

±2.704 ACRES

Mahaffey Road
Tomball, Texas

Partnership. Performance.



Tommy LeBlanc, Principal
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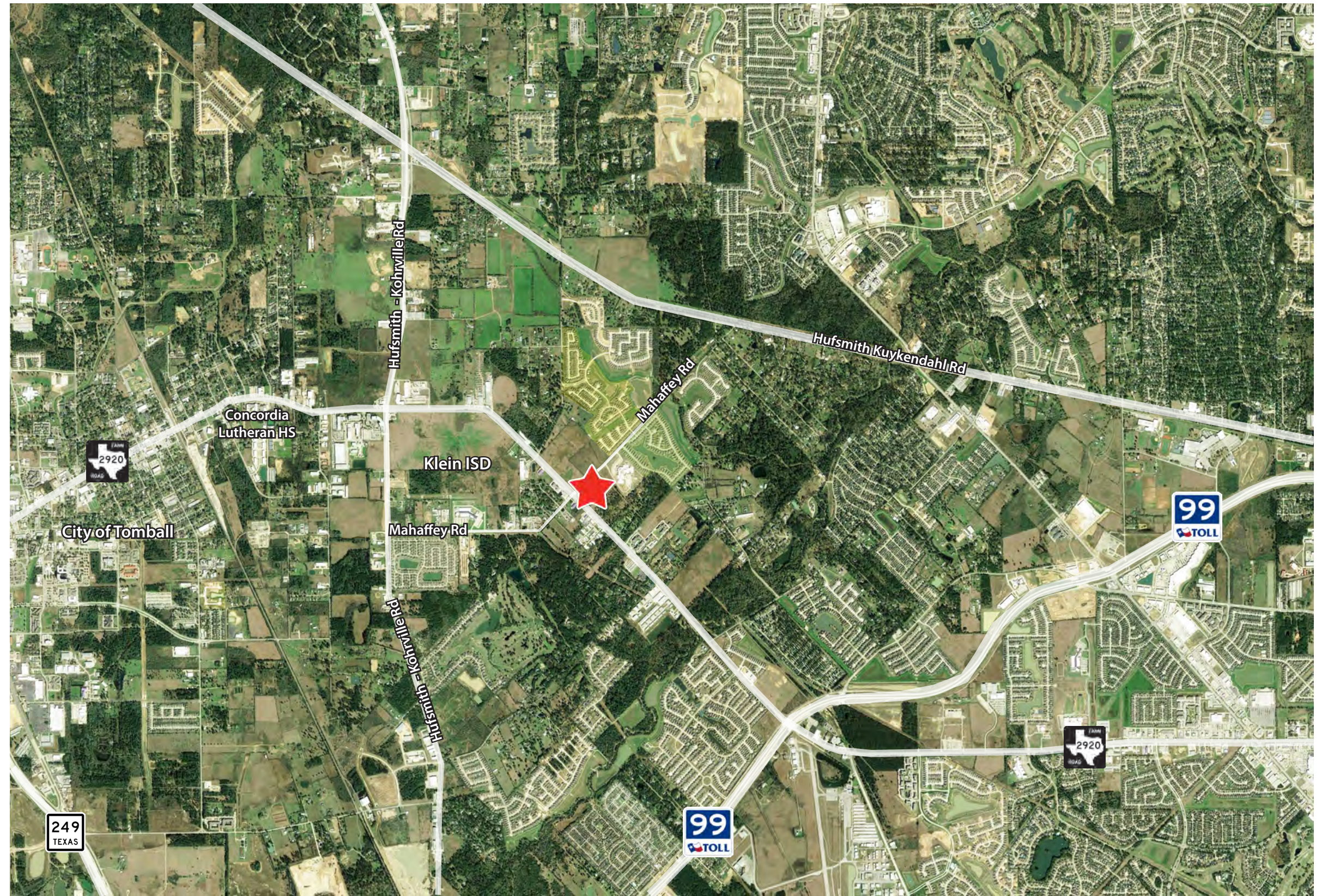
FOR SALE

±2.704 ACRES

Mahaffey Road
Tomball, Texas

PROPERTY HIGHLIGHTS

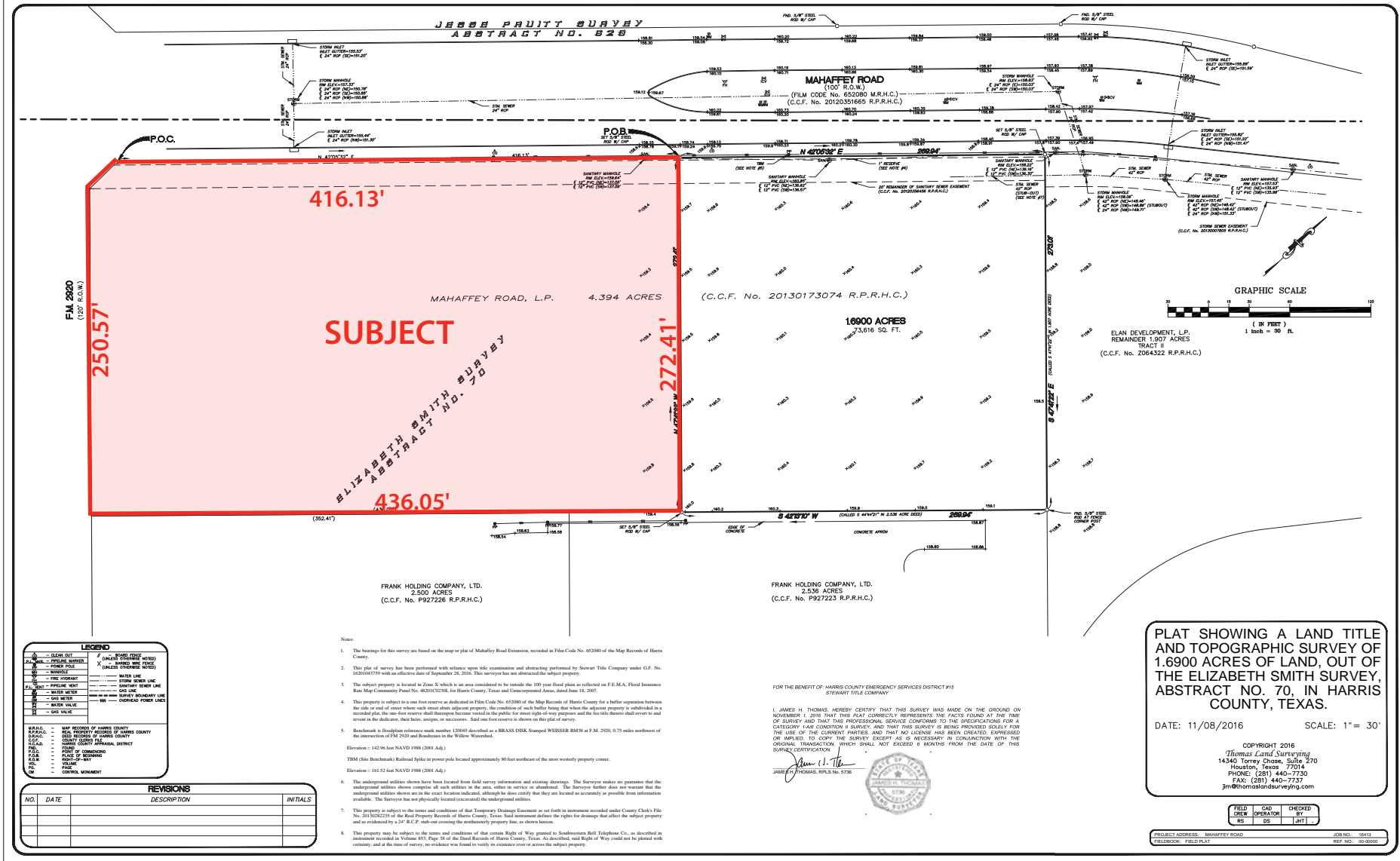
- Price:** \$1,700,000 (\$14.43/SF)
- Location:** Located on the hard, signalized corner of FM 2920 and Mahaffey Rd. Roughly 1.5 miles from the Grand Parkway.
- Size:** 2.7 AC
- Utilities:** Available through the Dowdell PUD
- Detention:** Available Off Site; No On Site Detention Required
- Floodplain:** None
- Frontage:** 416' of frontage on Mahaffey Rd
250.57' on FM 2920
- Comments:** Raw land with no improvements



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YOUNG



PLAT SHOWING A LAND TITLE AND TOPOGRAPHIC SURVEY OF 1.6900 ACRES OF LAND, OUT OF THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, IN HARRIS COUNTY, TEXAS.

DATE: 11/08/2016 SCALE: 1" = 30'

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 Thomas Land Surveying
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 Houston, Texas 77014
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 FAX: (281) 440-7137
 jtm@omsonlandsurveying.com

LEGEND

1. 0.00' - 0.00'	2. 0.00' - 0.00'	3. 0.00' - 0.00'	4. 0.00' - 0.00'
5. 0.00' - 0.00'	6. 0.00' - 0.00'	7. 0.00' - 0.00'	8. 0.00' - 0.00'
9. 0.00' - 0.00'	10. 0.00' - 0.00'	11. 0.00' - 0.00'	12. 0.00' - 0.00'
13. 0.00' - 0.00'	14. 0.00' - 0.00'	15. 0.00' - 0.00'	16. 0.00' - 0.00'
17. 0.00' - 0.00'	18. 0.00' - 0.00'	19. 0.00' - 0.00'	20. 0.00' - 0.00'
21. 0.00' - 0.00'	22. 0.00' - 0.00'	23. 0.00' - 0.00'	24. 0.00' - 0.00'
25. 0.00' - 0.00'	26. 0.00' - 0.00'	27. 0.00' - 0.00'	28. 0.00' - 0.00'
29. 0.00' - 0.00'	30. 0.00' - 0.00'	31. 0.00' - 0.00'	32. 0.00' - 0.00'
33. 0.00' - 0.00'	34. 0.00' - 0.00'	35. 0.00' - 0.00'	36. 0.00' - 0.00'
37. 0.00' - 0.00'	38. 0.00' - 0.00'	39. 0.00' - 0.00'	40. 0.00' - 0.00'
41. 0.00' - 0.00'	42. 0.00' - 0.00'	43. 0.00' - 0.00'	44. 0.00' - 0.00'
45. 0.00' - 0.00'	46. 0.00' - 0.00'	47. 0.00' - 0.00'	48. 0.00' - 0.00'
49. 0.00' - 0.00'	50. 0.00' - 0.00'	51. 0.00' - 0.00'	52. 0.00' - 0.00'
53. 0.00' - 0.00'	54. 0.00' - 0.00'	55. 0.00' - 0.00'	56. 0.00' - 0.00'
57. 0.00' - 0.00'	58. 0.00' - 0.00'	59. 0.00' - 0.00'	60. 0.00' - 0.00'
61. 0.00' - 0.00'	62. 0.00' - 0.00'	63. 0.00' - 0.00'	64. 0.00' - 0.00'
65. 0.00' - 0.00'	66. 0.00' - 0.00'	67. 0.00' - 0.00'	68. 0.00' - 0.00'
69. 0.00' - 0.00'	70. 0.00' - 0.00'	71. 0.00' - 0.00'	72. 0.00' - 0.00'
73. 0.00' - 0.00'	74. 0.00' - 0.00'	75. 0.00' - 0.00'	76. 0.00' - 0.00'
77. 0.00' - 0.00'	78. 0.00' - 0.00'	79. 0.00' - 0.00'	80. 0.00' - 0.00'
81. 0.00' - 0.00'	82. 0.00' - 0.00'	83. 0.00' - 0.00'	84. 0.00' - 0.00'
85. 0.00' - 0.00'	86. 0.00' - 0.00'	87. 0.00' - 0.00'	88. 0.00' - 0.00'
89. 0.00' - 0.00'	90. 0.00' - 0.00'	91. 0.00' - 0.00'	92. 0.00' - 0.00'
93. 0.00' - 0.00'	94. 0.00' - 0.00'	95. 0.00' - 0.00'	96. 0.00' - 0.00'
97. 0.00' - 0.00'	98. 0.00' - 0.00'	99. 0.00' - 0.00'	100. 0.00' - 0.00'

REVISIONS

NO.	DATE	DESCRIPTION	INITIALS

Name: _____

- The bearings for this survey are based on the map or plat of Mahaffey Road Extension, recorded in File Code No. 052200 of the Map Records of Harris County.
- This plat of survey has been prepared with reference to title examination and abstracting performed by Stewart Title Company under G.F. No. 162004770 with an effective date of September 26, 2016. This survey has not been abstracted.
- The subject property is located in Zone X which is an area considered to be outside the 100 year flood plain as reflected on F.E.M.A. Flood Insurance Rate Map Community Panel No. 48201C0201H, for Harris County, Texas and Unincorporated Areas, dated June 18, 2007.
- This property is subject to a one-foot easement as dedicated in File Code No. 052200 of the Map Records of Harris County for a buffer separation between the site and all other sites where such other sites adjacent property, the conditions of such buffer being that when the adjacent property is subdivided in a recorded plat, the one-foot easement shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedication, then heirs, assigns, or successors. Said one-foot easement is shown on this plat of survey.
- Benchmark is floodplain reference mark number 12045 described as a BRASS DISK stamped WESSER BMM at P.M. 2920, 0.75 mile northwest of the intersection of FM 2920 and Boulevard in the Willow Watershed.
 Elevation: 142.06 feet NAVD 1988 (2011 A.S.)
 TBM (Site Benchmark) Ballistol Spikes to prevent pins being approximately 30 feet southeast of the most westerly property corner.
 Elevation: 141.52 feet NAVD 1988 (2011 A.S.)
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown are in the exact locations indicated, although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located (excavated) the underground utilities.
- This property is subject to the terms and conditions of the Temporary Easement as set forth in instrument recorded under County Clerk's File No. 2013022213 of the Real Property Records of Harris County, Texas. Said instrument defines the right to drainage that affects the subject property and as evidenced by a 24' R.C.P. sub-station crossing the northwesterly property line, as shown herein.
- This property may be subject to the terms and conditions of the certain Right of Way granted to Southwestern Bell Telephone Co., as described in instrument recorded in Volume 85, Page 38 of the Deed Records of Harris County, Texas. As described, said Right of Way could not be placed with certainty, and at the time of survey, no evidence was found to verify an easement over or across the subject property.

FOR THE BENEFIT OF HARRIS COUNTY EMERGENCY SERVICES DISTRICT #15
 STEWART TITLE COMPANY

I, JAMES H. THOMAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON NOVEMBER 8, 2016 THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE PRESCRIPTIONS FOR A CATEGORY 'A' OR 'B' SURVEY AND THAT THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN OBTAINED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION WHICH SHALL NOT EXCEED 6 MONTHS FROM THE DATE OF THIS SURVEY CERTIFICATION.

James H. Thomas
 JAMES H. THOMAS, RPLS No. 5738

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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.

11-2-2015



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
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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