

# 6,087 SQ. FT. - FREEWAY CORNER

## Eastex Fwy (US 59 N) @ East Mount Houston Road

75

**LOCATION:** AT THE NORTHEAST CORNER OF THE EASTEX FREEWAY (US 59 N / US 69 N) AND EAST MOUNT HOUSTON ROAD, HARRIS COUNTY, TEXAS 77093 NOT IN THE CITY LIMITS OF HOUSTON

**ADDRESS:** 11,702 EASTEX FREEWAY., HOUSTON, TEXAS 77093

**SIZE:** 6,087 SQUARE FEET (3,211 BUILDABLE SQUARE FEET)

**SALE PRICE:** \$20 PER SQUARE FOOT (\$121,740)

**FOR LEASE:** OWNER WILL CONSIDER LEASING. CONSULT LISTING BROKER

**SELLER FINANCING:** SELLER WILL FINANCE. CONSULT LISTING BROKER

**DIMENSIONS & FRONTAGE:** 50 FEET FRONTAGE EASTEX FREEWAY SERVICE ROAD  
80 FEET ALONG THE HARD CORNER ANGLE  
77 FEET DEPTH ALONG THE NORTH BORDER  
127 FEET EAST (REAR) BORDER

**UTILITIES:** WATER LINE CLOSE TO THE SITE. NO WASTE WATER LINES OR SERVICE IN THE AREA.

**DRAINAGE:** NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE. HARRIS COUNTY FLOOD CONTROL WILL REQUIRE ON SITE STORM WATER DRAINAGE DETENTION.

**CURB CUT & ACCESS EASEMENT:** NO EXISTING CURB CUT ACCESS TO THE US 59 / EASTEX FWY SERVICE ROAD OR ALONG E. MOUNT HOUSTON ROAD. ACCESS ONLY FROM THE EXISTING CURB CUTS ON THE NEIGHBORING LAND.

**EASEMENTS:** NONE KNOWN

**BLDG SET BACKS:** 25 FEET ALONG THE FRONTAGE ROADS. REFER TO THE SURVEY. THERE IS 3,211 SF OF BUILDABLE LAND NET OF THE SET BACKS.

**TOPOGRAPHY:** GENERALLY FLAT WITH GRASS, TREES AND BRUSH

**RESTRICTIONS / ZONING:** NONE

**PLATTING:** NOT REQUIRED. LOCATED OUTSIDE HOUSTON CITY LIMITS.

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

**AREA DEVELOPMENT:** WALGREENS, SHELL GAS C-STORE, NEIGHBORHOOD RETAIL CENTER, ESCAMILLA INTERMEDIATE SCHOOL, BEASLEY TIRES, COMPLETE AUTO TIRES.

### HIGHLIGHTS

LOCATED AT A MAJOR FREEWAY INTERSECTION CORNER  
WATER LINE TO THE SITE  
EXCELLENT FREEWAY VISIBILITY

**FOR MORE INFORMATION CONTACT:**

**TIM OPATRNY**

**TAO INTERESTS, INC.**

**770 South Post Oak Lane, Suite 540, Houston, Texas 77056**

**713-621-9841**

**[tim@taointerests.com](mailto: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.





Lauder Rd

Lauder Rd

Aldine Westfield Rd

John F Kennedy Blvd

Aldine Mail Route

Aldine Mail Route

Stampede Houston

Escapade 2001

**SITE**  
6,087 S.F.

E Mount Houston Rd








59

Hardy Toll Rd

Aldine Westfield Rd

Eastex Fwy

Hopper Rd

Hopper Rd

Hirsch Rd

Hardy Toll Rd

Little York Rd

ROSS  
DRESS FOR LESS

THE HOME DEPOT

Little York Rd



Escapade 2001

ORANGE GROVE DR





  
**FAMSA**  
 Furniture  
 Electronics • Appliances

  
**Dairy Queen**

  
**Luby's**

  
**Walgreens**



EASTEX FWY SERVICE ROAD

EASTEX FWY SERVICE ROAD

EASTEX FWY  
INTERSTATE 69 HOV  
EASTEX FWY

EASTEX FWY  
INTERSTATE 69 HOV  
EASTEX FWY

  
**BEASLEY**  
 TIRE SERVICE  
 INC.

BRUNSWICK ST

NORTHINGTON ST

Vera Escamilla Intermediate School

HILLSIDE DR

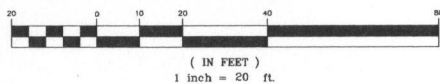

**SITE**  
 6,087 S.F.

E MT HOUSTON RD

E MT HOUSTON RD



GRAPHIC SCALE



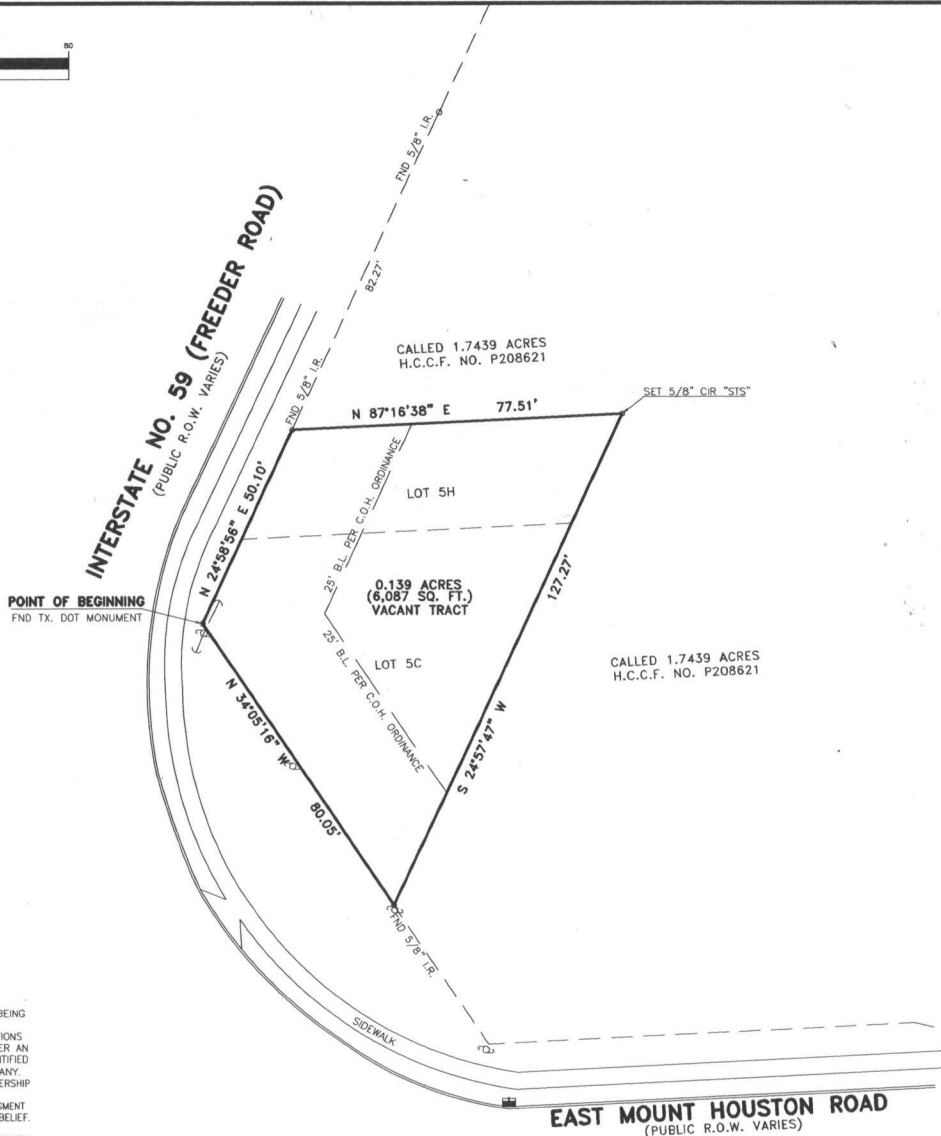
LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- STS - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- X- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- BENCHMARK

NOTES:

1. BEARING BASIS IS THE EAST R.O.W. LINE OF HIGHWAY 59 (FEEDER ROAD) BEING NORTH 24 DEGREES 58 MINUTES 56 SECONDS EAST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. HT075897 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2016. ALL RIGHTS RESERVED.
7. THE LAND HAS FRONTAGE OR ADJUTS HIGHWAY 59 (FEEDER ROAD), WHICH IS A CONTROLLED ACCESS HIGHWAY. ANY GOVERNMENTAL AUTHORITY WITH JURISDICTION MAY LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ADJUTS OR CONTINUE TO ALLOW ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0490L, DATE 6-18-2007, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



LEGAL DESCRIPTION

BEING A 0.139 ACRE (6,087 SQUARE FEET) TRACT OF LAND OUT OF THE SOUTHERN PORTION OF LOT SEVEN AND ONE-HALF (7 1/2) OF THE SUBDIVISION OF THE WHITNEY BRITTON SURVEY, ABSTRACT NO. 117, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 407 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 59 (AKA EASTEX FREEWAY) BEING NORTH 24 DEGREES 58 MINUTES 56 SECONDS EAST);

BEGINNING AT A TXDOT MONUMENT FOUND AT THE NORTHWEST CORNER OF A CUT-BACK CORNER AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 59 (AKA EASTEX FREEWAY) 406 FOOT RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF EAST MOUNT HOUSTON ROAD (138 FOOT RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 24 DEGREES 58 MINUTES 56 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 59, A DISTANCE OF 50.10 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHERN MOST SOUTHWEST CORNER OF A CALLED 1.7439 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER P208621 AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 16 MINUTES 38 SECONDS EAST, ALONG A SOUTH LINE OF SAID 1.7439 ACRE TRACT, A DISTANCE OF 77.51 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'SOUTH TEXAS SURVEYING' SET FOR AN INTERIOR CORNER OF SAID 1.7439 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 24 DEGREES 57 MINUTES 47 SECONDS WEST, ALONG A WEST LINE OF SAID 1.7439 ACRE TRACT, A DISTANCE OF 127.27 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SAID CUTBACK CORNER AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 1.7439 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 34 DEGREES 05 MINUTES 16 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID CUTBACK CORNER, A DISTANCE OF 80.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.139 ACRES (6,087 SQUARE FEET) OF LAND MORE, OR LESS.

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE GROUND AND COMPLETED ON THIS 15TH DAY OF JUNE, 2016 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:

GF HT075897 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*Fred W. Lawton*  
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SURVEY OF

BEING A 0.139 ACRE (6,087 SQUARE FEET) TRACT OF LAND OUT OF THE SOUTHERN PORTION OF LOT SEVEN AND ONE-HALF (7 1/2) OF THE SUBDIVISION OF THE WHITNEY BRITTON SURVEY, ABSTRACT NO. 117, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 407 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: VACANT TRACT ON EAST MOUNT HOUSTON ROAD HOUSTON, TEXAS 77093

JOB NO.: 850-16 SCALE: 1" = 20' DATE: 6-15-2016



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
 11281 Richmond Ave. Bldg. J, Suite 101, Houston, Texas 77082  
 TEL. 281-556-6918 FAX 281-556-9331  
 Firm Number: 10045400

JOB NO: 850-16





# 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  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date