

# 11.6 ACRES - FREEWAY CORNER

## Eastex Fwy (US 59 N) @ East Mount Houston Road

74

<b>LOCATION:</b>	AT THE NORTHEAST CORNER OF THE EASTEX FREEWAY (US 59 N / US 69 N) AND EAST MOUNT HOUSTON ROAD, HARRIS COUNTY, TEXAS 77093 NOT IN THE CITY LIMITS OF HOUSTON KEY MAP # 414 L
<b>ADDRESS:</b>	11,702 EASTEX FREEWAY., HOUSTON, TEXAS 77093
<b>SIZE:</b>	11.6455 ACRES (507,277 SF) PER HCAD (NO SURVEY ON FILE)
<b>SALE PRICE:</b>	\$9 PER SQUARE FOOT (\$4,565,493)
<b>SELLER FINACNING:</b>	SELLER WILL CONSIDER SHORT TERM FINANCING. CONSULT LISTING BROKER FOR DETAILS.
<b>DIMENSIONS &amp; FRONTAGE:</b>	392 FEET FRONTAGE EASTEX FREEWAY SERVICE ROAD 39 FEET ALONG THE HARD CORNER ANGLE 207 FEET ALONG ALONG THE NORTH BORDER 742 FEET ALONG HILLSIDE DR. 841 FEET ALONG E. MT. HOUSTON ROAD. ALL MEASUREMENTS ABOVE PER HCAD
<b>UTILITIES:</b>	WATER TO THE SITE AND WASTE WATER SERVICE UNKNOWN
<b>DRAINAGE &amp; DETENTION:</b>	NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE. SITE MOST LIKELY DRAINS TO THE FREEWAY SERVICE ROAD, E. MT. HOUSTON ROAD AND THE ON SITE DRAINAGE DITCH. ON SITE STORM WATER DETENTION MAY BE REQUIRED BY HARRIS COUNTY FLOOD CONTROL DEPENDING ON THE PROPOSED DEVELOPMENT.  THERE IS AN ON SITE DRAINAGE DITCH THAT TRAVERSES THE LAND TRACT. CONSTRUCTION OF BRIDGE OVER THIS DITCH IS POSSIBLE SIMILAR TO THE ONE BUILT BY THE ADJACENT PROPERTY OWNER – BEASLEY TIRES.
<b>CURB CUT &amp; ACCESS EASEMENT:</b>	THERE ARE 2 EXISTING CONCRETE CURB CUTS ALONG THE EASTEX FWY FEEDER ROAD.
<b>OUT PARCELS:</b>	THERE IS A 6,087 SF PARCEL “5C & 5H” OUT OF THE HARD CORNER OWNED BY A THRID PARTY THAT IS AVAILABLE FOR SALE. CONSULT BROKER. THERE IS SECOND 1,600 SF PARCEL “5E” OWNED BY HARRIS COUNTY WHERE THE DRAINAGE DITCH INTERSECTS E. MOUNT HOUSTON ROAD.
<b>EASEMENTS:</b>	NONE KNOWN OTHER THAN THE DRAINAGE DITCH.
<b>BLDG SET BACKS:</b>	25 FEET ALONG THE FRONTAGE ROADS.
<b>TOPOGRAPHY:</b>	GENERALLY FLAT WITH GRASS, TREES AND BRUSH
<b>RESTRICTIONS / ZONING:</b>	NONE
<b>PLATTING:</b>	THE LAND IS NOT PLATTED. LOCATED OUTSIDE HOUSTON CITY LIMITS.
<b>TAXING JURISDICTIONS:</b>	HARRIS COUNTY, ALDINE ISD

**AREA DEVELOP-  
MENT.**

WALGREENS, SHELL GAS C-STORE, NEIGHBORHOOD RETAIL CENTER,  
ESCAMILLA TERMEDIATE SCHOOL, BEASLEY TIRES, COMPLETE AUTO  
TIRES.

**HIGHLIGHTS**

LOCATED AT A MAJOR FREEWAY INTERSECTION CORNER

EASY ACCESS AND EXCELLENT FREEWAY VISIBILITY

FRONTAGE ALONG A FREEWAY, A MAJOR THOROUGHFARE AND A SIDE STREET

WATER LINE TO THE SITE

LOCATED IN A HIGH DEMAND RETAIL TRADE AREA WITH FEW CHOICES LEAVING OPPORTUNITY  
FOR RETAIL DEVELOPMENT.

**FOR MORE INFORMATION CONTACT:**

**TIM OPATRY**

**TAO INTERESTS, INC.**

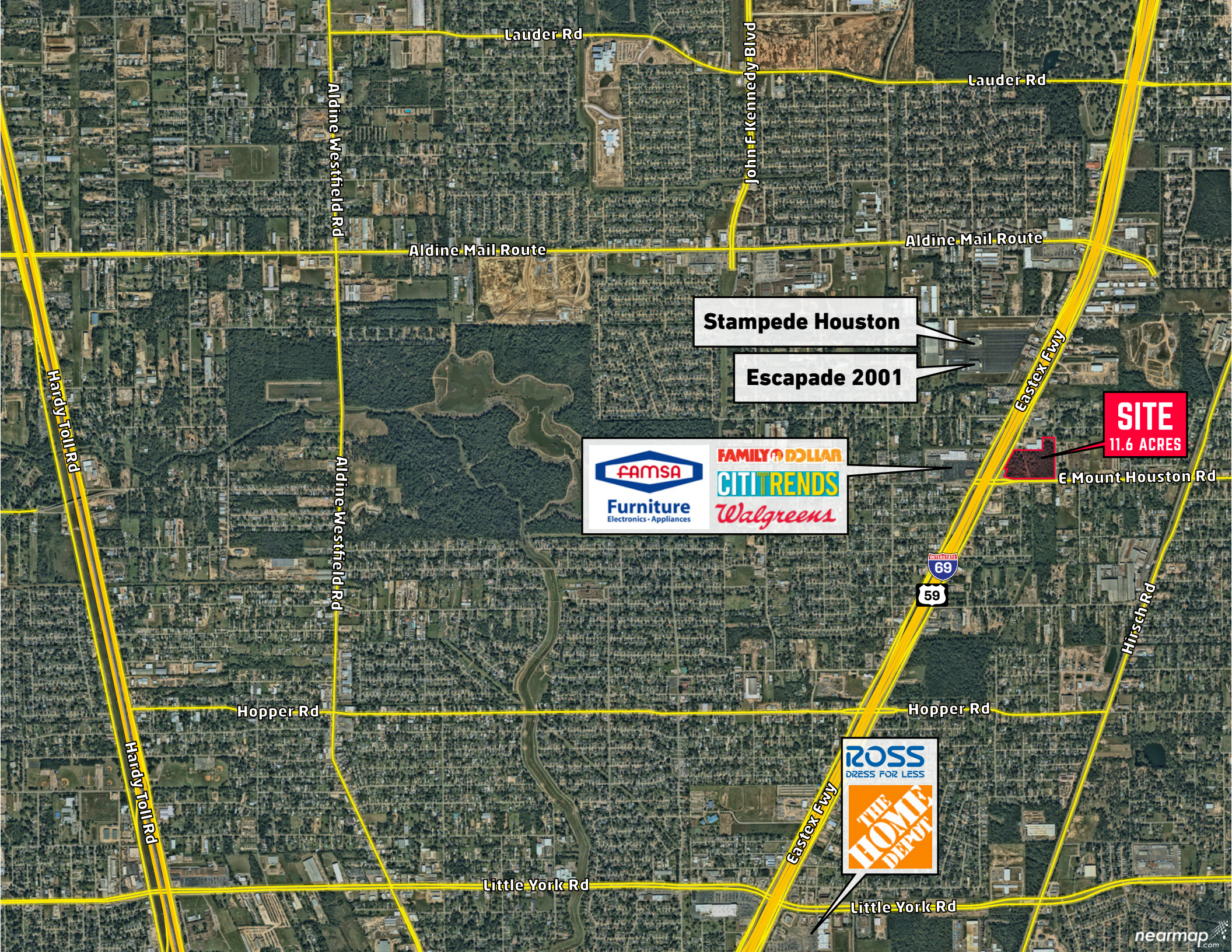
**770 South Post Oak Lane, Suite 540, Houston, Texas 77056**

**713-621-9841**

**[tim@taointerests.com](mailto:tim@taointerests.com)**

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY  
WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.





Lauder Rd

Lauder Rd

Aldine Westfield Rd

Aldine Mail Route


Aldine Mail Route

Stampede Houston

Escapade 2001

**SITE**  
11.6 ACRES

E Mount Houston Rd

**FAMSA**  
Furniture  
Electronics - Appliances

**FAMILY DOLLAR**

**CITI TRENDS**

*Walgreens*

**69**  
**59**

Hopper Rd

Hopper Rd

Little York Rd

**ROSS**  
DRESS FOR LESS

**THE HOME DEPOT**

Little York Rd



Escapade 2001

ORANGE GROVE DR

CiCi's Pizza

FAMILY DOLLAR

SUBWAY

CITITRENDS

metroPCS

FAMSA

Furniture

Electronics • Appliances

Dairy Queen

Luby's

Walgreens

BEASLEY

TIRE SERVICE INC.

BRUNSWICK ST

NORTHINGTON ST

Vera Escamilla Intermediate School

HILLSIDE DR

E MT HOUSTON RD

EASTEX FWY  
INTERSTATE 69 HOV  
EASTEX FWY



SITE  
11.6 ACRES



# Harris County Appraisal District



0 100 200

PUBLICATION DATE:  
6/4/2015

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may **not** have been prepared for or be suitable for legal, engineering, or surveying purposes. It does **not** represent an on-the-ground survey and only represents the approximate location of property boundaries.

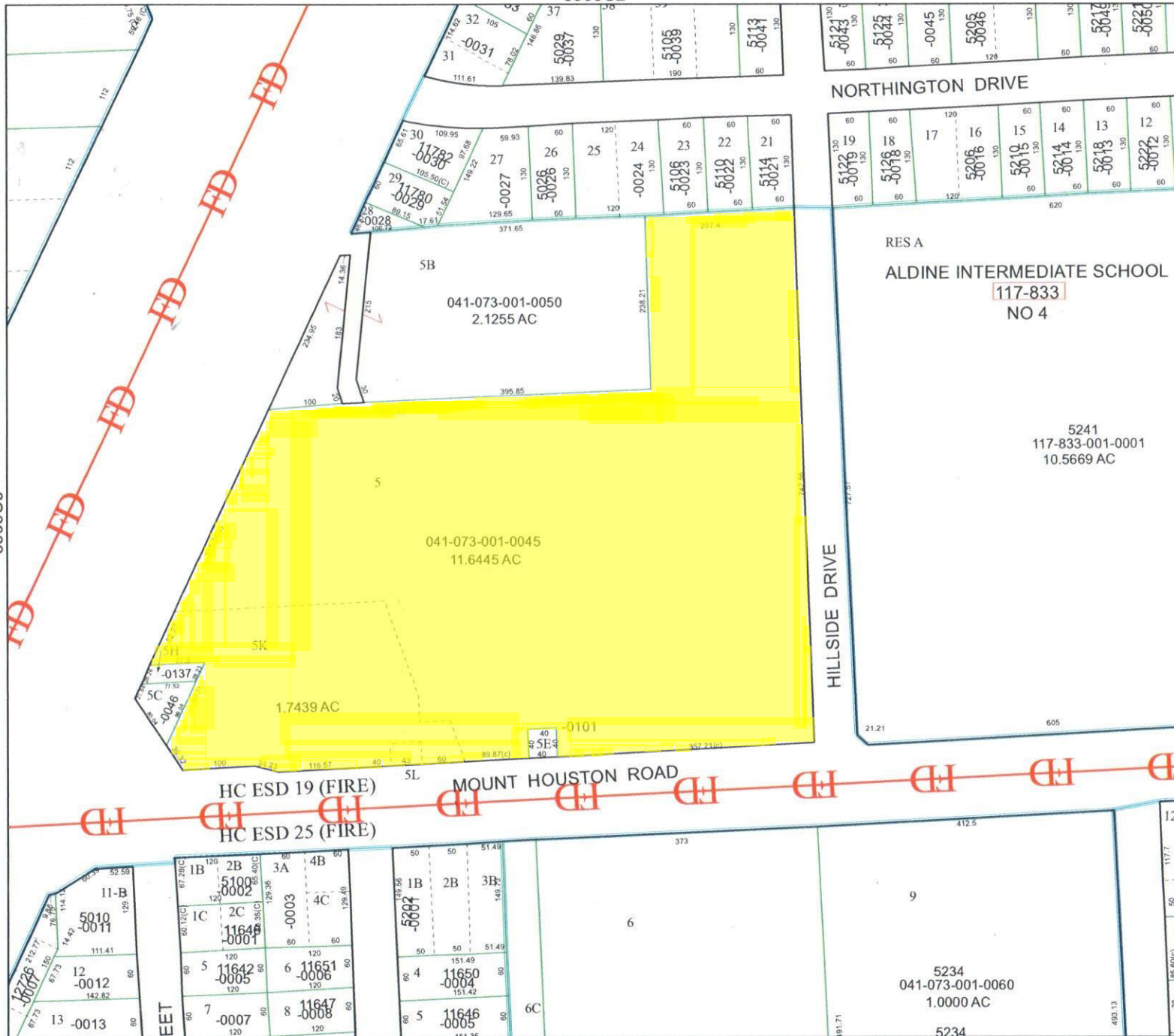
MAP LOCATION



## FACET 5563C

1	2	3	4
5	6	7	8
9	10	11	12

5563C5





## INFORMATION ABOUT BROKER SERVICES

770 South Post Oak Lane, Suite 540  
Houston, TX 77056  
TAOInterests.com 713-631-9841

*Texas law requires all real estate license holders to give you the following information about brokerage services to prospective buyers, 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 **SALE 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 coincidental 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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Buyer / Tenant / Seller / Landlord Initials

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Date