

12.2 ACRES STATE HIGHWAY 249

HOUSTON / TOMBALL, TEXAS

19B

LOCATION: ALONG THE EAST SIDE OF STATE HIGHWAY 249 (TOMBALL PARKWAY) ONE QUARTER MILE NORTH OF SPRING CYPRESS ROAD AND ADJACENT TO TOMBALL FORD, TOMBALL, HARRIS COUNTY, TEXAS 77375 NOT LOCATED IN THE TOMBALL CITY LIMITS OR ETJ.

ADDRESS: 22,800 STATE HIGHWAY 249, TOMBALL, TX 77375

SIZE: 12.2877 ACRES (6,824,462 SQ. FT.)

SALE PRICE: \$12.75 PER SQUARE FOOT (\$6,955,000)

DIMENSIONS & FRONTAGE: 1,068 APPROXIMATE FEET FRONTAGE ALONG STATE HIGHWAY 249 REFER TO SURVEY FOR OTHER DIMENSIONS

UTILITIES: WATER AND WASTE WATER SERVICES PROVIDED BY A PRIVATE UTILITY COMPANY – AUCOIN AND ASSOCIATES, INC. LOCATED IN SPRING, TX. A LIFT STATION IS LOCATED AT THE SOUTHEAST CORNER. WATER AND SANITARY LINES LOCATED AT THIS POINT. THE LIFT STATION WAS VANDALIZED AND NEEDS TO BE REFURBISHED.

DRAINAGE: ON SITE STORM WATER DETENTION WILL BE REQUIRED. DETENTION REQUIREMENTS TO BE DETERMINED BY THE PROPOSED DEVELOPMENT.

CURB CUT & ACCESS: THERE IS ONE EXISTING HWY 249 CURB CUT ALONG THE NORTHERN PART OF THE HWY 249 FRONTAGE ROAD. TXDOT INDICATED IT WILL ALLOW A TOTAL OF TWO CURB CUTS ALONG THE HWY 249 FRONTAGE.

EASEMENTS: A LIFT STATION EASEMENT IS LOCATED AT THE SOUTHEAST CORNER OF TRACT 1. THERE IS AN ACCESS EASEMENT TO THE LIFT STATION FROM THE HWY 29 FEEDER ROAD. NO OTHER KNOWN EASEMENTS. REFER TO SURVEY

FLOOD ZONE: THE MAJORITY OF THE LAND IS 1 TO 3 FEET BELOW THE 100 YEAR FLOOD HAZARD ZONE BASE FLOOD ELEVATION LEVEL. REFER TO TOPO SURVEY. THIS CAN BE RESOLVED WITH ONSITE MITIGATION AND DETENTION.

BLDG. SET BACKS: 25 FEET ALONG HIGHWAY 249 FEEDER ROAD FRONTAGE.

TOPOGRAPHY: GENERALLY FLAT AND HEAVILY WOODED WITH TREES AND BRUSH.

RESTRICTIONS / ZONING: NONE

TAXING JURISDICTIONS: HARRIS COUNTY, KLEIN ISD. (NOT WITHIN TOMBALL CITY LIMITS OR ETJ)

ADJACENT LAND: THE SELLER'S OWN 2 ADJACENT TRACTS LOCATED AT THE REAR THAT ARE FOR SALE AND COULD BE ADDED, TOGETHER OR SEPARATE, IF ADDITIONAL LAND IS NEEDED. REFER TO SURVEY.

AREA DEVELOPMENT: TOMBALL FORD, FRED HAAS TOYOTA COUNTRY, WAL-MART, OLD NAVY, SPROUTS MARKET, PETCO, KOHL'S, ROSS, FAMOUS FOOTWEAR, PETCO, DOLLAR TREE, MATTRESS FIRM, NTB, BANK OF AMERICA, WELLS FARGO, LOS CUCOS, LUPE TORTILLA, MCDONALDS, BURGER KING, WHATABURGER PANERA, IHOP, SONIC, RED ROBIN, VIDA MARISCO'S, JASON DELI, POPEYES LUBY'S, SHIPLEY DONUTS AND TOMBALL HONDA.

HIGHLIGHTS

OVER 1,000 FEET OF FRONTAGE ALONG STATE HIGHWAY 249.

EXCELLENT FREEWAY VISIBILITY AND HIGH FREEWAY TRAFFIC COUNT.

CLOSE TO SPRING CYPRESS ROAD, BIG BOX RETAILERS AND AUTO DEALERSHIPS.

NEW GROWTH AREA WITH LOTS OF NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

ONE OF FEW LAND TRACTS THIS SIZE REMAINING IN THIS AREA WITH HWY 249 FRONTAGE.

WATER AND SANITARY LINES TO THE SITE INCLUDING A LIFT STATION..

OWNER WILL FINANCE. CONSULT BROKER.

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

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.

12.2 ACRES



249

GRANT ROAD

1960

WILLOWBROOK MALL

SPRING CYPRESS RD

TOMBALL PKWY

LOUETTA ROAD

CYPRESSWOOD DRIVE

CYPRESS CREEK PKWY



SYNC
at Spring Cypress
MEMBER OF SYNC

TOMBALL

DOLLAR TREE

NTB
NATIONAL TIRE & BATTERY

Bank of America

Walmart
Save money. Live better.

WHATABURGER

SONIC
America's Drive-in.
IHOP
RESTAURANT

249

TOMBALL PKWY

SPRING CYPRESS RD

SITE
12.2
ACRES

6.5
ACRES

3.1 ACRES

TOMBALL
Ford

La Hacienda
EVENT HALL

HUFSMITH-KOHRVILLE RD

THE CAPE
APARTMENTS

Schlottsky's
EVERY BITE
LOVE BETTER

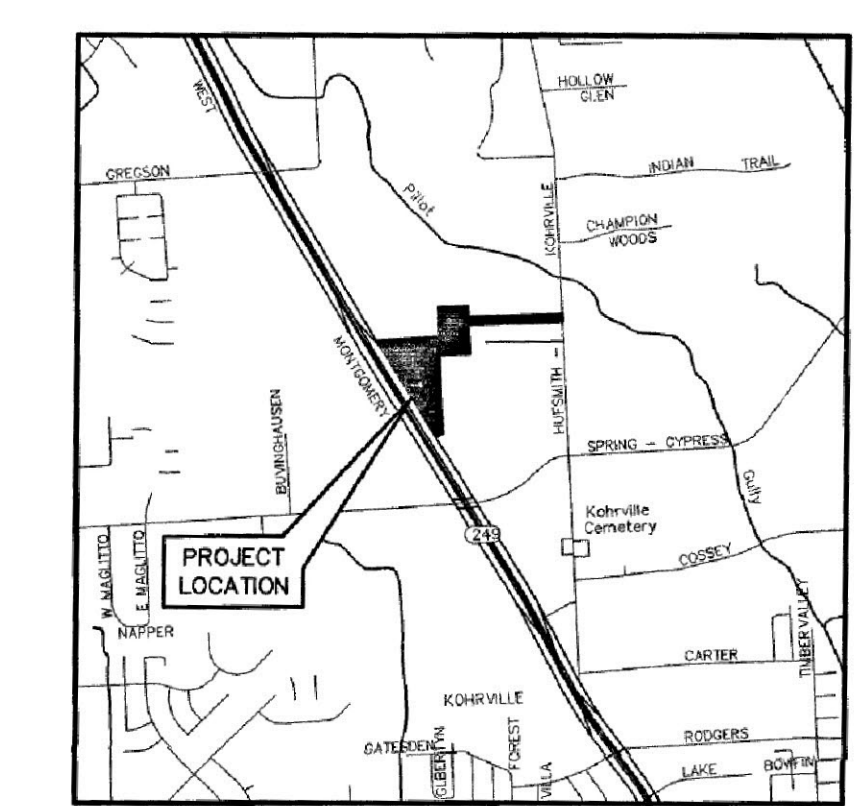
VALERO

Shipley
DONUTS

Chevron
McDonald's

Advance
Auto Parts

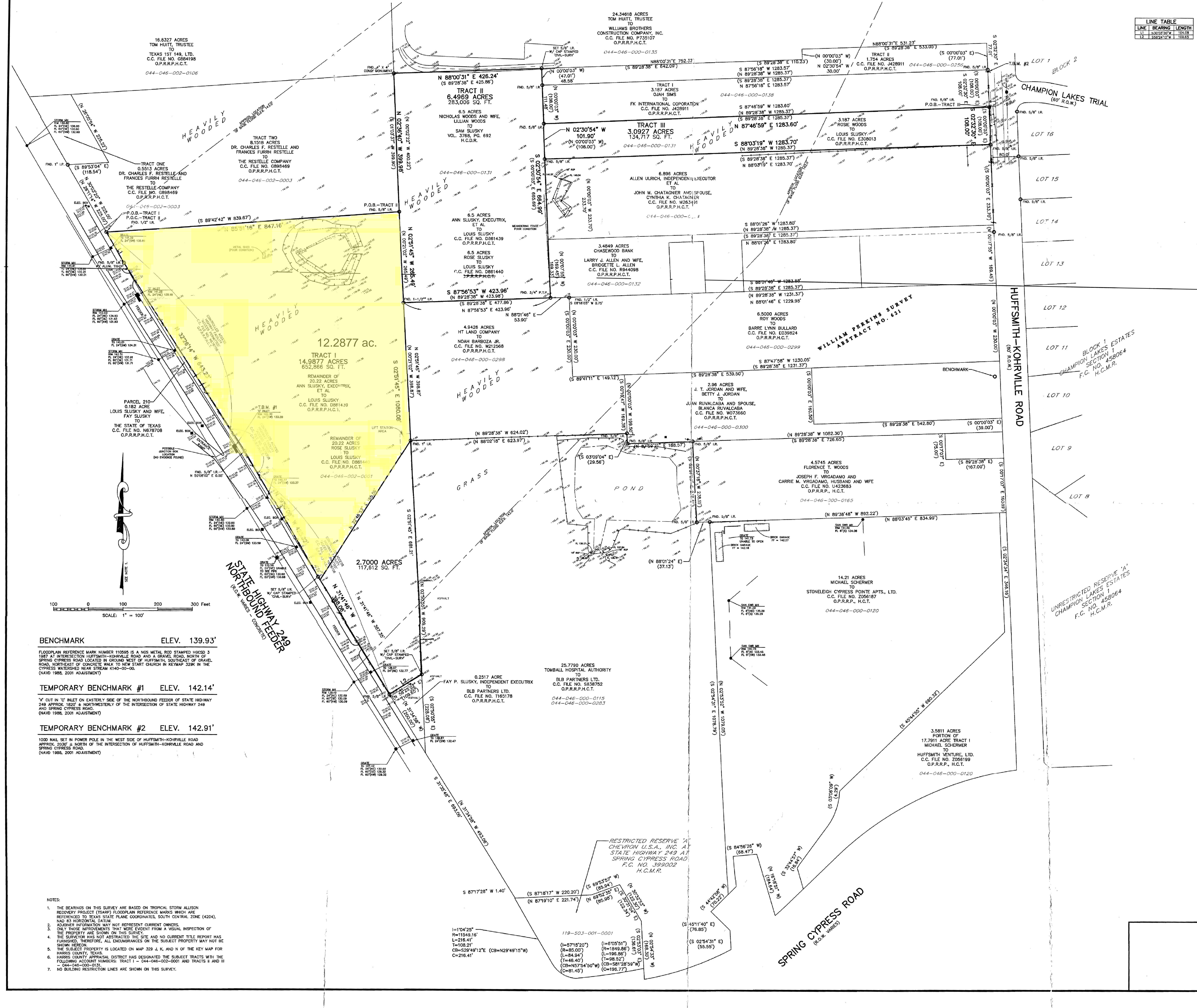
LINE	BEARING	LENGTH
1	N 89°28'38" W	124.08
2	S 89°28'38" W	124.08



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

- ELEVATION TOP OF CURB
- GUTTER
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- BENCHMARK** ELEV. 139.93'
FLOODPLAIN REFERENCE MARK NUMBER 110556 IS A NOS METAL ROD STAMPED H0523 3 1987 AT INTERSECTION HUFFSMITH-KOHRVILLE ROAD AND A GRAVEL ROAD, NORTH OF SPRING CYPRESS ROAD LOCATED IN GRASSLAND WEST OF HUFFSMITH, SOUTH-EAST OF GRAVEL ROAD, NORTH-EAST OF CONCRETE WALL TO NEW START CHURCH IN REYMA 326K IN THE CYPRESS WATERSHED NEAR STREAM K140-00-00. (NAVD 1988, 2001 ADJUSTMENT)
- TEMPORARY BENCHMARK #1** ELEV. 142.14'
1/2" CUT IN 1" INLET ON EASTERLY SIDE OF THE NORTHBOUND FEEDER OF STATE HIGHWAY 249 APPROX. 1827' ± NORTHWESTERN OF THE INTERSECTION OF STATE HIGHWAY 249 AND SPRING CYPRESS ROAD. (NAVD 1988, 2001 ADJUSTMENT)
- TEMPORARY BENCHMARK #2** ELEV. 142.91'
1000 NAIL SET IN POWER POLE IN THE WEST SIDE OF HUFFSMITH-KOHRVILLE ROAD APPROX. 5037' ± NORTH OF THE INTERSECTION OF HUFFSMITH-KOHRVILLE ROAD AND SPRING CYPRESS ROAD. (NAVD 1988, 2001 ADJUSTMENT)

- NOTES:
- THE BEARINGS ON THIS SURVEY ARE BASED ON TROPICAL STORM ALLISON RECOVERY PROJECT (TSARP) FLOODPLAIN REFERENCE MARKS WHICH ARE REFERENCED TO TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (4204), AND 83 HORIZONTAL DATUM.
 - ADDITIONAL INFORMATION MAY NOT REPRESENT CURRENT OWNERS.
 - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
 - THE SURVEYOR HAS NOT ABSTRACTED THE SITE AND NO CURRENT TITLE REPORT HAS BEEN FURNISHED. THEREFORE, ALL ENCUMBRANCES ON THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
 - THE SUBJECT PROPERTY IS LOCATED ON MAP 329 J, K, AND N OF THE KEY MAP FOR HARRIS COUNTY, TEXAS.
 - HARRIS COUNTY APPRAISAL DISTRICT HAS DESIGNATED THE SUBJECT TRACTS WITH THE FOLLOWING ACCOUNT NUMBERS: TRACT I - 044-046-002-0001 AND TRACTS II AND III - 044-046-000-0131.
 - NO BUILDING RESTRICTION LINES ARE SHOWN ON THIS SURVEY.

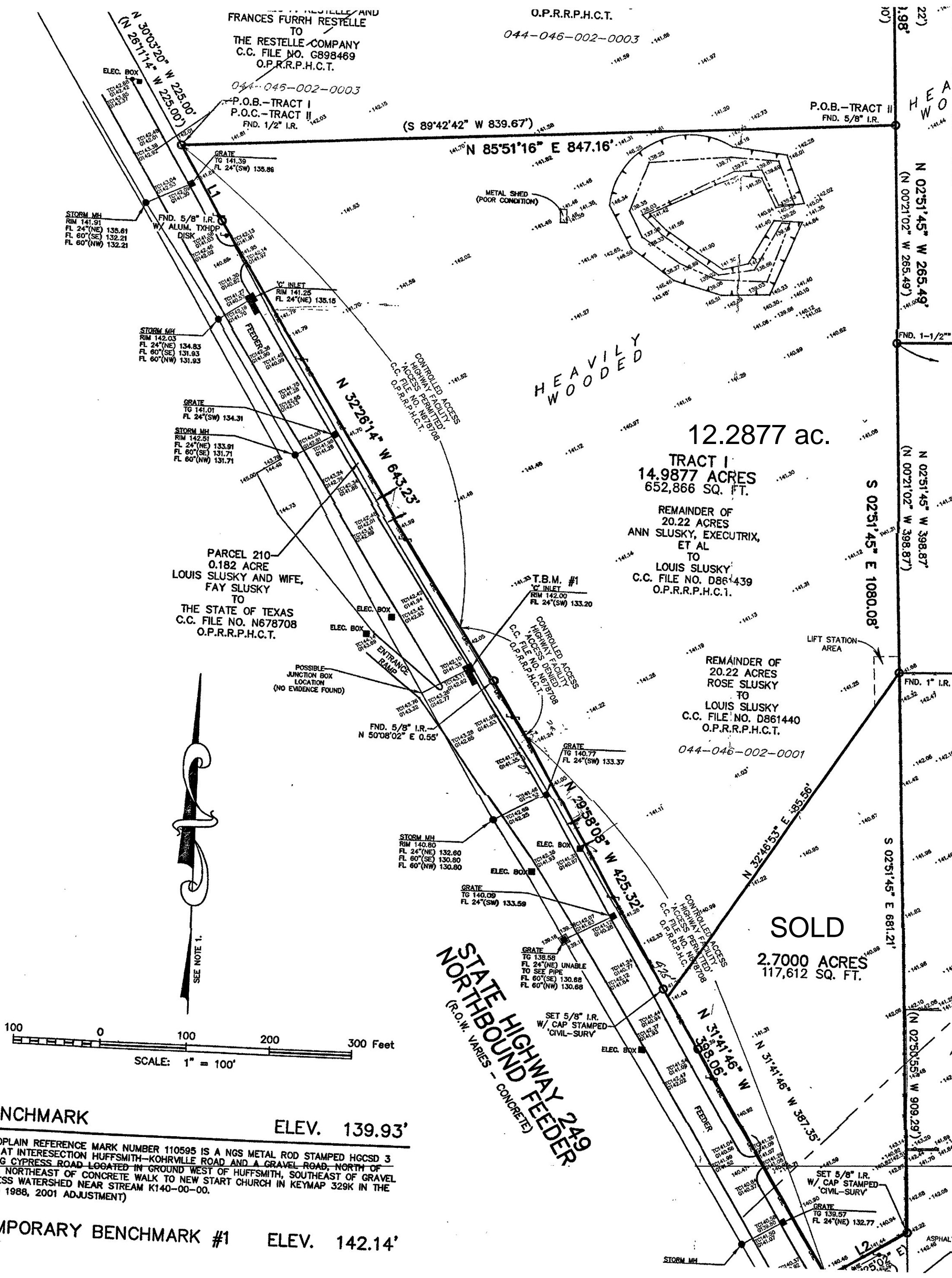
FLOOD STATEMENT: THE SURVEYOR HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND UNINCORPORATED AREAS, COUNTY RECORD DATED JUNE 5, 2006, BASED ON THE TROPICAL STORM ALLISON RECOVERY PROJECT (TSARP) AND THAT MAP INDICATES THAT THIS TRACT IS WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON MAP AND PANEL NO. 48200004L OF SA8 MAP. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF BASE FLOOD ELEVATIONS ARE INCREASED BY SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TOPOGRAPHIC SURVEY
OF
TRACT I - 14.9877 ACRES
TRACT II - 6.4969 ACRES
TRACT III - 3.0927 ACRES
IN THE
WILLIAM PERKINS SURVEY
ABSTRACT NO. 621
HARRIS COUNTY, TEXAS

CIVIL-SURV
LAND SURVEYING, L.C.

4710 BELLARE BOULEVARD, SUITE 2500
BELLARE, TEXAS 77401
OFFICE: (713) 839-9181
Email: civilsurv@swbell.net FAX: (713) 839-9020

SCALE: 1" = 100'
DATE: 04/13/07
PROJECT NO.: CS 07036
FIELD BOOK NO.:
DRAWN BY: S.L.
CHECKED BY: C.S.
DRAWING NO.:
1 OF 1



BENCHMARK ELEV. 139.93'

FLOODPLAIN REFERENCE MARK NUMBER 110595 IS A NGS METAL ROD STAMPED HGCS D 3 1987 AT INTERSECTION HUFFSMITH-KOHRVILLE ROAD AND A GRAVEL ROAD, NORTH OF SPRING CYPRESS ROAD LOCATED IN GROUND WEST OF HUFFSMITH, SOUTHEAST OF GRAVEL ROAD, NORTHEAST OF CONCRETE WALK TO NEW START CHURCH IN KEYMAP 329K IN THE CYPRESS WATERSHED NEAR STREAM K140-00-00. (NAVD 1988, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK #1 ELEV. 142.14'

STATE HIGHWAY FEEDER
(R.O.W. VARIES - CONCRETE)

12.2877 ac.
TRACT I
14.9877 ACRES
652,866 SQ. FT.

REMAINDER OF
20.22 ACRES
ANN SLUSKY, EXECUTRIX,
ET AL
TO
LOUIS SLUSKY
C.C. FILE NO. D861439
O.P.R.R.P.H.C.T.

REMAINDER OF
20.22 ACRES
ROSE SLUSKY
TO
LOUIS SLUSKY
C.C. FILE NO. D861440
O.P.R.R.P.H.C.T.

SOLD
2.7000 ACRES
117,612 SQ. FT.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TAO Interests, Inc.	480438	tim@taointerests.com	(713)621-9841
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy A. Opatrny	235521	tim@taointerests.com	(713)621-9841
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date