

FOR SALE



9.5 +/- ACRES OF LAND

**Northwest corner of Mykawa and Schurmier &
Southwest corner of Mykawa and Fuqua
Houston, Texas 77048**

\$2,483,000 (\$6.00 psf)

- Owner is eager to sell and will consider subdividing into smaller tracts.
- Approximately 1,304' of frontage on Mykawa and 331' of frontage on Schurmier
- MUD water and sanitary services are being brought to the site.
- Outfall ditch adjacent to the western boundary of the tract, or outfall into road side ditch.
- Bank and seller financing available

For More information, please contact:

Brad Dill

bdill@bdrealty.com

(281) 272-2560

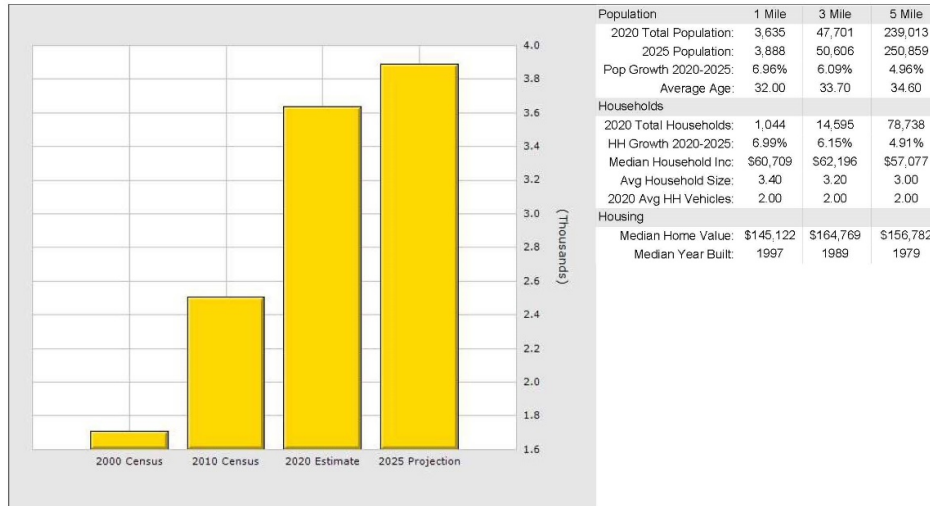
BD Realty Advisors, L.L.C., Broker, 5010-F Louetta Road #543, Spring, Texas 77379 www.bdrealty.com

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Demographics

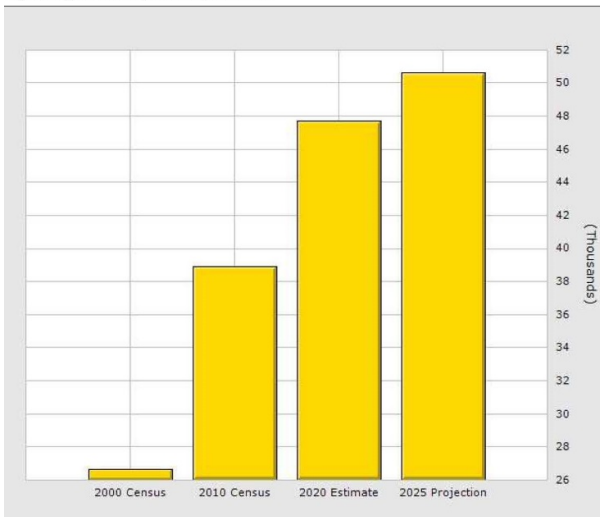
Population for 1 Mile Radius

Mykawa @ Schurmier, Houston, TX 77048



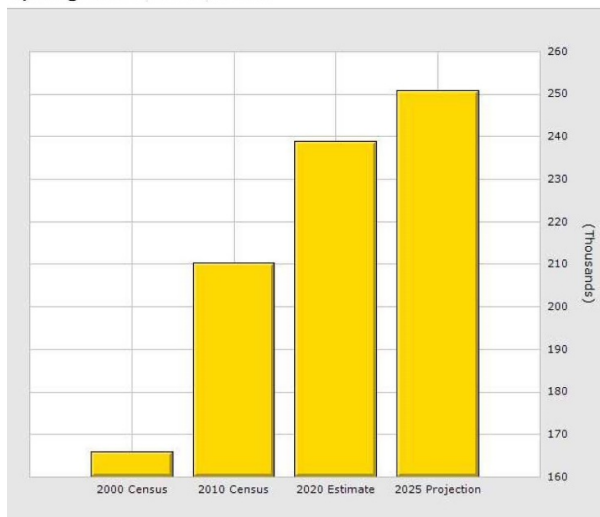
Population for 3 Mile Radius

Mykawa @ Schurmier, Houston, TX 77048



Population for 5 Mile Radius

Mykawa @ Schurmier, Houston, TX 77048



Traffic

<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Vol</i>	<i>Year</i>	<i>Distance</i>
Schurmier Rd	Mykawa Rd E	632	2018	0.13 mi
Mykawa Rd	Schurmier Rd N	4,974	2018	0.17 mi
Mykawa Rd	Beltway 8 S	10,172	2018	0.46 mi
Mykawa Rd	Allison Rd S	3,461	2018	0.60 mi
Fuqua St	Mc Doyle Rd E	387	2018	0.60 mi

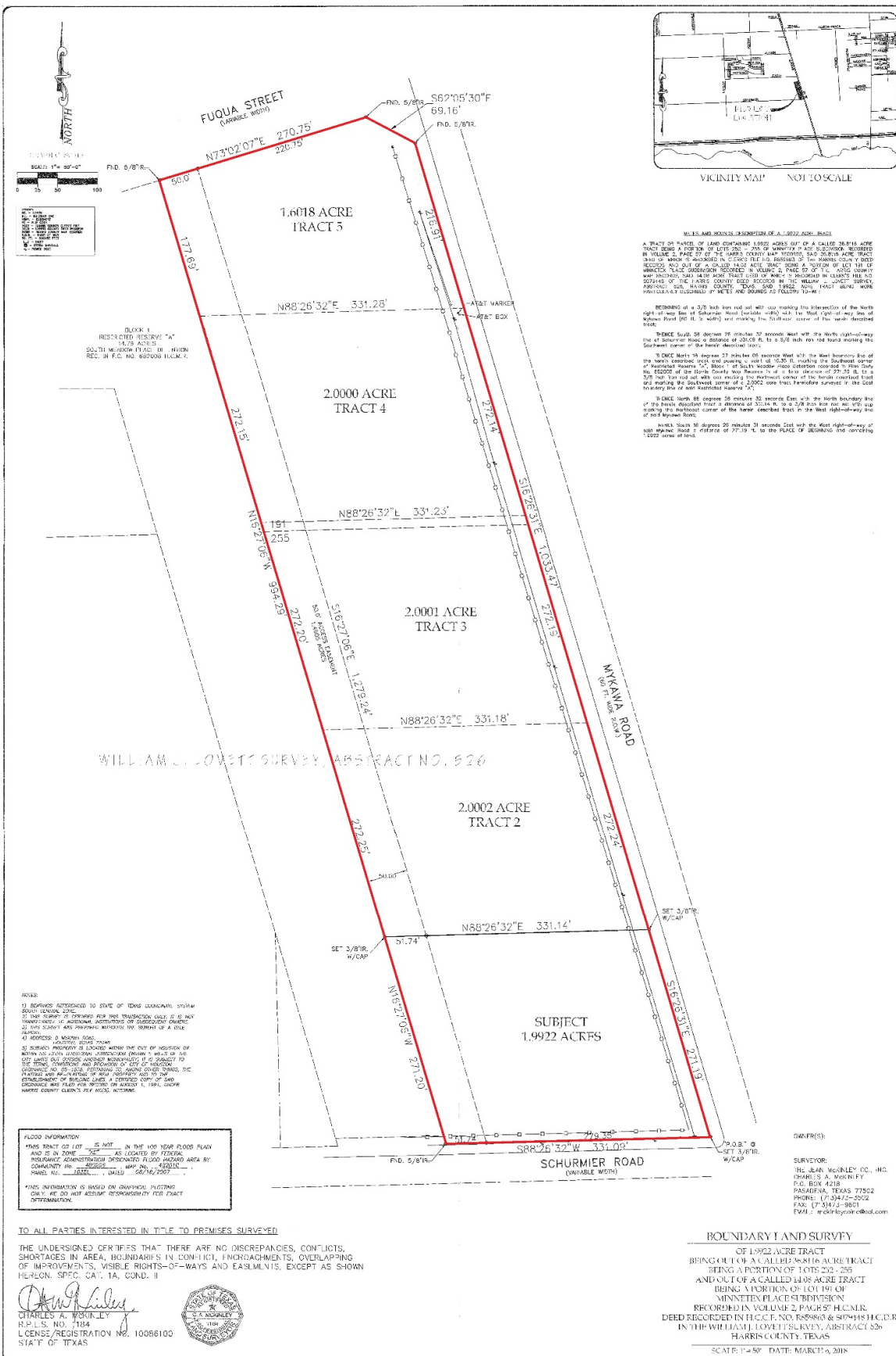
Made with TrafficMetrix® Products

TxDot is planning on locating the new Highway 35 Freeway along Mykawa and City of Houston is studying upgrading Mykawa to four lanes. The City of Pearland and TxDot are proceeding with the widening of Mykawa south of Clear Creek, south of the property.



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Tract Pricing

Tract	Size	Price
1	2	\$694,250 (\$8.00 psf)
2	2	\$522,700 (\$6.00 psf)
3	2	\$522,700 (\$6.00 psf)
4	2	\$522,700 (\$6.00 psf)
5	1.6	\$418,700 (\$6.00 psf)



Schurmier Frontage

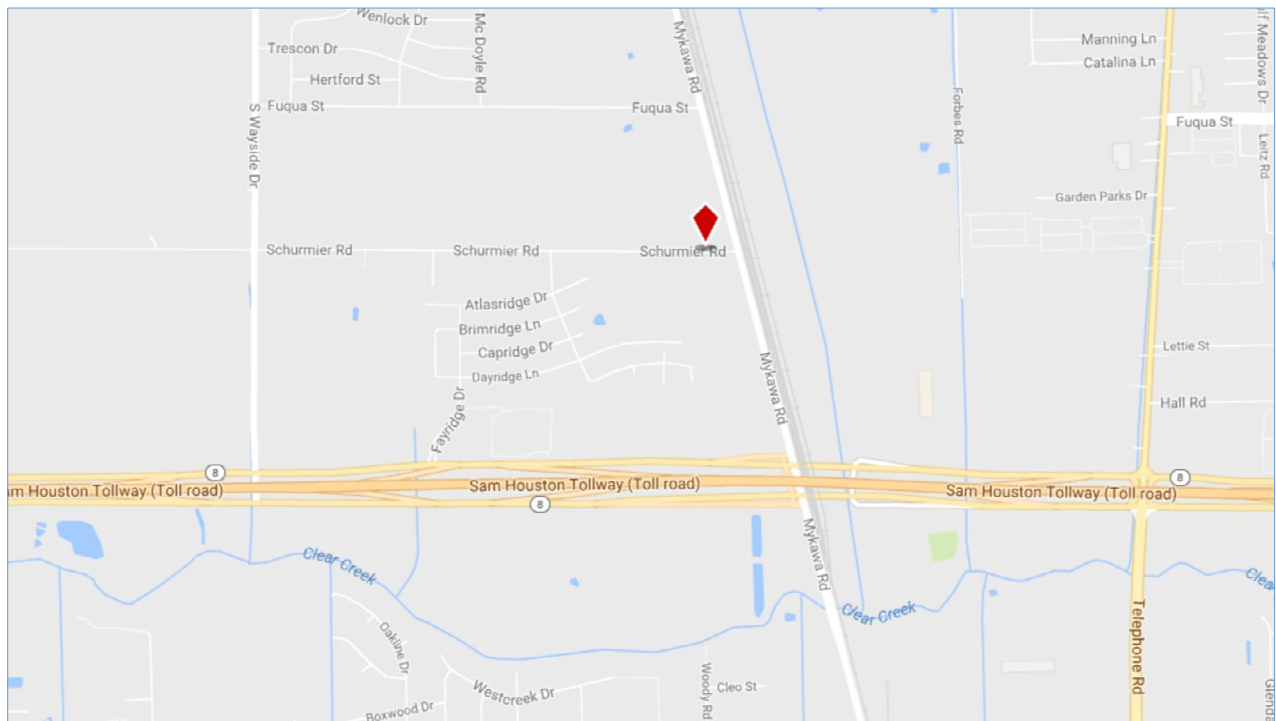
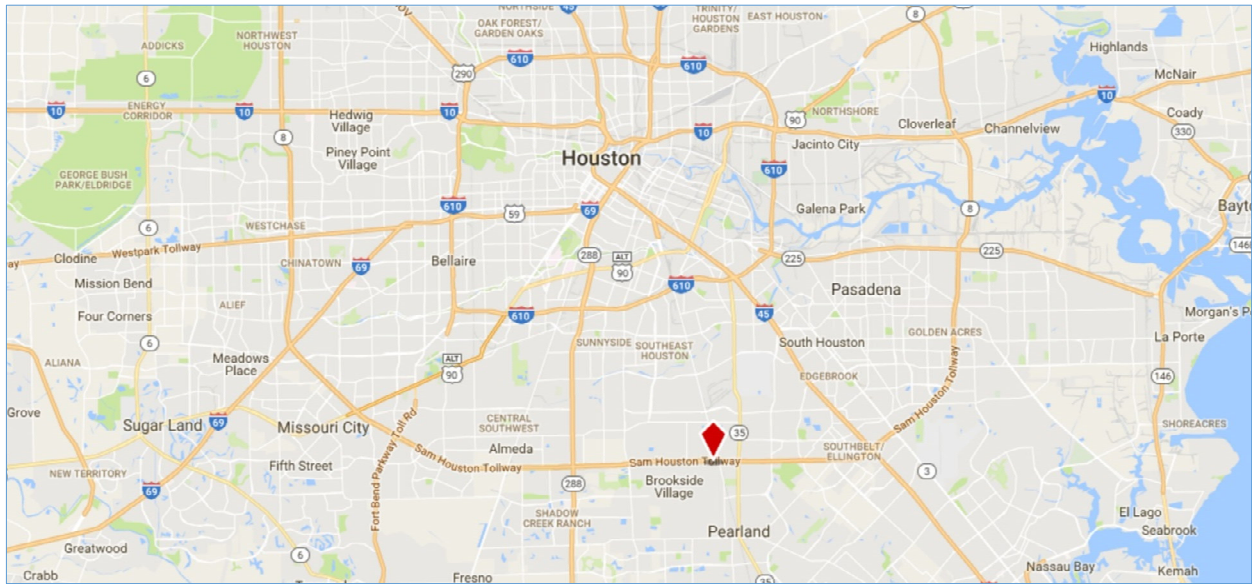


Mykawa Frontage



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Information About Brokerage Services

11-2-2015

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.

<u>BD Realty Advisors, LLC</u>	<u>452053</u>	<u>bdill@bdrealty.com</u>	<u>(281) 272-2560</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brad Dill</u>	<u>380677</u>	<u>bdill@bdrealty.com</u>	<u>(281) 272-2560</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

BD Realty Advisors, L.L.C. 5515 Pimberton Lane Spring, TX 77379
Brad Dill

Phone: (281) 272-2560

Fax:

IABS Master Fo

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

BD Realty Advisors, LLC, Broker, represents the Owner



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