

# PINEMONT PROPERTY FOR SALE **+10.47 AC**



1285 PINEMONT DRIVE | HOUSTON, TX 77018



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# AREA LOCATION ±10.47 AC | 1285 PINEMONT DRIVE | HOUSTON, TX 77018



### Location

The property is located on the SEC of Pinemont Drive and Ella Blvd. inside the Houston city limits.

### Size

±10.47 acres

### Highest & Best Use

Multifamily, Retail, Re-development, Townhomes, and Self-Storage

### Access & Availability

Quick and easy access to US-290 and Interstate 610

### Floodplain

Outside of floodplain

### Surrounding Area

Garden Oaks restaurants and shopping amenities, Greater Heights, Timbergrove

### Tax rate

\$2.399396 Total Tax Rate (2020)

### Schools

Houston ISD (Oak Forest Elementary, Black Middle School, Waltrip High School)

### Price

Call broker for pricing

## *Neighboring* the Garden Oaks and Oak Forest!

	1-mile	3-miles	5-miles
Estimated Population	13,213	139,147	394,295
Household Income	\$122,259	\$81,171	\$82,813
Number of Households	5,389	53,016	140,998
Median Age	43.2	36.1	34.0



### Ella Blvd, south of Pinemont Dr

Traffic Counts	17,744 VPD
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### Pinemont Dr, east of Ella Blvd

Traffic Counts	11,772 VPD
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# PROPERTY AERIAL

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# PROPERTY AERIAL

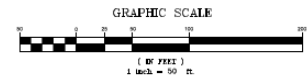
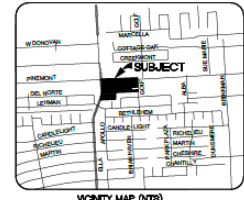
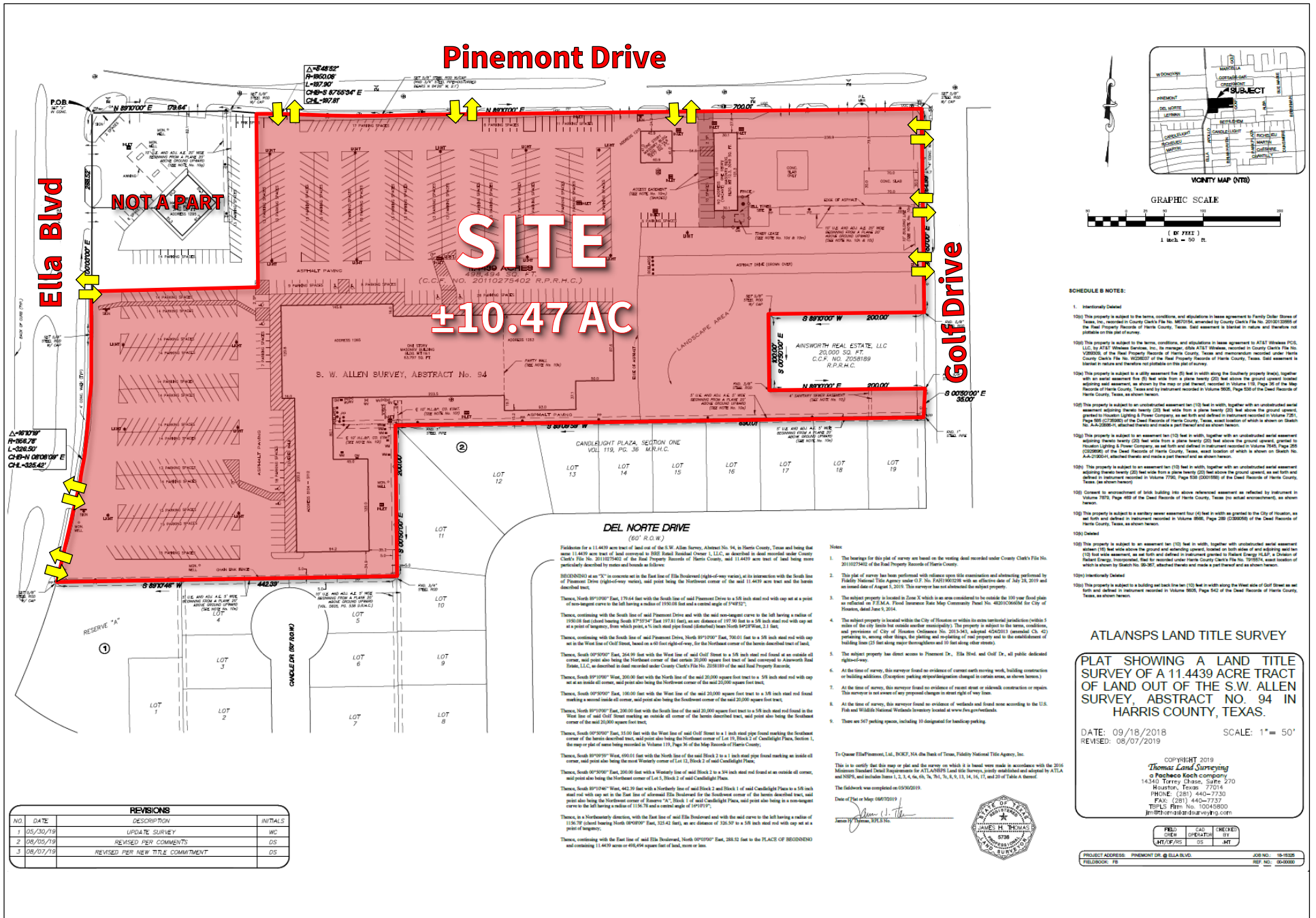
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# PROPERTY SURVEY

± 10.47 AC | 1285 PINEMONT DRIVE | HOUSTON, TX 77018



- SCHEDULE B NOTES:**
- Intentionally Deleted
  - This property is subject to the terms, conditions, and stipulations in lease agreement to Family Child Storage of Texas, Inc. recorded in County Clerk's File No. 1807504, amended by County Clerk's File No. 20100130308 of the Real Property Records of Harris County, Texas. Said agreement is located in return and therefore not platable on this plat of survey.
  - This property is subject to the terms, conditions, and stipulations in lease agreement to AT&T Wireless PCS, LLC, as AT&T Wireless Services, Inc. by the name of AT&T Wireless, recorded in County Clerk's File No. 1288205, of the Real Property Records of Harris County, Texas, and memorandum recorded under Harris County Clerk's File No. 1655005 of the Real Property Records of Harris County, Texas. Said agreement is located in return and therefore not platable on this plat of survey.
  - This property is subject to a utility easement line (2) feet in width along the Southern property line(s), together with an easement line (2) feet wide from a plane tenancy (2) feet above the ground, granted to Houston Lighting & Power Company, as set forth and defined in instrument recorded in Volume 5645, Page 288 (200906) of the Deed Records of Harris County, Texas, and location of which is shown on Sketch No. A-1-200906, attached hereto and made a part hereof and as shown hereon.
  - This property is subject to an easement line (2) feet in width, together with an unobstructed well easement appurtenant thereto (2) feet wide from a plane tenancy (2) feet above the ground, granted to Houston Lighting & Power Company, as set forth and defined in instrument recorded in Volume 5701, Page 108 (200908) of the Deed Records of Harris County, Texas, and location of which is shown on Sketch No. A-1-200908, attached hereto and made a part hereof and as shown hereon.
  - This property is subject to an easement line (2) feet in width, together with an unobstructed well easement appurtenant thereto (2) feet wide from a plane tenancy (2) feet above the ground, as set forth and defined in instrument recorded in Volume 7700, Page 158 (200008) of the Deed Records of Harris County, Texas, as shown hereon.
  - Consent to attachment of brick building (2) feet wide as shown hereon as reflected by Instrument in Volume 7970, Page 418 of the Deed Records of Harris County, Texas, for actual encroachment, as shown hereon.
  - This property is subject to a utility easement area (2) feet in width as set forth in the plat of location, as set forth and defined in instrument recorded in Volume 8556, Page 238 (200606) of the Deed Records of Harris County, Texas, as shown hereon.
  - Intentionally Deleted
  - Intentionally Deleted
  - This property is subject to a building setback line (2) feet in width along the West side of Golf Street as set forth and defined in instrument recorded in Volume 9600, Page 542 of the Deed Records of Harris County, Texas, as shown hereon.

## ATLA/NSPS LAND TITLE SURVEY

PLAT SHOWING A LAND TITLE SURVEY OF A 11.4439 ACRE TRACT OF LAND OUT OF THE S.W. ALLEN SURVEY, ABSTRACT NO. 94 IN HARRIS COUNTY, TEXAS.

DATE: 09/18/2018 SCALE: 1" = 50'  
REVISED: 08/07/2019

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TOOLS: FRT No. 10045800  
JTS-SP-1818-DRU-WY-19-03



FILED	DATE	INDEXED
09/18/19	09/18/19	BY
MT/RF/RS	DS	JT

PROJECT ADDRESS: PINEMONT DR @ ELLA BLVD. JOB NO.: 18-1528  
FILEBOOK: PB REF. NO.: 20-0000

REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS
1	05/30/19	UPDATE SURVEY	WC
2	06/05/19	REVISED PER COMMENTS	DS
3	08/07/19	REVISED PER NEW TITLE COMMITMENT	DS

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