

# 24,262 +/- SF FREEWAY CORNER - FOR SALE

## U.S. HIGHWAY 59 NORTH @ COLLEY STREET

4

**LOCATION:** THE NORTHEAST CORNER OF THE EASTEX FREEWAY (US 59 AND US 69 NORTH) SERVICE ROAD AND COLLEY STREET, JUST SOUTH OF TIDWELL ROAD, CITY OF HOUSTON, HARRIS COUNTY, TEXAS 77093

KEY MAP # 454 B

**SIZE:** 24,262 SQUARE FEET +/- OF UNIMPROVED LAND (PER HCAD)

**PRICE:** \$ 14.00 PSF ( \$340,000)

**FRONTAGE/  
DIMENSIONS:** APPROXIMATELY 138 FEET ALONG U.S. HIGHWAY 59  
APPROXIMATELY 178.4 FEET ALONG COLLEY STREET.

**UTILITIES:** BOTH WATER AND WASTE WATER PROVIDED BY THE CITY OF HOUSTON. LOCATION AND SIZE OF THE LINES ARE UNKNOWN. ELECTRICITY TO THE SITE.

**SURVEY:** SELLER DOES NOT HAVE A SURVEY. A SURVEY WILL BE PREPARED DURING FEASIBILITY PERIOD OF A CONTRACT.

**EASEMENTS:** PERIMETER UTILITY EASEMENTS . APPROXIMATELY 25 FEET BUILDING SETBACK LINE ALONG THE EASTEX FREEWAY.

**ZONING/  
RESTRICTIONS:** NO ZONING. TO BE DEED RESTRICTED AGAINST HOTEL/MOTEL USE.

**TOPOGRAPHY  
DRAINAGE** GENERALLY FLAT WITH GRASS / WEEDS. DRAINAGE SUBJECT TO HARRIS COUNTY FLOOD CONTROL.

**TAXING JURISDICTIONS:.** CITY OF HOUSTON, HARRIS COUNTY AND HOUSTON I.S.D.

**AREA DEVELOPMENT:** RETAIL, HOTELS, CONVENIENCE STORES / GAS STATIONS, SMALL BUSINESSES AND RESIDENTIAL

**HIGHLIGHTS:** EASY ON OFF ACCESS ALONG EASTEX FREEWAY  
FREEWAY CORNER  
SHORT DISTANCE TO DOWNTOWN HOUSTON  
IDEAL FOR FREE STANDING COMMERCIAL BUSINESS DEVELOPMENT.

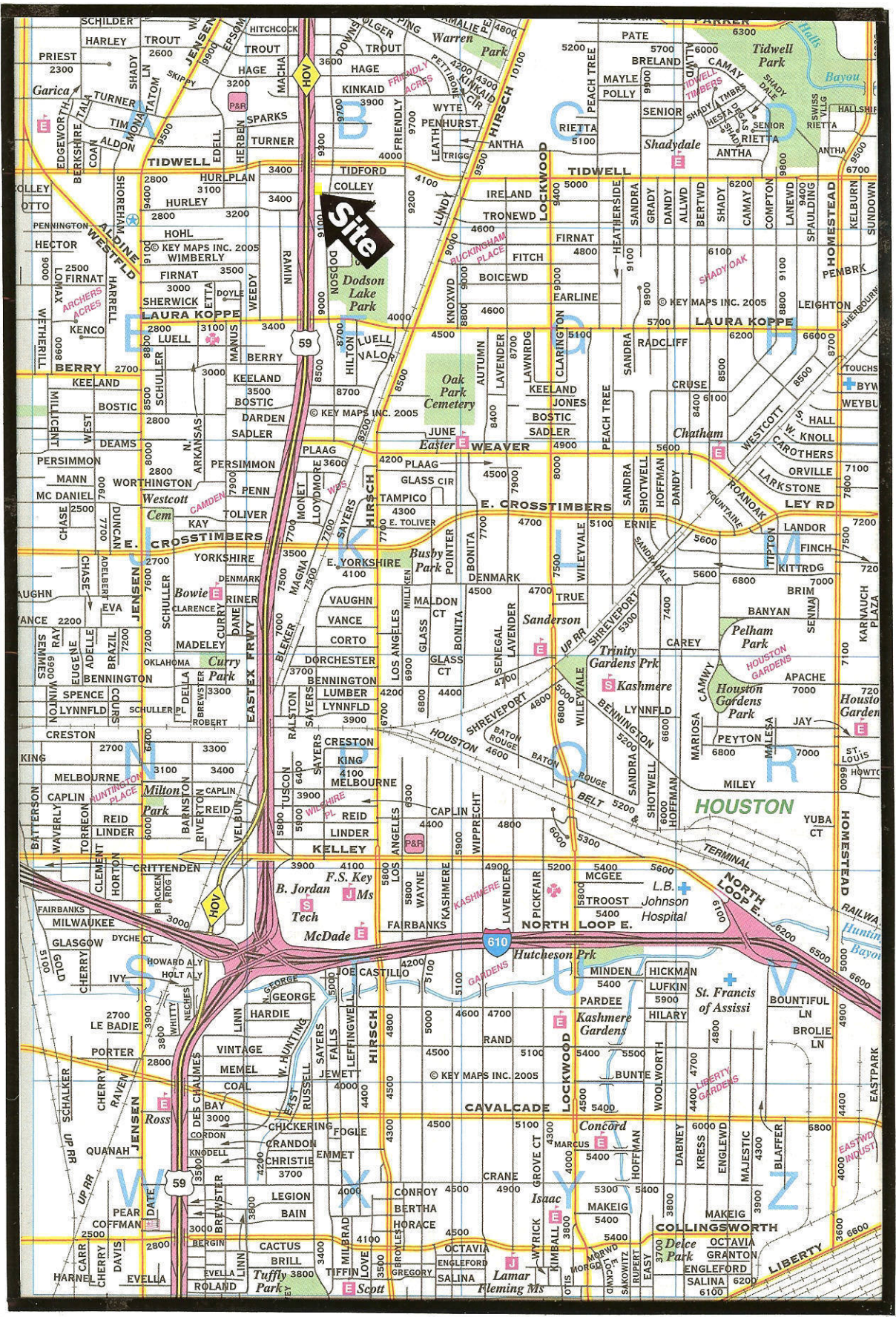
**FOR MORE INFORMATION CONTACT:**

**TIM OPATRY**  
**TAO INTERESTS, INC.**  
770 South Post Oak Lane, Suite 540  
Houston, Texas 77056  
713-621-9841  
[tim@taointerests.com](mailto:tim@taointerests.com)  
**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.



# Area Map





**CVS**  
pharmacy



**EASTEX FREEWAY - SOUTH**

**INTERSTATE 69 HOV**



**EASTEX FREEWAY - NORTH**



**LEGACY INN**

**MUSTANG INN**

**TIDWELL RD**

**TIDWELL RD**

**TIDFORD ST**

**WELLS FARGO**

**EASTEX FWY SERVICE RD**

**EASTEX FWY SERVICE RD**

**DODSON ST**

**SITE**  
**24,262±**  
**SQUARE FEET**

**COLLEY ST**

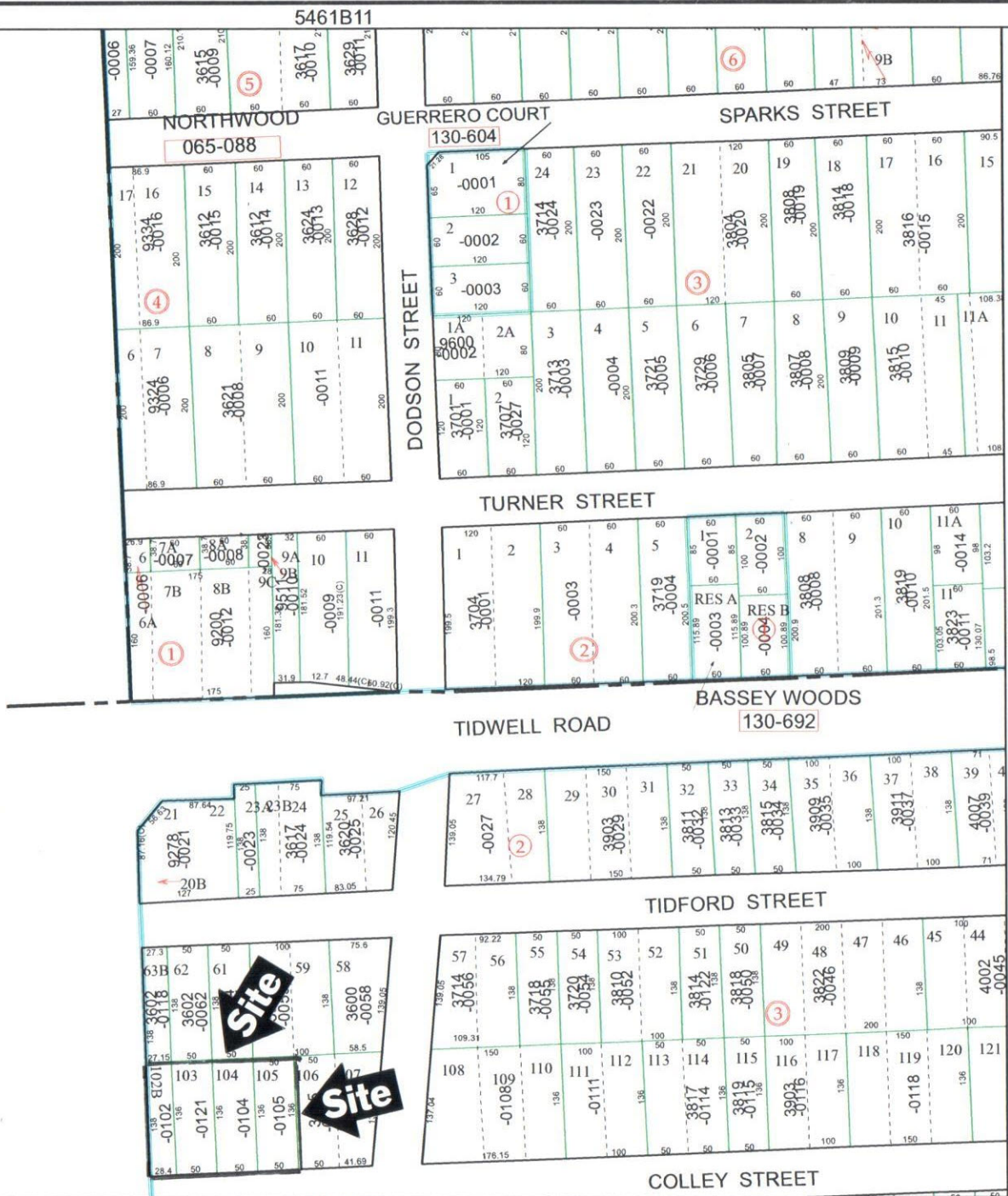
**COLLEY ST**





5461D2  
 RTHMONT  
 74-077  
 51  
 57  
 5461D1  
 ELL LTD  
 10  
 -0048  
 -004-0117  
 AC.  
 91 92 93

US Hwy 59 North



# Harris County Appraisal District

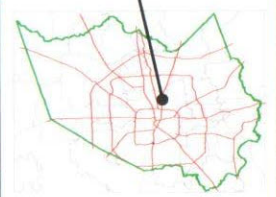


0 100 200  
 PUBLICATION DATE:  
 6/12/2014

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



MAP LOCATION



## FACET 5461D

1	2	3	4
5	6	7	8
9	10	11	12



# 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.

<u>TAO Interests, Inc.</u>	<u>0480438</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
<u>Tim Opatrny</u>	<u>0235521</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Designated Broker of Firm	License No.	Email	Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date