

# 3 Corner Land Tracts: .85 ac. / 2.69 ac. / 2.71 ac. Aldine Bender Road (FM 525) , Houston, TX

24

**LOCATION:** THE NORTH SIDE OF ALDINE BENDER ROAD (FM 525) 1.5 MILES WEST OF US 59 / 69 NORTH (EASTEX FREEWAY) AND JUST SOUTH OF THE NORTH SAM HOUSTON PARKWAY IN THE NORTH QUADRANT OF HOUSTON, HARRIS COUNTY, TEXAS. LOCATED IN THE "OPPORTUNITY ZONE". THE TRACTS ARE **NOT** LOCATED WITHIN THE HOUSTON CITY LIMITS.

ALDINE BENDER ROAD (FM 525) IS A MAJOR EAST-WEST THOROUGHFARE WITH 7 CONCRETE LANES INCLUDING ONE MIDDLE TURN LANE.

**ADDRESS:** 5500 BLOCK OF ALDINE BENDER ROAD, HOUSTON, TEXAS 77032

**3 LAND TRACTS  
DIMENSIONS &  
SALES PRICES:**

**RESERVE A: 0.85 ACRES (37,026 SF)**  
NORTHWEST CORNER OF SURLES DR.  
151' ALDINE BENDER / 294' SURLES DR. / 288' WEST BORDER  
111' REAR BORDER  
\$6 PSF (\$222,156)

**RESERVE B: 2.6985 ACRES (117,548 SF)**  
NE CORNER OF SURLES DR. & NW CORNER OF PICTON DR.  
356' ALDINE BENDER / 254' SURLES DR. / 253' PICTON DR.  
456' REAR BORDER  
\$6 PSF (\$705,288)

**RESERVE C: 2.71 ACRES (118,047 SF)**  
NE CORNER OF PICTON DR.  
388' ALDINE BENDER / 313' PICTON DR. / 315' EAST BORDER  
398' REAR BORDER  
\$6 PSF (\$708,282)

**NOTE: THESE TRACTS CAN BE SOLD INDIVIDUALLY OR AS A GROUP.**

**COMBINATION OF ALL 3 TRACTS = 6.25 ACRES (272,620 SQUARE FEET)**

**UTILITIES:** WATER AND WASTE WATER SERVICE AVAILABLE AND PROVIDED BY DOUGLAS UTILITY COMPANY. AVAILABLE CAPACITY SUBJECT TO USE AND APPLICATION IS REQUIRED.

**DOUGLAS UTILITY COMPANY:** A PRIVATE UTILITY COMPANY OWNED BY THE SELLER'S AND OPERATED BY A THIRD PARTY COMPANY. THERE IS AN EXISTING PLANT ALONG THE NORTHERN BORDER OF THE FOUNTAIN VIEW RESIDENTIAL SUBDIVISION. IT PROVIDES SERVICE TO THE FOUNTAIN VIEW SUBDIVISION RESIDENTS AS WELL AS THE SUBJECT RESERVES. **THE OWNER WILL CONSIDER SELLING THIS COMPANY. CONSULT LISTING BROKER FOR DETAILS.**

**DRAINAGE:** NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE. ON SITE STORM WATER DETENTION WILL BE REQUIRED AND DETERMINED BY HARRIS COUNTY FLOOD CONTROL.

**CURB CUT & ACCESS EASEMENT:** 2 EXISTING CURB CUTS ALONG PICTON DR. PROVIDING ACCESS TO THE MODULAR BUILDING ON RESERVE C. THERE ARE NO OTHER EXISTING CURB CUTS ALONG THE STREET FRONTAGE OF THE OTHER 2 RESERVES.

**EASEMENTS:** PERIMETER UTILITY EASEMENTS. REFER TO SURVEY.

**BLDG SET BACKS:** CITY OF HOUSTON BUILDING SET BACKS APPLY – 25 FEET ALONG ALDINE BENDER RD.

**TOPOGRAPHY:** GENERALLY FLAT WITH BRUSH AND TREES.

**RESTRICTIONS / ZONING:** NONE

**OPPORTUNITY ZONE:** LOCATED IN THE “OPPORTUNITY ZONE”

**TRAFFIC COUNTS:** APPROXIMATELY 20,000 VEHICLES PER DAY

**TAXING JURISDICTIONS:** HARRIS COUNTY, ALDINE ISD

**AREA DEVELOPMENTS:** FOUNTAIN VIEW RESIDENTIAL SUBDIVISION TO THE NORTH AND BEHIND ALL 3 RESERVES.  
TIMBER RIDGE APARTMENTS ALONG WEST BORDER OF RESERVE A.  
HAVERSTOCK HILLS APARTMENTS ALONG THE E. BORDER OF RESERVE C.

**HIGHLIGHTS**

3 CORNER TRACTS

LOCATED IN THE “OPPORTUNITY ZONE”

LOCATED ON A MAJOR EAST-WEST THOROGHFARE – 7 LANES

1.5 MILES WEST OF US 59 N (EASTEX FWY) AND CLOSE TO N. SAM HOUSTON PARKWAY.

EXCELLENT FRONTAGE TO DEPTH RATIO.

WATER AND WASTE WATER TO THE SITES WITH AVAILABLE CAPACITY FOR COMMERCIAL USE.

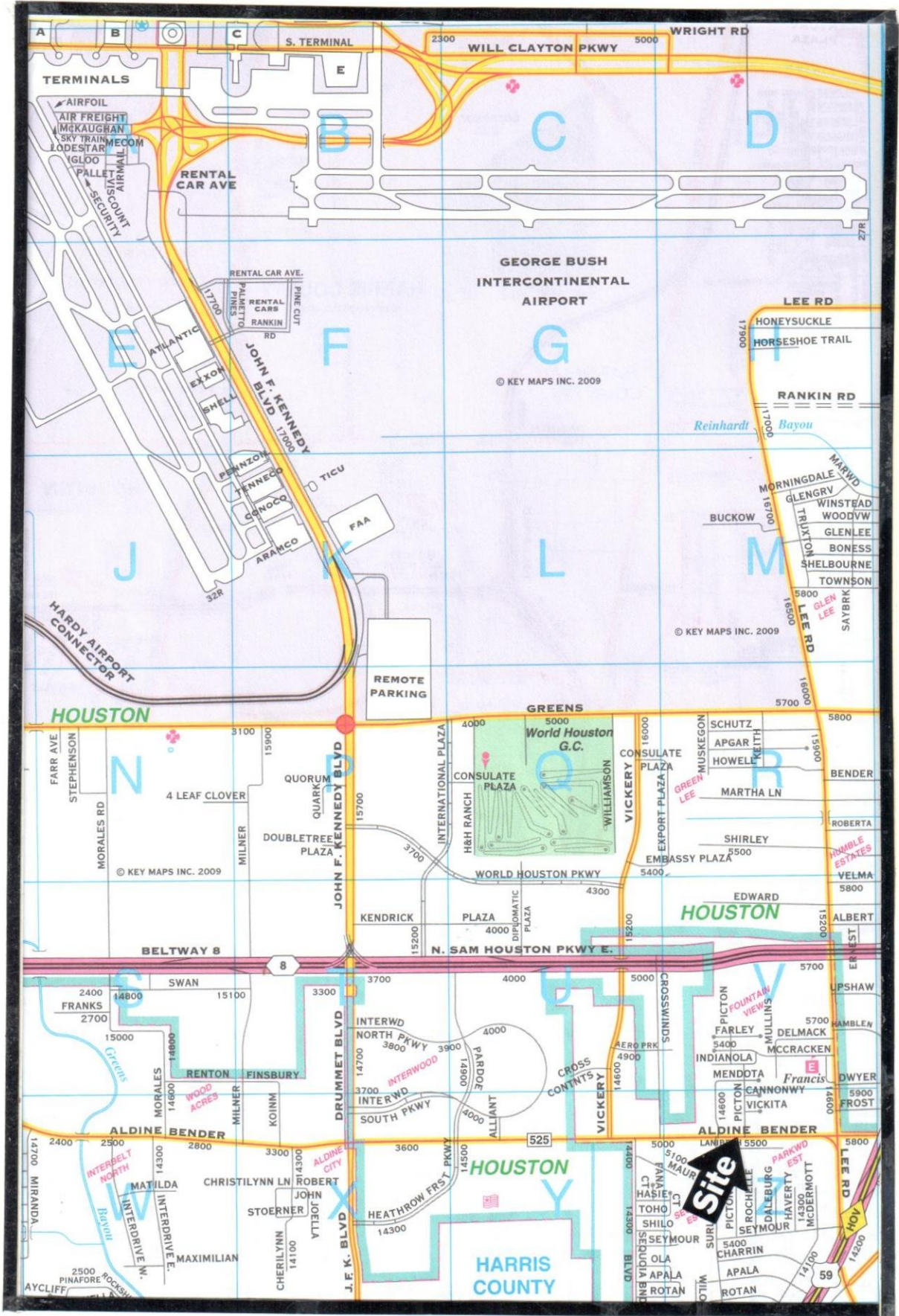
CLOSE TO INTERCONTINENTAL AIRPORT.

**FOR MORE INFORMATION CONTACT:**

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# Area Map





GEORGE BUSH  
INTERCONTINENTAL  
AIRPORT

DEERBROOK MALL

HUMBLE

GREENSPPOINT MALL

45

69

59

EASTTEX FWY

TRACT 2

TRACT 1

TRACT 3

SAM HOUSTON TOLLWAY

8

GREATER GREENSPPOINT

ALDINE

ALDINE BENDER RD

HARDY TOLL ROAD

FAMILY DOLLAR  
SUBWAY Advance Auto Parts

WAL-MART  
SUPERCENTER  
THE HOME DEPOT  
BEST BUY

Rent-A-Center  
RAC  
Aaron's  
BURGER KING  
KFC

59

69

MT HOUSTON





**TIMBER RIDGE  
APARTMENTS**

**HAVERSTOCK HILLS  
APARTMENTS**

**SURLES DRIVE**

**PIGTON DRIVE**

**TRACT 1  
0.85 ACRES**

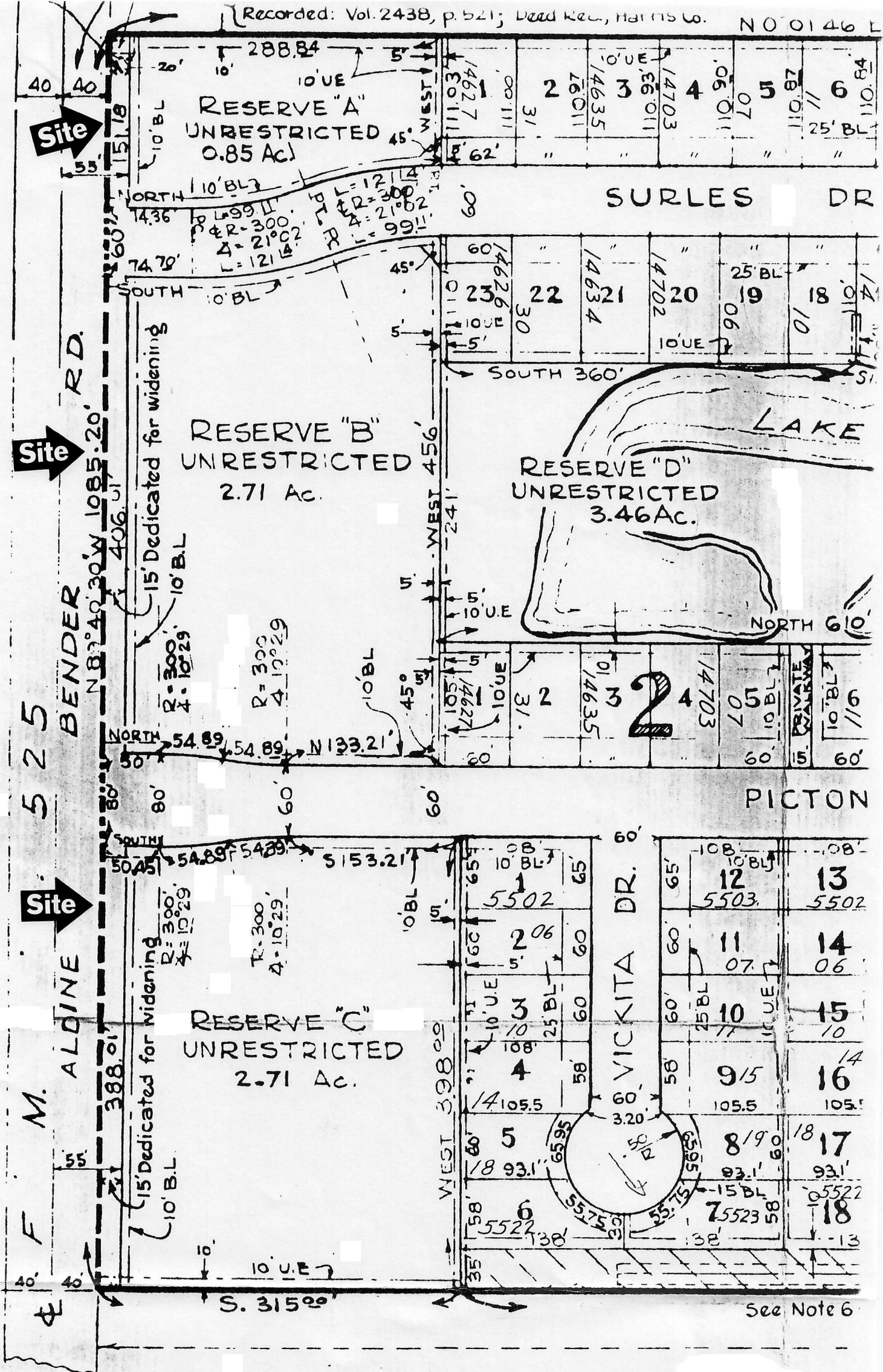
**TRACT 2  
2.71 ACRES**

**TRACT 3  
2.7 ACRES**

**ALDINE BENDER ROAD**



15' Dedicated for widening



I, Hugo W. H. Zapp, County Engineer of Harris County, do hereby certify that the plat of \_\_\_\_\_ with all of the existing rules and regulations of this office as adopted by the Harris County \_\_\_\_\_ further, that it complies or will comply with all of the laws included in the Harris County \_\_\_\_\_ tion 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature.

J. H. R. Jensen: Flood Control Engineer of Harris County Flood Control District Harris



# 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:
  - 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.

<b>TAO Interests, Inc.</b>	<b>480438</b>	<b>tim@taointerests.com</b>	<b>(713)621-9841</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Timothy A. Opatrny</b>	<b>235521</b>	<b>tim@taointerests.com</b>	<b>(713)621-9841</b>
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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Property For

Timothy Opatrny

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