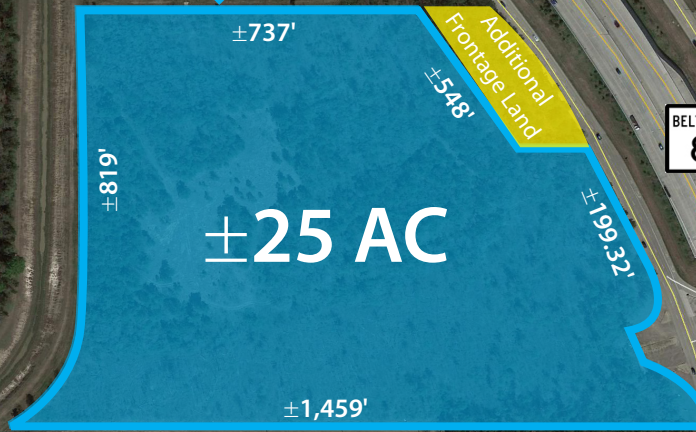


Beltway 8
& Little York
Houston, TX
77039



For Sale ±25 Acres

Beltway 8 & Little York Road, Houston, Texas 77039

Property Features:

- Size: ±25 Acres
- Located on E. Sam Houston Tollway (Beltway 8) at Little York Road
- Harris County owned frontage-land also available for purchase
- Property is adjacent to land that has been annexed into Parkway MUD District
- Drainage: Harris County Flood ditch is the western boundary of this property.
- **Asking Price: \$3,999,000 (\$3.67 per SF) Divided tracks priced separately**

Traffic Counts

Beltway 8 @ Tidwell	44,000 cpd
State Loop 8	81,695 cpd

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,454	29,009	94,728
HH Income	\$91,590	\$54,191	\$56,023
Total Households	718	8,495	28,847



**METS AND BOUNDS DESCRIPTION
OF 24.65 ACRES OF LAND
IN THE JOHN FLANDERS SURVEY, ABSTRACT NUMBER 263
HARRIS COUNTY, TEXAS**

BEING 24.65 acres of land in the John Flanders Survey, A-263, Harris County, Texas and being the 28.067 acre tract, save & except a 1.786 acre tract (Tract 1) and a 1.631 acre tract (Tract 2), described in the deed from Antonio Maguire to Gullis Investments and recorded in Harris County Clerk's File Number 1741467, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone.

BEGINNING at a 1-inch iron pipe found for the northwest corner of the herein described tract, being the southwest corner of the 15.046 acre tract described in the deed from HONBERGER BROS. PROPERTIES, INC. to County of Harris and recorded in File Number 2008-0128773 of the Official Public Records of Real Property of Harris County, Texas, and being the southeast corner of the 2.688 acre Harris County Flood Control Fee Strip as described and recorded in Harris County Clerk's File Number M41693;

THENCE with the line common to the herein described tract and said 15.046 acre tract the following courses and distances:

North 87° 35' 15" East - 737.67 feet, to an angle corner, from which a found 1-inch iron pipe bears South 79° 19' 25" West, 0.82 feet, and from which a found 3/4-inch iron pipe bears South 79° 48' 43" East, 1.13 feet;

South 39° 06' 45" East - 95.21 feet, to the beginning of a curve to the right;

In a southeasterly direction, with said curve to the right, having a radius of 2464.79 feet, a central angle of 10° 33' 14", a chord bearing and distance of South 25° 50' 38" East - 452.66 feet, and an arc distance of 453.38 feet to the end of said curve, from which a found 1-inch iron pipe bears South 09° 45' 47" East, 1.14 feet, and from which a found 3/4-inch iron pipe bears South 57° 44' 07" East, 1.26 feet;

North 88° 27' 02" East - 167.38 feet, to the beginning of a non-tangent curve to the right, being on the southwesterly right-of-way line of Beltway 8 (width varies), from which point a found TxDOT brass disk bears South 31° 02' 57" West, 0.55 feet;

THENCE with said southwesterly right-of-way line of Beltway 8 and the southeasterly line of the herein described tract the following courses and distances:

In a southeasterly direction, with said curve to the right, having a radius of 2614.79 feet, a central angle of 04° 22' 03", a chord bearing and distance of South 24° 42' 56" East - 199.27 feet, and an arc distance of 199.32 feet to the end of said curve, from which a found TxDOT brass disk bears South 50° 59' 30" East, 0.43 feet;

South 15° 16' 25" East - 34.54 feet to an angle corner, from which a found 5/8-inch iron rod in concrete bears South 66° 14' 33" West, 0.50 feet;

South 24° 57' 47" East - 76.85 feet to a TxDOT brass disk found for an angle corner;

South 65° 14' 43" West - 34.60 feet to a found broken concrete monument;

South 18° 56' 59" East - 140.00 feet to an angle corner;

North 76° 59' 12" East - 34.61 feet to a 5/8-inch iron rod found for an angle corner;

South 62° 47' 38" East - 76.93 feet to a bent 5/8-inch iron rod found for an angle corner;

South 21° 37' 15" East - 34.55 feet to the beginning of a curve to the right, from which a found TxDOT brass disk bears South 15° 47' 30" East, 0.42 feet;

In a southeasterly direction, with said curve to the right, having a radius of 2614.79 feet, a central angle of 00° 18' 30", a chord bearing and distance of South 15° 12' 37" East - 13.94 feet, and an arc distance of 13.94 feet to the southeast corner of the herein described tract and being in the north line of the HONBERGER BROS. PROPERTIES, INC. tract, recorded in Volume 3459, Page 68 of the Harris County Deed Records;

THENCE South 87° 29' 15" West - 1459.74 feet, with the north line of said HONBERGER BROS. PROPERTIES, INC. tract, and subsequently the north line of Reserve "C" of SUNRISE PINES, SEC. 5, the plat thereof recorded in Film Code Number 672725 of the Harris County Map Records, to a 5/8-inch iron rod found for the southwest corner of the herein described tract and being the southeast corner of the 4.11 acre tract described in the deed from Ward N. Adkins, et al., to Ward N. Adkins, Jr. and recorded in Harris County Clerk's File Number 0348169;

THENCE North 02° 24' 45" West - 70.00 feet, with the line common to the herein described tract and said 4.11 acre tract to the southwest corner of said 1.786 acre tract (Tract 1);

THENCE with the line common to said Tract 1 and the herein described tract the following courses and distances:

North 42° 36' 24" East - 127.24 feet to a 5/8-inch iron rod found for an angle corner;

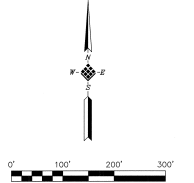
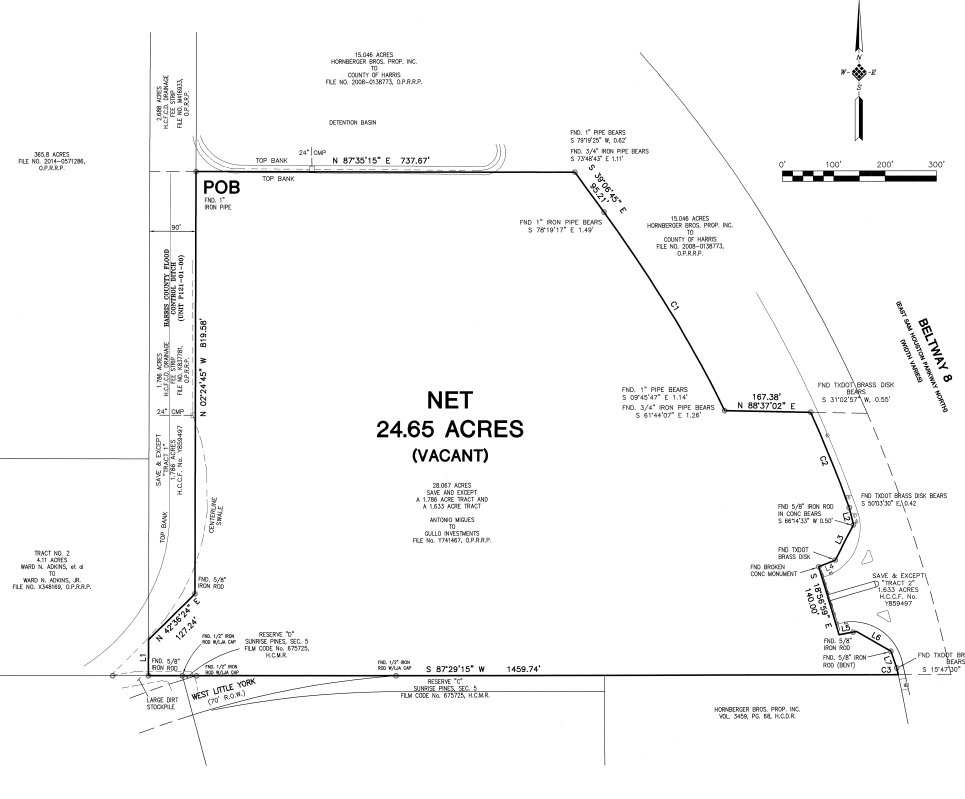
North 02° 24' 45" West - 819.58 feet to the **POINT OF BEGINNING** and containing 24.65 acres of land.

NOTES:

- This survey was prepared without the benefit of a title commitment or report. The surveyor has not abstracted the subject property, nor made any independent investigation or search for encumbrances, restrictive covenants or any other encumbrances.
- This map is the result of an on the ground survey made under my supervision and depicts the conditions found on the ground at the time of the survey. The field work was completed on January 20, 2017.
- Adjoiner information is shown per the Texas Board of Professional Land Surveying Rules and is shown for informational purposes only.
- The bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone.
- The utility appearances shown herein include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- The location of underground utilities shown herein are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.
- Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.
- By adding the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to 48031C02104A, revised date January 6, 2017, the subject property is in ZONE X (unshaded), defined as areas determined to be subject to the 0.2% annual chance floodplain - the surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

LINE	BEARING	DISTANCE
L1	S 02°24'45" W	70.00
L2	S 15°12'37" E	13.94
L3	S 24°57'47" E	76.85
L4	S 65°14'43" W	34.60
L5	N 76°59'12" E	34.61
L6	S 62°47'38" E	76.93
L7	S 21°37'15" E	34.55

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	2464.79	453.38	452.66	S 25°50'38" E	10°33'14"
CS	2614.79	199.32	199.27	S 24°42'56" E	4°22'03"
CC	2614.79	13.94	13.94	S 15°12'37" E	0°18'30"



SYMBOL LEGEND

- FOUND MONUMENT
- SET MONUMENT
- △ CONTROLLING MONUMENT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER WELL
- T HOSE BIB
- W WATER LINE
- ⊕ GAS VALVE
- ⊕ GAS LINE
- ⊕ GAS LINE MARKER
- ⊕ GAS LINE MARKER
- GAS LINE
- POWER POLE
- SERVICE POLE
- HUMP, TOWER LEG
- OVER HEAD POWER LINE
- ⊕ TRANSFORMER BOX
- ⊕ ELECTRICAL JUNCTION BOX
- GUY WIRE
- ⊕ H.L.R.P. MANHOLE
- ⊕ UNDERGROUND H.L.R.P. MARKER
- UNDERGROUND ELECTRICAL LINE
- ⊕ TELEPHONE POLE
- ⊕ PUBLIC PAY PHONE
- ⊕ UNDERGROUND TELEPHONE MARKER
- ⊕ TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE CABLE
- ⊕ S.W.T. MANHOLE
- ⊕ TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE CABLE
- ⊕ STREET LIGHT STANDARDS
- ⊕ AREA LIGHT
- ⊕ ADVERTISEMENT SIGN
- ⊕ TRAFFIC SIGN
- ⊕ TYPE "A" INLET
- ⊕ TYPE "B" INLET
- ⊕ TYPE "C" INLET
- ⊕ TYPE "D" INLET
- ⊕ SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- GREASE TRAP
- ⊕ CABLE TV ANCHOR BOX
- ⊕ TREE
- TREE LIMITS
- ⊕ BUSH
- ⊕ PIPELINE MARKER
- ⊕ VENT PIPE
- ⊕ MAIL BOX
- ⊕ CORE BORE
- ⊕ FLAG
- ⊕ GATE POST
- ⊕ METAL POST
- WOOD POST
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- BARBED WIRE FENCE
- RAILROAD

ABBREVIATION TABLE

H.C.M.R. MAP RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

To: Parkside Capital
I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Douglas W. Turner
Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



DATE	REVISION

IDS Engineering Group
13430 NW Freeway, Suite 700, Houston, TX 77040, Phone: 713-462-3178

STANDARD LAND SURVEY

**24.65 ACRES
JOHN FLANDERS SURVEY A-263
HARRIS COUNTY, TEXAS**

DRAWN: W.S. ORIGINAL: ORIGINAL: SCALE: 1" = 100'
ISSUE DATE: January 23, 2017
JOB NO.: 2024-010-00-510



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.

Avison Young-Texas, LLC	606048	rand.stephens@avisonyoung.com	713-993-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Designated Broker of Firm	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713-993-7810
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy LeBlanc	545298	tommy.leblanc@avisonyoung.com	713-993-7178
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date