

STATE HWY 288 - NEAR ALMEDA GENOA

10

3 ACRES FOR SALE

LOCATION: ALONG ONE OF THE ONLY SERVICE ROADS ALONG THE WEST SIDE OF STATE HIGHWAY 288 JUST SOUTH OF ALMEDA GENOA ROAD AND NORTH OF THE SOUTH SAM HOUSTON PARKWAY, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
KEY MAP #573S

SIZE: 3.0095 ACRES / 131,094 S.F. - WILL DIVIDE IN HALF

PRICE: \$16 PSF (\$2,097,504)

FRONTAGE/ 453 FEET OF FRONTAGE ALONG S.H. 288 SERVICE ROAD (APPROXIMATE)
DIMENSIONS: 289 FEET DEPTH SOUTH BORDER
288 FEET DEPTH NORTH BORDER
453 FEET ALONG M. C. GRATH ROAD – A DEDICATED ROAD ALONG THE WESTERN BORDER THAT HAS NOT BEEN DEVELOPED.

UTILITIES: THERE IS A CITY OF HOUSTON 16" WATER MAIN LINE ALONG THE SOUTH SIDE OF ALMEDA GENOA THAT WILL HAVE TO BE EXTENDED TO THE SUBJECT PROPERTY OTHERWISE A WATER WELL IS RECOMMENDED. THE CITY WILL REMBURSE A PORTION OF THE CONTRUCTION AND ENGINEERING COSTS. THERE IS A PRIVATE SANITARY SEWAGE "PACKAGE PLANT" LOCATED ON THE TRUCK STOP PROPERTY TO THE NORTH THAT CAN BE UTILIZED FOR A FEE. THE PLANT CAN ONLY SERVICE LOWER DENSITY DEVELOPMENT. HIGH DENSITY WILL REQUIRE EXPANSION OF THE PLANT. THE OTHER OPTION IS EXTENDING AND CONNECTING TO A 12" CITY OF HOUSTON SANITARY LINE LOCATED AT THE E. ANDERSON ST. AND HOPPER ST. INTERSECTION ABOUT 2000 FEET EAST OF THE SUBJECT PROPERTY. CAPACITY IS AVAILABLE FOR ALMOST ANY TYPE USE HOWEVER AN EXTENSION LINE, PRIVATE PUMP STATION AND PRIVATE FORCE MAIN WITH CONNECTION WILL BE REQUIRED AT THE DEVELOPER'S COST. THE CITY ALSO REQUIRES AN IMPACT FEE. A SEPTIC SYSTEM WILL BE MORE COST EFFECTIVE.

EASEMENTS: COMMON PERIMETER UTILITY EASEMENTS AND BUILDING SET BACKS APPLY.

ZONING/ NO ZONING. ARCHITECTURAL APPROVAL REQUIRED BY THE SELLER
RESTRICTIONS:

TOPOGRAPHY THE TRACT IS GENERALLY FLAT WITH MATURE TREES AND BRUSH.
& DRAINAGE: STORM WATER DRAINAGE IS SUBJECT TO HARRIS COUNTY FLOOD CONTROL APPROVAL. ONSITE DETENTION WILL PROBABLY BE REQUIRED.

AREA DEVEL- OPMENT: A MOTEL IS LOCATED ALONG THE NORTH BORDER. AND A LARGE TRUCK STOP AT THE SOUTHWEST CORNER OF S.H. 288 AND ALMEDA GENOA.

COMMENTS: THIS IS ONE OF THE ONLY SERVICE ROADS LOCATED ALONG S.H. 288. THERE IS EXCELLENT VISIBLITY FROM THE FREEWAY. A 2.98 ACRE TRACT LOCATED ADJACENT ALONG THE SOUTHERN BORDER IS FOR SALE BY THE SAME OWNER AND COULD BE ADDED IF MORE THAN 3 ACRES IS NEEDED.

FOR MORE INFORMATION CONTACT:

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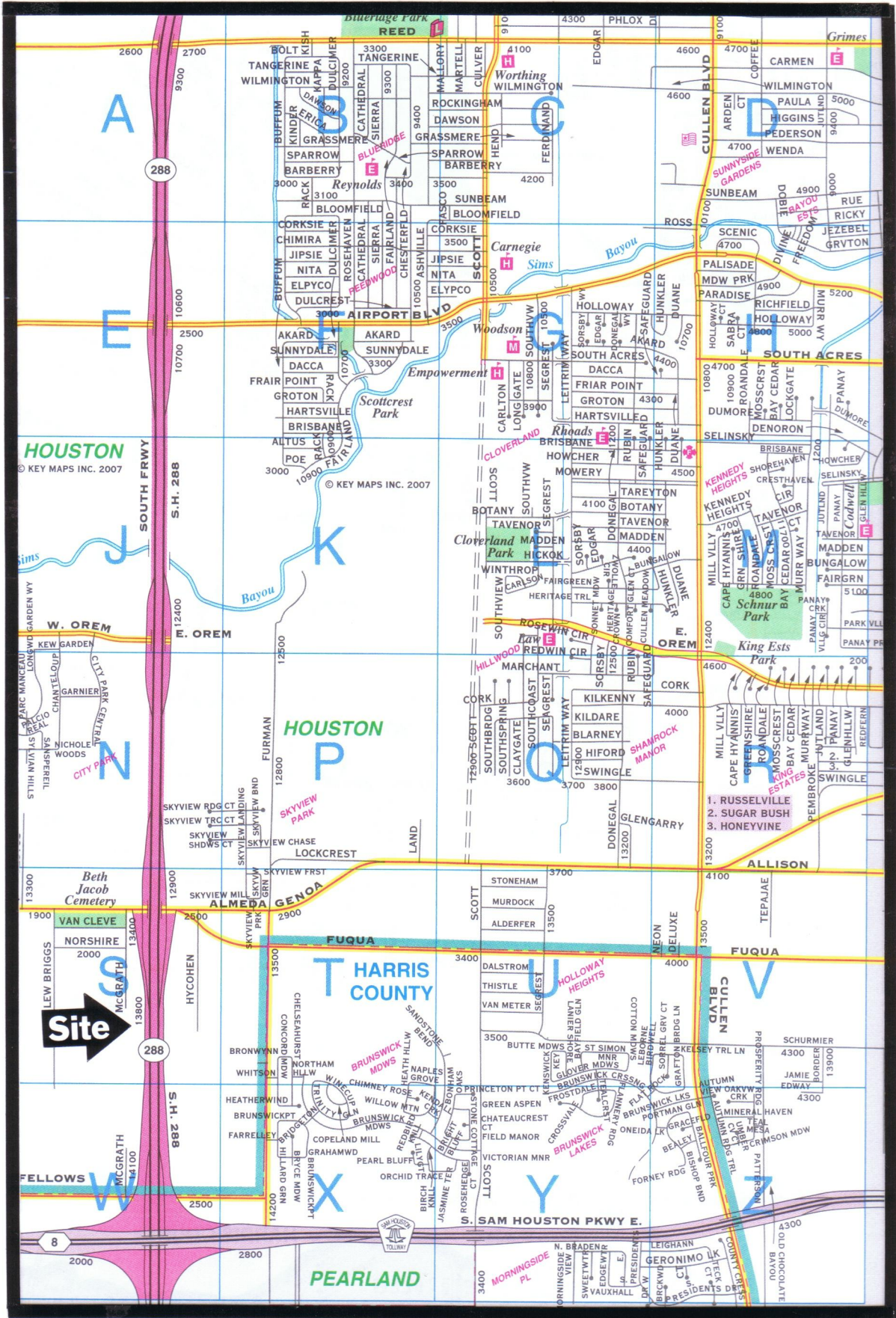
Houston, Texas 77056

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Area Map



Site

PEARLAND

HARRIS COUNTY

HOUSTON
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HOUSTON
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ALMEDA GENOA ROAD



Crystal Suites

3.0 ACRE PARCEL

2.9 ACRE PARCEL



288 TEXAS

SOUTH FWY



SCOTT STREET

BELTWAY 8

SAM HOUSTON PARKWAY





Crystal Suites



2.9 ACRES 3.0 ACRES

SOUTH 288 TEXAS SOUTH FWY

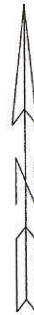
SOUTH FWY 288 TEXAS NORTH

ALMEDA GENOA ROAD

MCGARTH ROAD



ALMEDA RA



JAMES HAMILTON
ALLISON RICHEY'S GULF COAST HOME CO.
VOLUME 3 PAGE 2

STATE HIGHWAY NO. 288
1,000 ACRES
H.C.C.F. U-728982
CONVERTED TO TEXAS STATE SOF LLC

SURVEY
ALLISON RICHEY'S GULF COAST HOME CO. SUBURBAN GARDENS SUBD. SECT. "H"
2,993.5 ACRES
CONVERTED TO SMITH FAMILY INTERESTS, LTD
H.C.C.F. M-212025

Hotel
DANNY PATEL TRACT
0.9906 AC.

Site

131,094 SQFT, 3.0295 AC.

130,000 SQFT, 2.9844 AC.
SURVEYED BY G&D SURVEYING CO.

SKETCH SHOWING
PARTITION OF THE 12.9822 ACRE TRACT
OUT OF LOTS: 5, 5 1/2, 12, 12 1/2, 21, 21 1/2, 28, 28 1/2
OF THE ALLISON RICHEY'S GULF COAST HOME CO.
SUBURBAN GARDENS SUBDIVISION SECTION "H"

DANNY PATEL TRACT
0.9906 AC.

N 87°20'20" E ~ 288.20'

N 2°39'39" W ~ 150.00'

S 2°51'18" E ~ 150.00'

M. C. GRATH ROAD (40' R.O.W.)

N 2°39'39" W ~ 453.82'

131,094 SQFT; 3.0095 AC.

S 2°51'18" E ~ 453.55'

STATE HIGHWAY No. 288
Site

N 87°17'05" E ~ 289.72'

N 02°03'39" W ~ 447.52'

130,000 SQFT; 2.9844 AC.
SURVEYED BY B&B SURVEYING CO.

S 02°05'18" E ~ 447.52'



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/LANDORD): 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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| Designated Broker of Firm | License No. | Email | Phone |

Buyer / Tenant / Seller / Landlord Initials

Date