

FOR SALE



6.4 +/- ACRES OF LAND

**East Belt, near CE King Blvd
Houston, Texas 77044**

\$1,750,000 (\$6.22 psf)

- 574' of frontage on the East Belt feeder road with two street access through an easement to CE King Blvd
- Great visibility from the East Belt and the feeder road
- Utilities available from an area MUD
- Perfect for big box and strip center retail, bank, restaurant, office, hotel/motel, office warehouse, distribution and multi-family uses
- Just southwest of the 4,000 acre Generation Park mastered planned community
- The tract backs up to a Harris County flood control ditch for detention pond outfall options. Tract is out of the flood plain
- An adjoining 2.5 acre tract is also available for a total of 8.9 acres
- Seller will consider seller financing and build-to-suit options

For More information, please contact:

Brad Dill

bdill@bdrealty.com

(281) 272-2560

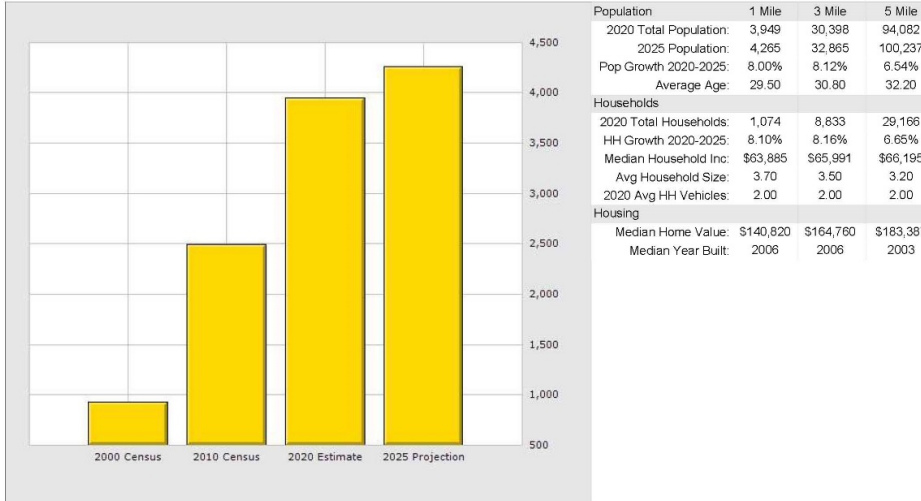
BD Realty Advisors, L.L.C., Broker, 5010-F Louetta Road #543, Spring, Texas 77379 www.bdrealty.com

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Demographics

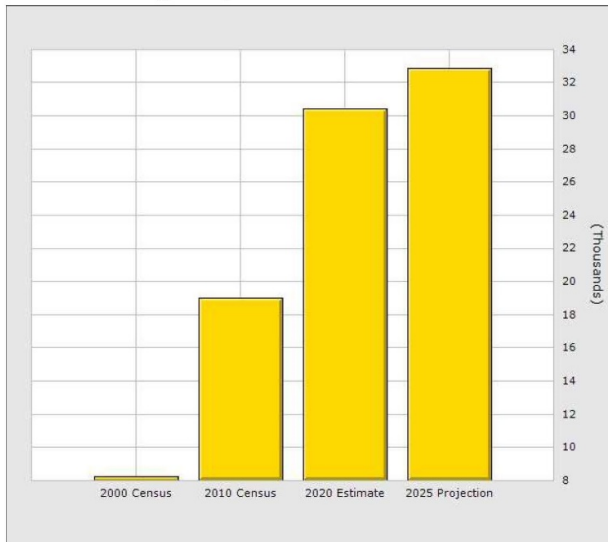
Population for 1 Mile Radius

11911 Sam Houston Pky, Houston, TX 77044



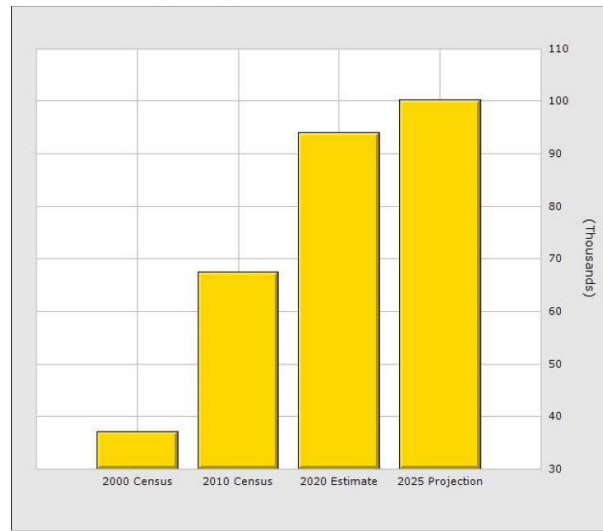
Population for 3 Mile Radius

11911 Sam Houston Pky, Houston, TX 77044



Population for 5 Mile Radius

11911 Sam Houston Pky, Houston, TX 77044



Traffic

<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Vol</i>	<i>Year</i>	<i>Distance</i>
<i>C E King Pkwy</i>	<i>Beltway 8 W</i>	<i>4,305</i>	<i>2018</i>	<i>0.27 mi</i>
<i>Mount Houston Rd</i>	<i>Beltway 8 E</i>	<i>4,170</i>	<i>2018</i>	<i>0.30 mi</i>
<i>Mount Houston Rd</i>	<i>N Lake Houston Pkwy W</i>	<i>541</i>	<i>2018</i>	<i>0.37 mi</i>
<i>C E King Pkwy</i>	<i>Garrett Rd S</i>	<i>4,847</i>	<i>2018</i>	<i>0.38 mi</i>
<i>Garrett Rd</i>	<i>Holley Ct W</i>	<i>1,719</i>	<i>2018</i>	<i>0.68 mi</i>

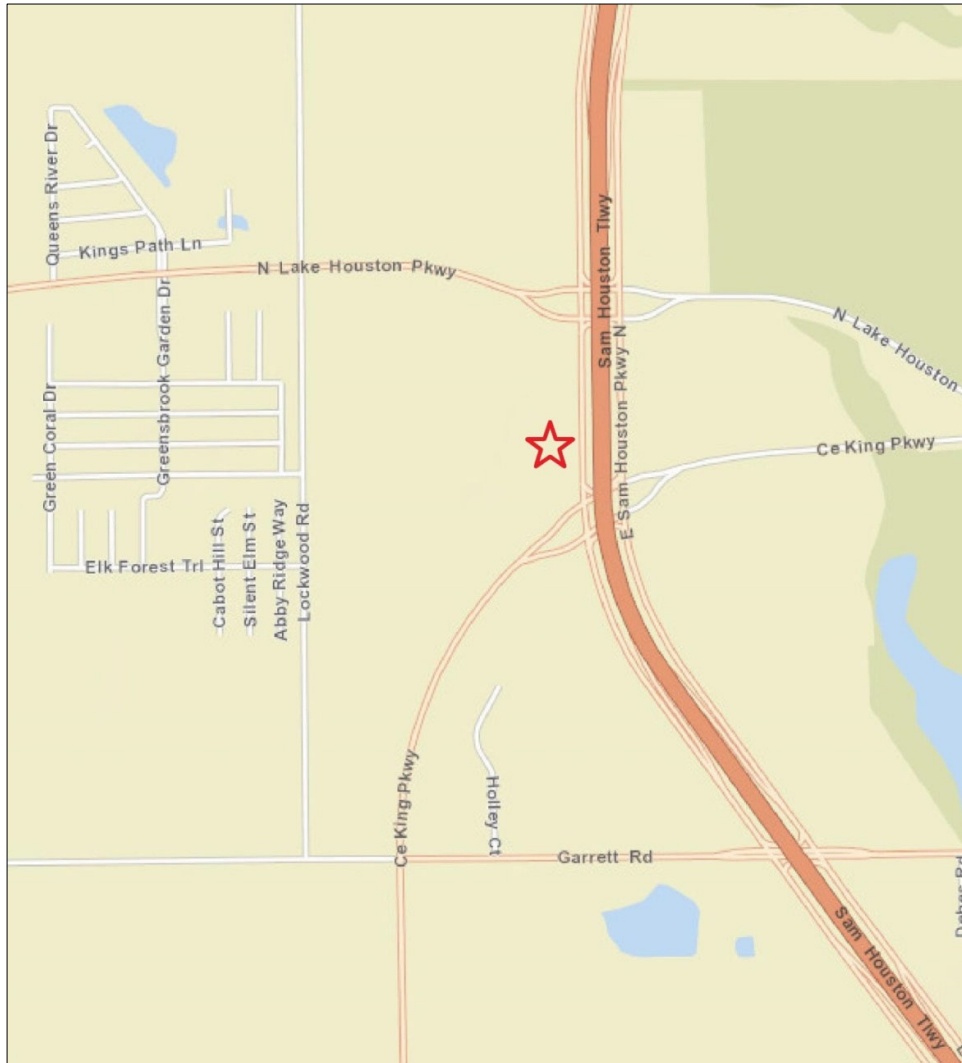
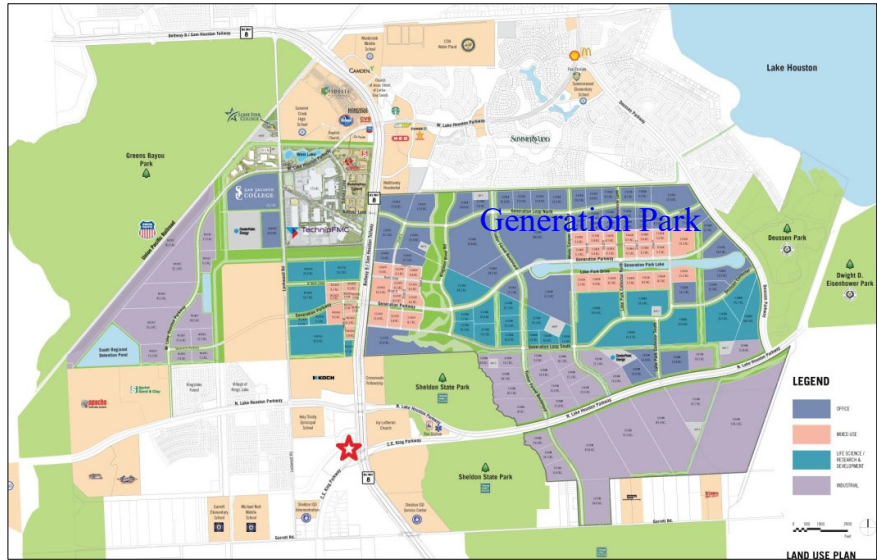
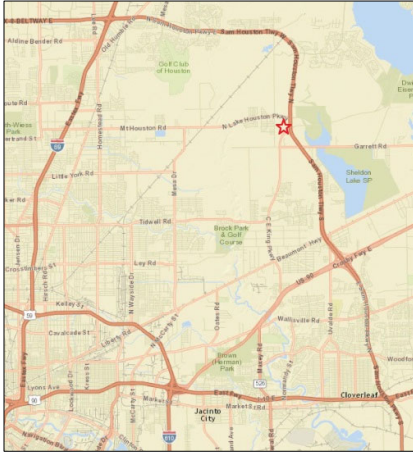
Made with TrafficMetrix® Products

83,125 vehicles per day on the East Belt in 2019 according to the Harris County Toll Road Authority



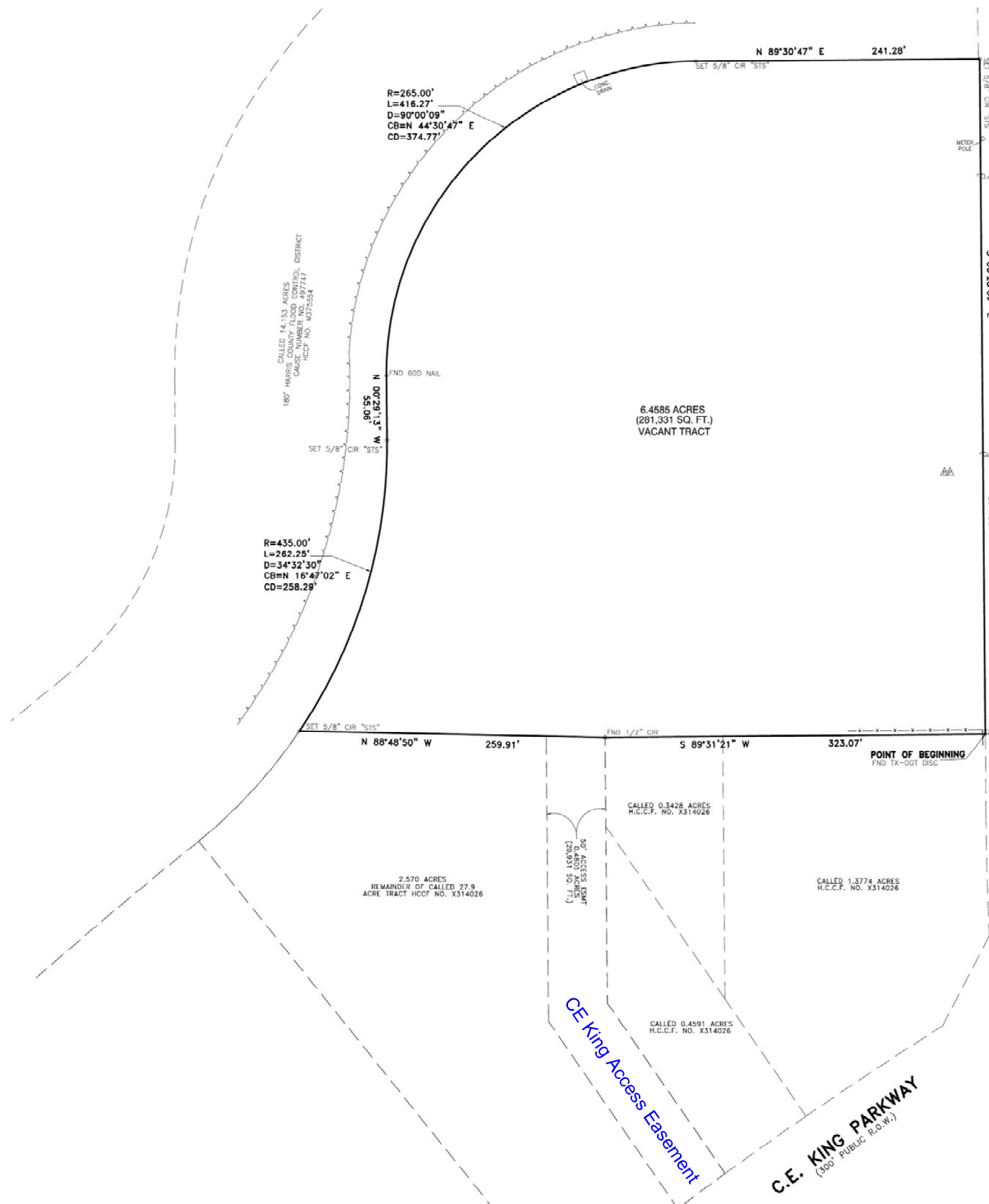
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BELTWAY 8
(PUBLIC R.O.W., VARIES)

6.4585 ACRES
(281,331 SQ. FT.)
VACANT TRACT

CALLED 14.150 ACRES
180° HARRIS COUNTY FLOOD
DAMAGE NUMBER NO. 4877717
H.C.C.F. NO. X314026

R=435.00'
L=262.25'
D=34°32'30"
CB=N 16°47'02" E
CD=258.29'

R=265.00'
L=416.27'
D=90°00'09"
CB=N 44°30'47" E
CD=374.77'

2.570 ACRES
REMAINDER OF CALLED 27.9
ACRE TRACT H.C.C.F. NO. X314026

CALLED 0.3428 ACRES
H.C.C.F. NO. X314026

CALLED 1.3774 ACRES
H.C.C.F. NO. X314026

CALLLED 0.4591 ACRES
H.C.C.F. NO. X314026

CE King Access Easement

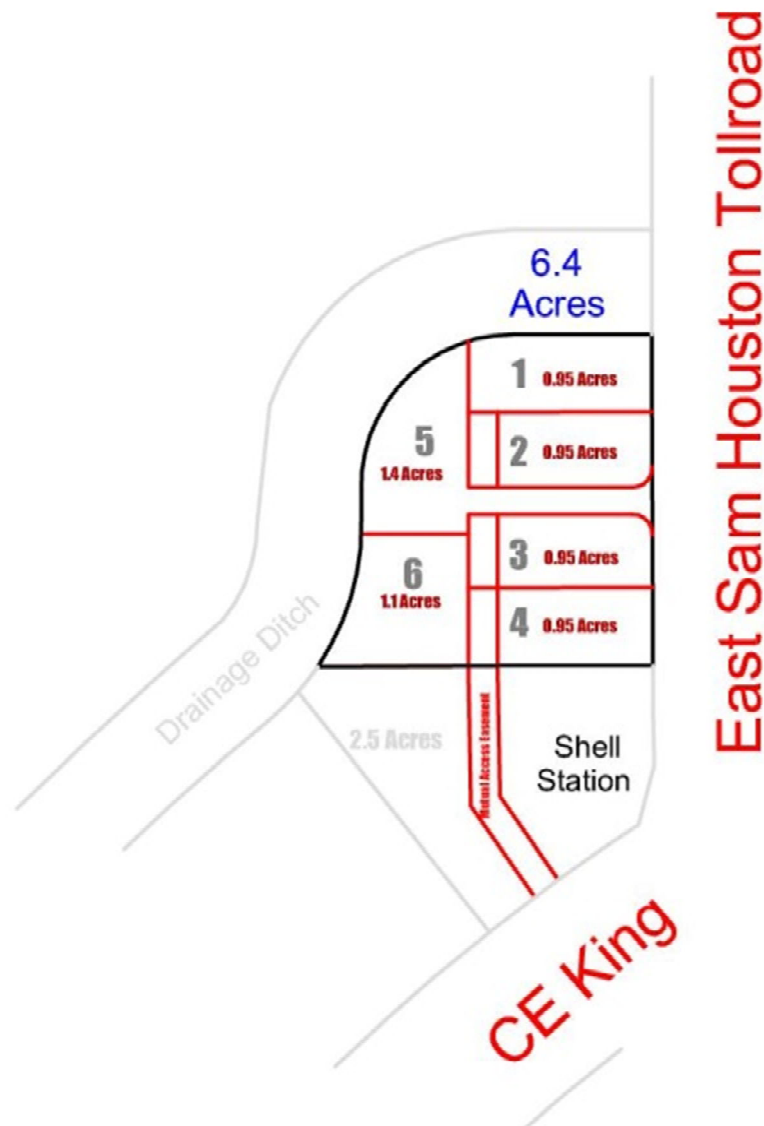
C.E. KING PARKWAY
(300' PUBLIC R.O.W.)



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The Seller wants to sell the entire 6.4 acre tract but might consider subdivided the tract. Below is a sample subdivision of the property but the seller might consider a subdivision that is more suited to the buyer's requirements. The sketch depicts the existing access easement to CE King.



Sample pricing based upon the sketch:

Tract 1	\$331,000 (\$8.00 psf)
Tract 2	\$372,500 (\$9.00 psf)
Tract 3	\$331,000 (\$8.00 psf)
Tract 4	\$290,000 (\$7.00 psf)
Tract 5	\$290,000 (\$4.76 psf)
Tract 6	\$287,500 (\$6.00 psf)

This land plan is conceptual and may change at any time without notice to any party. The sizes and locations depicted in this sketch are approximate and are not to be relied upon or to be considered a survey of the property.



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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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
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

BD Realty Advisors, LLC, Broker, represents the Owner

Information available at www.trec.texas.gov

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