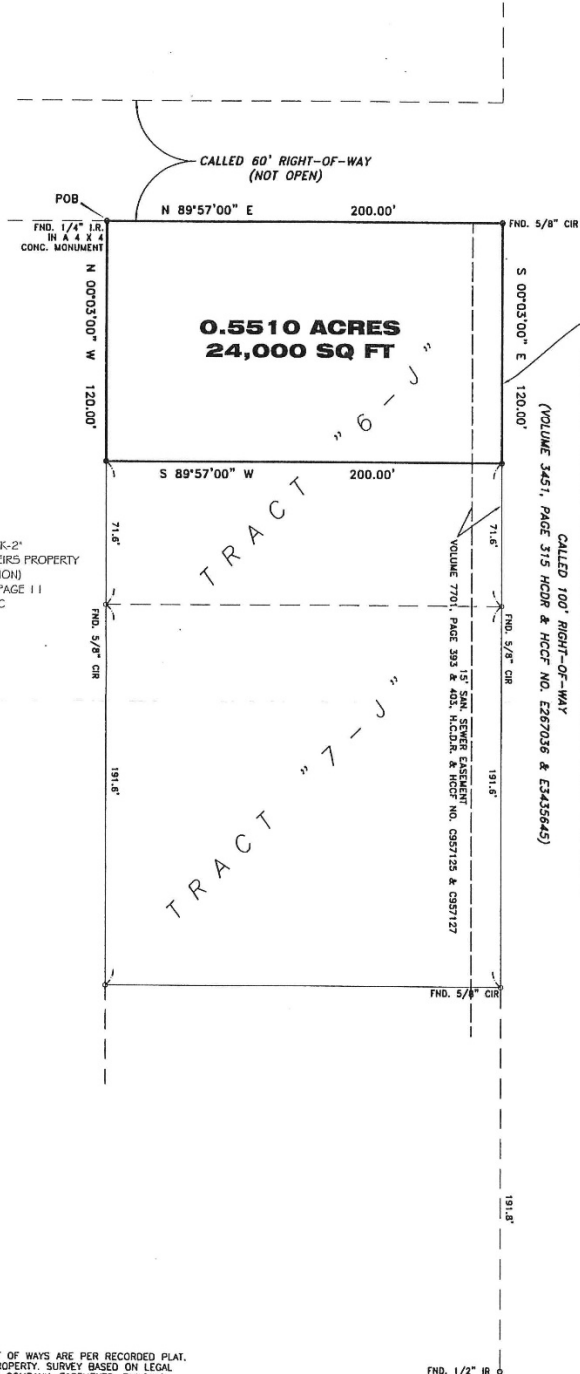
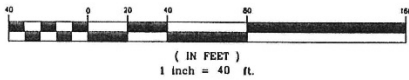
### Traffic Count Report

<b>South Post Oak 24,000 Sqft Frontage Lot</b> 12960 S Post Oak Rd, Houston, TX 77045							
Building Type: <b>Land</b> Class: - RBA: - Typical Floor: - Total Available: <b>0 SF</b> % Leased: <b>0%</b> Rent/SF/Yr: -							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 S Post Oak Rd	Jethro St	0.07 N	2018	38,255	MPSI	.40	
2 Kylewick Dr	Wickley Dr	0.04 S	2018	735	MPSI	.55	
3 Main St	Palmcrest St	0.06 SW	2018	54,143	MPSI	.59	
4 S Post Oak Rd	Main St	0.07 S	2018	45,415	MPSI	.70	
5 S Post Oak Rd	W Orem Dr	0.07 S	2018	35,196	MPSI	.73	
6 S Post Oak Rd	W Orem Dr	0.07 S	2020	38,300	MPSI	.73	
7 W Orem Dr	Lockway Dr	0.04 E	2020	17,415	MPSI	.78	
8 W Orem Dr	S Post Oak Rd	0.11 E	2018	20,298	MPSI	.82	
9 W Orem Dr	S Post Oak Rd	0.11 E	2020	18,140	MPSI	.82	
10 S Post Oak Rd	W Orem Dr	0.11 N	2018	29,597	MPSI	.90	



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# GRAPHIC SCALE



## LEGAL DESCRIPTION:

0.5510 ACRES OF LAND BEING A PART OF TRACT "6-J" AS SHOWN ON THE PLAT OF THE J.J. SETTEGAST HEIRS-PROPERTY (PARTITION) AS RECORDED IN BOOK 33, PAGE 111 OF THE PLAT RECORDS OF HARRIS COUNTY IN THE GEORGE ALLEN SURVEY A-96, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE EAST LINE OF TRACTS "6-J" AND "7-J" BEING CALLED SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST AS SHOWN ON THE ABOVE REFERENCED PLAT

BEGINNING AT A FOUND 4" X 4" CONCRETE MONUMENT LOCATED AT A COMMON CORNER THE NORTHWEST CORNER OF TRACT "6-J" AND IN THE NORTHEAST CORNER OF TRACT "K-2" OF THE ABOVE REFERENCED PLAT ALL BEING IN THE SOUTHLINE OF A CALLED 60 FOOT WIDE ROAD RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE, THE NORTH LINE OF TRACT "6-J" AND THE SOUTH LINE OF THE CALL 60 FOOT RIGHT-OF-WAY, 200.00 FEET TO A 5/8 INCH IRON ROD FOR CORNER IN THE WEST LINE OF SOUTH POST OAK ROAD, A CALL 100 FOOT WIDE RIGHT-OF-WAY, SAID CORNER BEING THE NORTHEAST CORNER OF TRACT "6-J";

THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE, THE WEST LINE OF SOUTH POST OAK ROAD, A CALL 100 FOOT WIDE RIGHT-OF-WAY, SAID CORNER BEING THE NORTHEAST CORNER OF TRACT "6-J";

THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE EAST LINE OF TRACT "K-2";

THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG A COMMON LINE, THE WEST LINE OF TRACTS "6-J" AND "7-J" AND THE EAST LINE OF TRACT "K-2" A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.5510 ACRES (24,000 SQUARE FEET) ACRES OF LAND.

## NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY NO. 000391853 OF CHICAGO TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE ☒ X  
 ACCORDING TO F.I.R.M. MAP NO. 48201C 0805K, DATE 4-20-00  
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

## SURVEY OF

0.5510 ACRES OF LAND BEING A PART OF TRACT "6-J" AS SHOWN ON THE PLAT OF THE J.J. SETTEGAST HEIRS-PROPERTY (PARTITION) AS RECORDED IN BOOK 33, PAGE 111 OF THE PLAT RECORDS OF HARRIS COUNTY IN THE GEORGE ALLEN SURVEY A-96, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE EAST LINE OF TRACTS "6-J" AND "7-J" BEING CALLED SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST AS SHOWN ON THE ABOVE REFERENCED PLAT.

## SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP. 000391853 of CHICAGO TITLE INSURANCE COMPANY

John Bernard, Registered Professional Land Surveyor No. 4663

ADDRESS: VACANT LOT ON SOUTH POST OAK  
 PURCHASER:

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
 (281) 556-6918 FAX: (281) 556-9331

Copyright 2004 South Texas Surveying Associates, Inc.

K:\COMES 04\2441-04 (DWG) (MIG)

DRAWN BY: JWG	DATE: 10-02-04
CHECKED BY: RZ	SCALE: 1"=40'
JOB NO.: 2441-04	SHEET 1 OF 1



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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.

<b>BD Realty Advisors, LLC</b>	<b>452053</b>	<b>bdill@bdrealty.com</b>	<b>(281) 272-2560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brad Dill</b>	<b>380677</b>	<b>bdill@bdrealty.com</b>	<b>(281) 272-2560</b>
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](http://www.trec.texas.gov)

IABS 1-0

BD Realty Advisors, LLC, Broker, represents the Owner



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