

FOR SALE



1.736 ACRES

Fairbanks North Houston, Houston, Texas 77040

\$1,059,000 (\$14.00 psf)

- Southeast corner of Fairbanks North Houston and Summertree Drive
- 290' of frontage on Fairbanks North Houston & 235'+/- on Summertree
- Terrific location for single or multi-user retail as well as office and office warehouse, good traffic counts
- Property is in a MUD with utility lines to the tract and offsite detention capacity available
- Not in the flood plain
- Good access to Beltway 8 and Highways 290 & 249

For More information, please contact:

Brad Dill

bdill@bdrealty.com

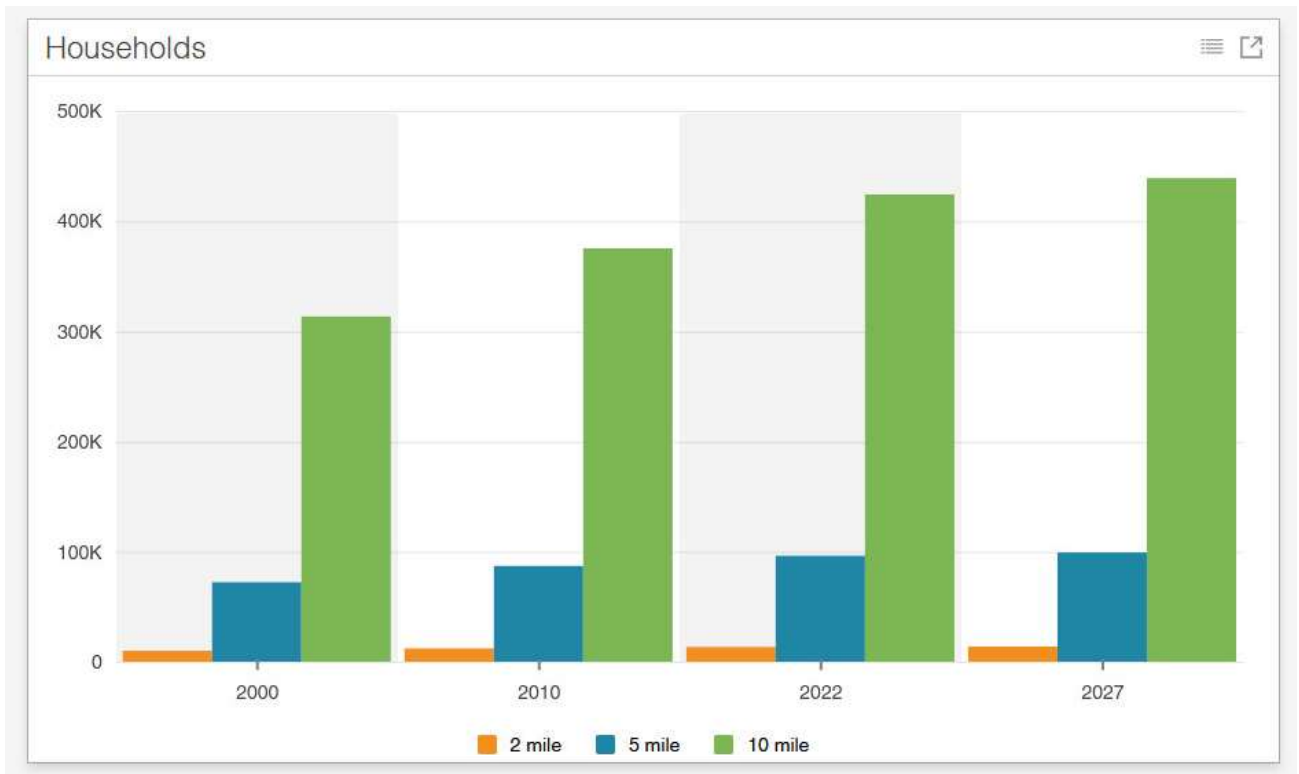
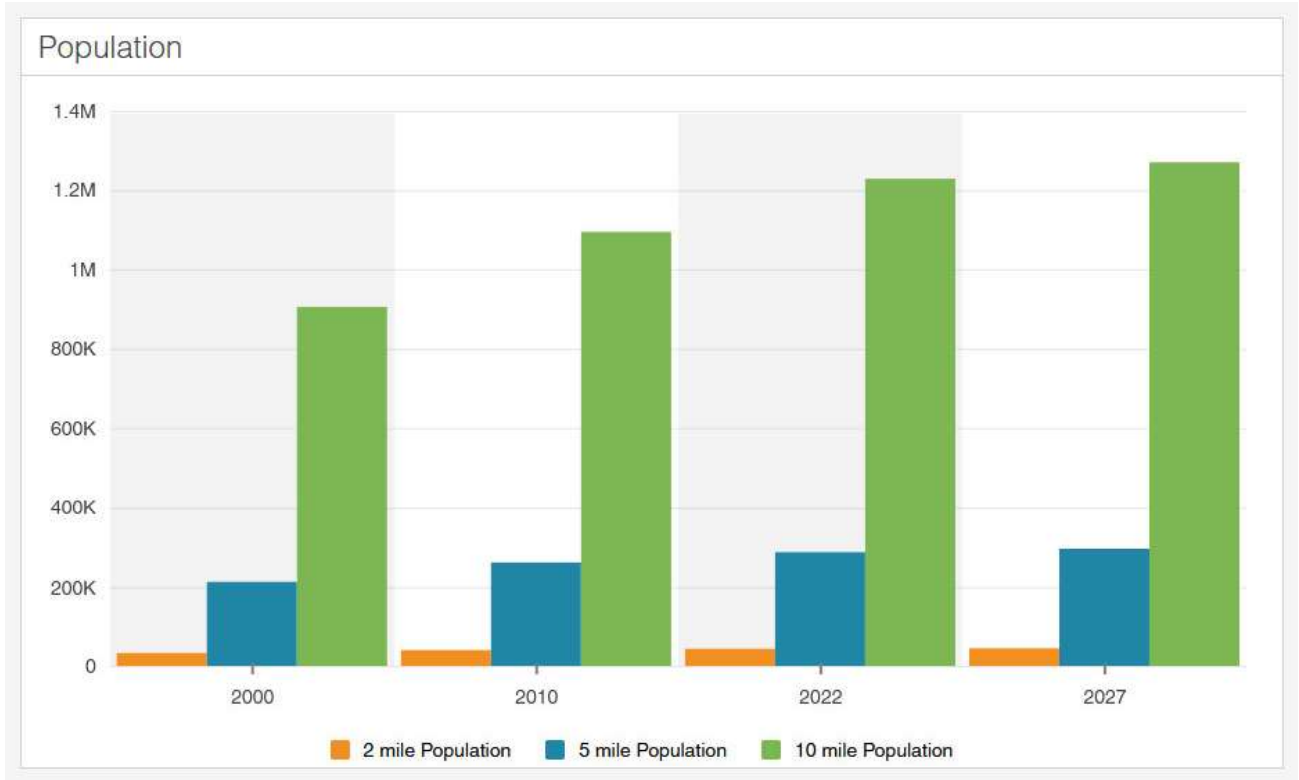
(281) 272-2560

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

www.bdrealty.com

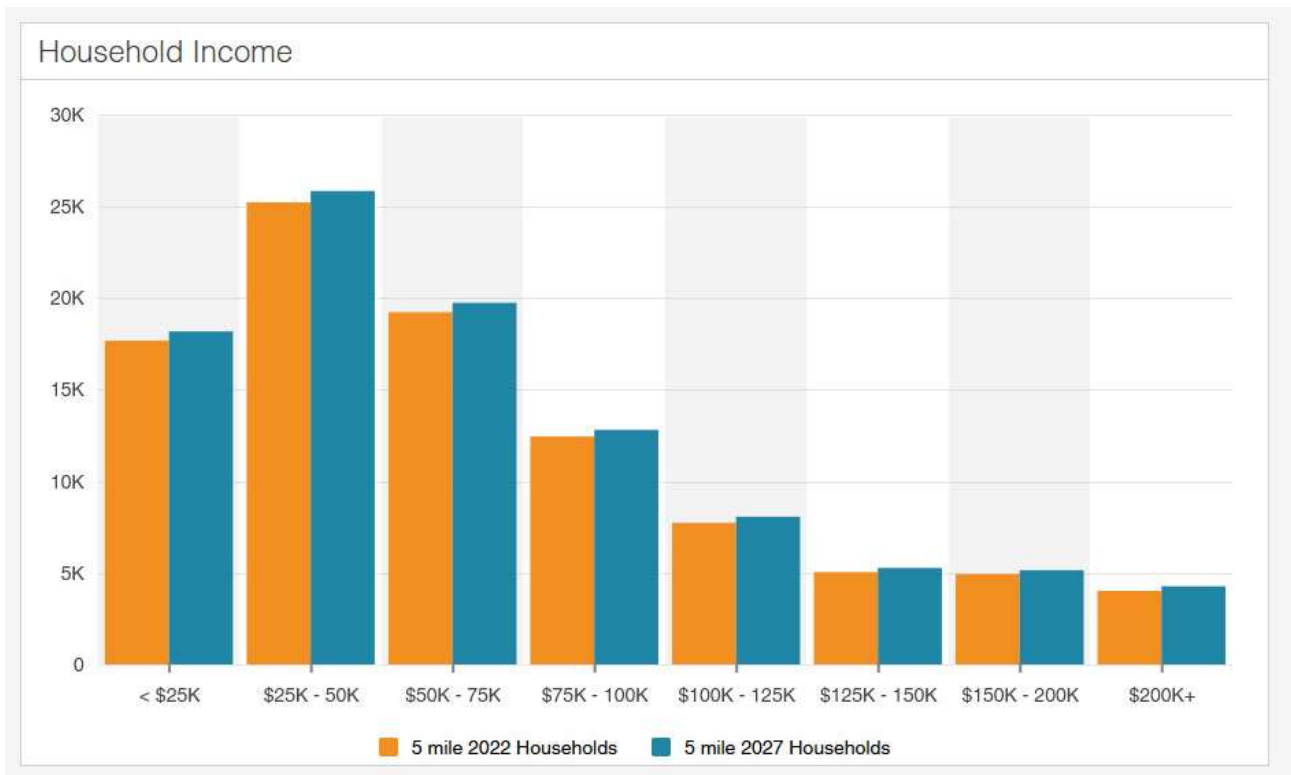
No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

Demographics



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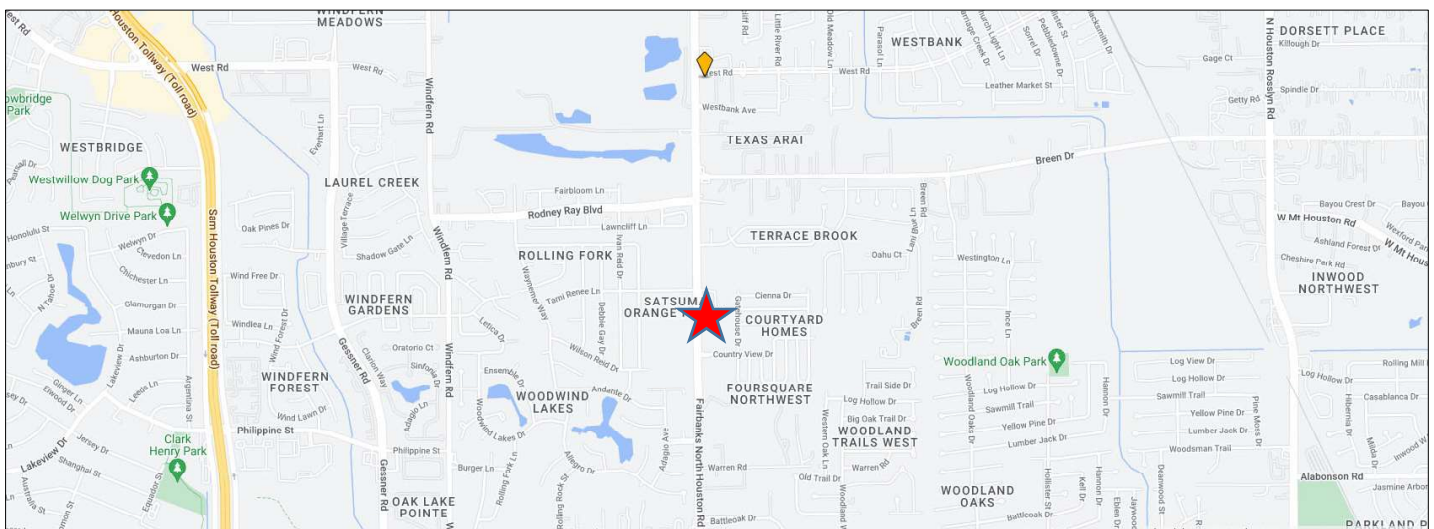
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Traffic

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Vol</u>	<u>Last Measured</u>	<u>Distance</u>
Fairbanks N. Houston	Summertree	30,547	2022	0.00 mi
Fairbanks N. Houston	Breen	29,032	2022	0.40 mi
Fairbanks N. Houston	Taub	22,335	2022	1.40 mi

Obtained from CoStar Realty Information, Inc



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FARBANKS NORTH HOUSTON ROAD
(F.C. No. 002050, H.C.M.R., H.C.C.F. No(s): K246862 & K448549)

X: 3069849.77
Y: 13889150.94

X: 3069840.01
Y: 13889441.69

N01°55'20"W 290.91'

UNRESTRICTED RESERVE "A"
BLOCK 1
1.738 ACRES
(75,812 SQ. FT.)

S87°55'59"W 235.00'

X: 3070064.62
Y: 13889159.41

UNRESTRICTED RESERVE "A"
FARBANKS CHURCH OF CHRIST
F.C. No. 422047, H.C.M.R.

A CALLED 0.1918 ACRES
KOP RE LLC
H.C.C.F. No. 20150352250

UNRESTRICTED RESERVE "A"
FARBANKS KINDER-CARE ADDITION
F.C. No. 327102, H.C.M.R.

10' B.L.
H.C.C.F. No. 327102, H.C.M.R.

5' S.S.E.
H.C.C.F. No. G369912

N02°04'00"W 324.11'

X: 3070096.30
Y: 13888633.52

UNRESTRICTED RESERVE "B"
BLOCK 1
3.944 ACRES
(171,822 SQ. FT.)

S87°43'34"W 263.52'

COUNTRY VIEW DRIVE
80' R.O.W.
(F.C. No. 303114, H.C.M.R.)

SUMMERTREE DRIVE
60' R.O.W.
(F.C. No. 317087, H.C.M.R.)

N87°43'34"E 296.97'

X: 3070333.61
Y: 13889500.95

STRIPES SUMMERTREE SUBDIVISION
F.C. No. 655006, H.C.M.R.

MARATHON BNDERY SERVICES, INC.
H.C.C.F. No. RP-2017-397543

SUBDIVISION
F.C. No. 655006,
H.C.M.R.

LOT 1
PART
COUNTY
S
F.C. No.

10' W.L.E.
H.C.C.F. No. H636676

10' B.L.
F.C. No. 655006, H.C.M.R.

10' B.L.
H.C.C.F. No. H253886

5' S.S.E.
H.C.C.F. No. H636676

10' B.L.
F.C. No. 347087, H.C.M.R.

10' S.E.
H.C.C.F. No. 2016470079

25' B.L.
H.C.C.F. No. H253886

10' W.L.E.
H.C.C.F. No. 20165109332

10' S.E.
F.C. No. 422047, H.C.M.R.

10' B.L.
F.C. No. 327102, H.C.M.R.

10' S.E.
H.C.C.F. No. H636676

UNRESTRICTED AERIAL EASEMENT
H.C.C.F. No. H636676

10' W.L.E.
H.C.C.F. No. H636676

UNRESTRICTED AERIAL EASEMENT
H.C.C.F. No. H636676

5' S.S.E.
H.C.C.F. No. G358912

PARTIAL REPLICA OF
COUNTRY VIEW HOMES III
SECTION ONE, REPLAT.
F.C. No. 347087, H.C.M.R.

S02°16'26"E 653.50'

10' S.S.E.
H.C.C.F. No. M9492

COUNTRY VIEW HOMES III
SECTION ONE, REPLAT.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

X: 3070359.62
Y: 13888845.97

TH
3'

BEARING	CHORD LENGTH
1°29"E	50.38'
9°13"E	100.00'

State of Texas to practice the subdivision is true and accurate; de under my supervision on the points, points of curvature and other objects of a permanent less than five eighths (5/8) inch plat boundary corners have been zone.



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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

Information available at www.trec.texas.gov

BD Realty Advisors, LLC, Broker, represents the Owner

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