

SALE/LEASE FREE STANDING BUILDING

12010 Louetta Rd., Cypress, Tx, 77070



TRANSWESTERN

REAL ESTATE
SERVICES



For More Information:

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PROPERTY INFORMATION

12010 Louetta Rd. Cypress, Tx, 77070



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PROPERTY HIGHLIGHTS

- » **Location:** 12010 Louetta Rd., Cypress, Tx, 77070
- » **Building Area:** 2,480 SF (Per HCAD)
- » **Land Area:** 11,719 SF (Per HCAD)
- » **Stories:** 1
- » **Year Built:** 1979
- » **HCAD Account#:** 0041400000048
- » **Rental Rate:** Call Broker
- » **Sale Price:** Call Broker



AREA DEMOGRAPHICS

12010 Louetta Rd., Cypress, Tx, 77070



GALLERIA	25 MILES
MEDICAL CENTER	31 MILES
DOWNTOWN HOUSTON	28 MILES
GEORGE BUSH/IAH AIRPORT	19 MILES

POPULATION

1 Mile	3 Miles	5 Miles
13,947	95,499	251,809

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$133,148	\$118,333	\$113,807

TRAFFIC COUNT

Louetta Rd at Willow Branch	CPD 26,856
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Source: CoStar

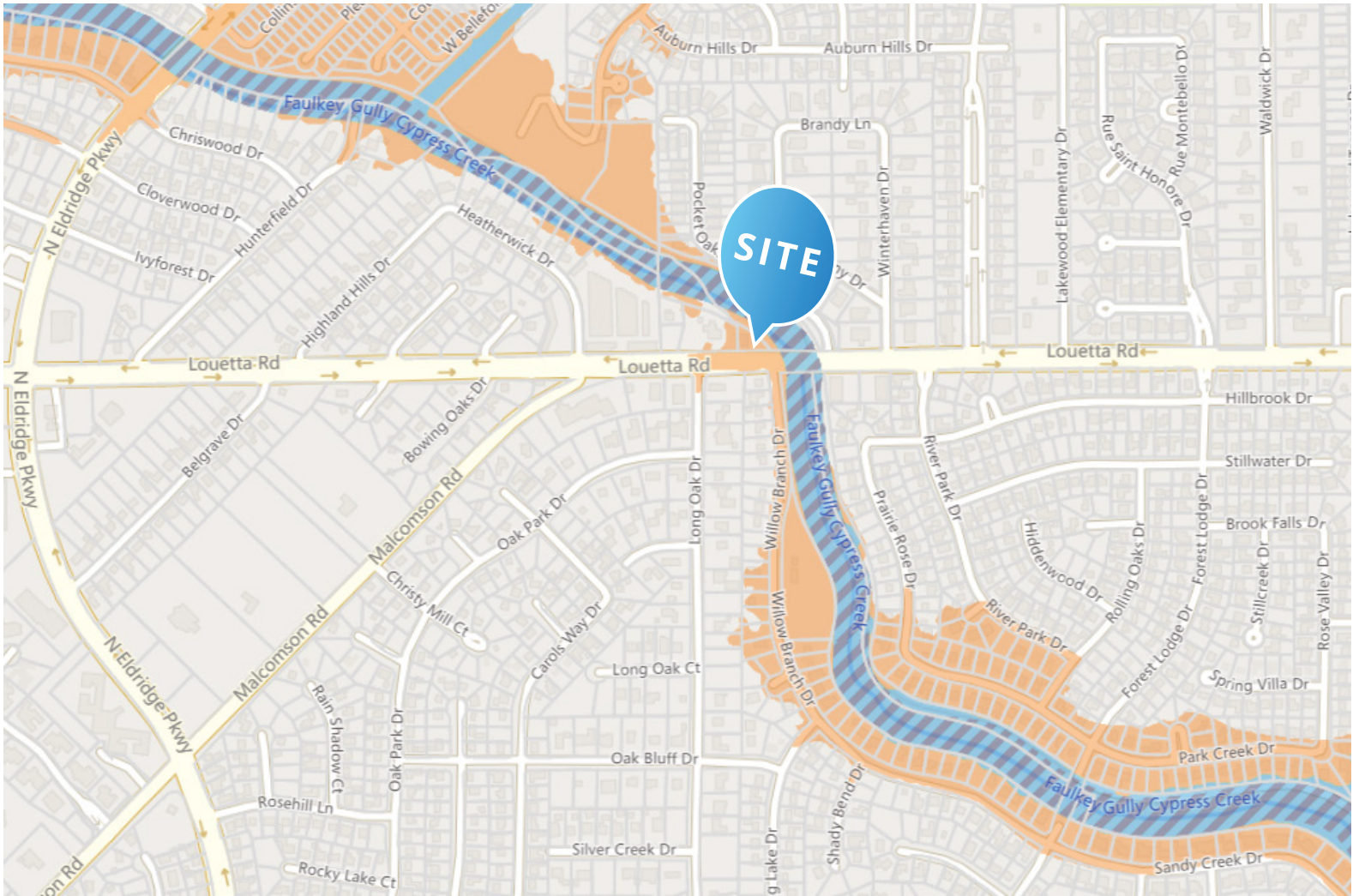
AREA AMENITIES

12010 Louetta Rd., Cypress, Tx, 77070





FEMA 100 & 500 YEAR FLOOD MAP

12010 Louetta Rd., Cypress, Tx, 77070



MAP KEY

-  1% ANNUAL CHANCE (100-YEAR)
-  0.2% ANNUAL CHANCE (500-YEAR)

Source: Land Vision

SURVEY

12010 Louetta Rd., Cypress, Tx, 77070



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12010 Louetta Road

Being a tract of land situated in the Antoine Scheuton Survey, Abstract No. 685, Harris County, Texas, some being a portion of a tract of land conveyed to Cyran Enterprises, Inc., a Texas Corporation, by deed recorded in Instrument Number U503913, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

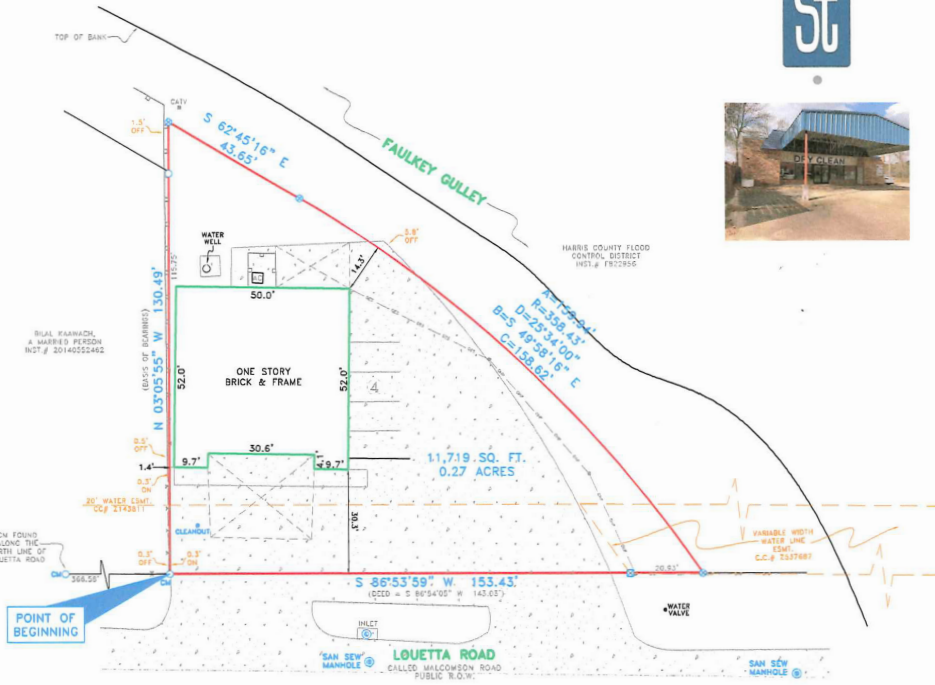
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Bilal Kaowach, a married person, by deed recorded in Instrument Number 20140552462, Official Public Records of Harris County, Texas, and being along the North line of Louetta Road (public right-of-way);

THENCE North 03 degrees 05 minutes 55 seconds West, along the East line of said Kaowach tract, passing at a distance of 115.75 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 130.49 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Kaowach tract and being along the Southwesterly line of a tract of land conveyed to Harris County Flood Control District, by deed recorded in Instrument Number F822555, Official Public Records of Harris County, Texas;

THENCE South 82 degrees 45 minutes 16 seconds East, along the Southwesterly line of said Harris County Flood Control District tract, a distance of 43.65 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, and being the beginning of a curve turning to the right, with a radius of 358.43 feet, a delta angle of 25 degrees 34 minutes 00 seconds, a chord bearing of South 49 degrees 58 minutes 16 seconds East, and a chord length of 158.62 feet;

THENCE along said curve to the right, along the Southwesterly line of said Harris County Flood Control District tract, an arc length of 159.84 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being a Southwest corner of said Harris County Flood Control District tract, and being along the North line of said Louetta Road;

THENCE South 86 degrees 53 minutes 59 seconds West, along the North line of said Louetta Road, passing at a distance of 20.85 feet to a concrete monument found on-line for reference and continuing a total distance of 153.43 feet to the **POINT OF BEGINNING** and containing 11,719 square feet or 0.27 acres of land.



SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Select Title in connection with the transaction described in SF# 1421174788. The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Sanduh Properties LLC and/or Assigns, and Select Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 12010 Louetta Road described in Instrument No. U503913 and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X-500YR and is not located in a 100-Year Flood Plain or in an Identified "Flood-Prone Area", as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48201C0430M, with a date of 10/16/2013) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Sanduh Properties LLC and/or Assigns, Select Title are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 9th day of March, 2021

Todd Fincher
Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.J.R.M. in Map No. 48201C0430M, this property does lie in Zone X-500YR and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE DATE SIGNATURE DATE

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 2000, PG. 157

NOTES: BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. U503913. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

DATE	BY	NOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	CONTROLLING MONUMENT	—	ASPHALT PAVING
○	1/2" IRON ROD FOUND	—	CHAIN LINK FENCE
○	1/2" IRON ROD SET	—	SPOLIATION
○	1" IRON PIPE FOUND	—	METAL FENCE
○	FENCE POST FOUND	—	IRON FENCE
○	CONC. MONUMENT FOUND	—	PIPE FENCE
○	3/4" IRON ROD FOUND	—	COVERED PORTULACA OR CARPORT
○	UNDERGROUND ELECTRIC	—	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD ELECTRIC	—	OVERHEAD POWER LINE
○	POWER POLE	—	CONCRETE PAVING
○	POINT FOR CORNER	—	DOUBLE BUSCH WOOD FENCE
○	GRAVEL/ROCK ROAD OR DRIVE		

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Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	3/09/2021	2104417	SEC CERT.	CAJ

TEXAS LAND AND TITLE
ANTOINE SCHOULTON SURVEY, ABSTRACT NO. 685
HARRIS COUNTY, TEXAS
12010 LOUETTA ROAD

RETAIL MAP

12010 Louetta Rd., Cypress, Tx, 77070



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**TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.
SALE/LEASE AMERICAN'S WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area. Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the

Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property. Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____
Title: _____
Co. Name: _____

PURCHASER

By: _____
Title: _____
Co. Name: _____



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.

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<u>Stephen C. Ash</u> Designated Broker of Firm	<u>392519</u> License No.	<u>steve.ash@transwestern.com</u> Email	<u>713-270-7700</u> 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

TAR 2501

IABS 1-0

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