

ELLA BLVD.

21,863 SQUARE FEET FOR SALE

60

LOCATION: ALONG THE EAST SIDE OF ELLA BLVD. SOUTH OF WEST MOUNT HOUSTON, AND WEST OF VETERANS MEMORIAL AND I-45 NORTH, HARRIS COUNTY, TEXAS 77088. KEY MAP # 412 K

ADDRESS: 9250 ELLA BLVD., HOUSTON, TX 77088

SIZE: 21,863 SQUARE FEET (APPROXIMATE)

SALE PRICE: \$99,000 (\$4.53 PER SQUARE FOOT)

DIMENSIONS: 276 FEET FRONTAGE ALONG ELLA BLVD.
115 FEET ALONG THE NORTH BORDER
48 FEET ALONG THE SOUTH BORDER
268 FEET ALONG THE REAR (EAST) BORDER

UTILITIES: WATER AND WASTE WATER ARE PROVIDED BY SUNBELT FWSD (FRESH WATER SUPPLY DISTRICT). LOCATION OF THE WATER AND SANITARY SEWER LINES ARE UNKNOWN.

DRAINAGE: LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE / FLOOD PLAIN STORM WATER DRAINAGE IS UNKNOWN. BUYER TO CONSULT WITH HARRIS COUNTY FLOOD CONTROL TO DETERMINE DRAINAGE REQUIREMENT FOR THEIR PROPOSED DEVELOPMENT DURING THE FEASIBILITY PERIOD OF THE CONTRACT.

EASEMENTS: NO KNOWN EASEMENTS ADVERSLEY EFFECT THE PROPERTY. THERE ARE STANDARD PERIMETER UTILITY EASEMENTS AND BUILDING SET BACKS. 25 FOOT BUILDING SET BACK ALONG ELLA BLVD.

TOPOGRAPHY: FLAT WITH BRUSH AND TREES

RESTRICTIONS: RESTRICTED TO RESIDENTIAL USE ONLY PER RECORDED PLAT. A VARIANCE AND REPLAT WILL BE REQUIRED TO CHANGE THE USE.

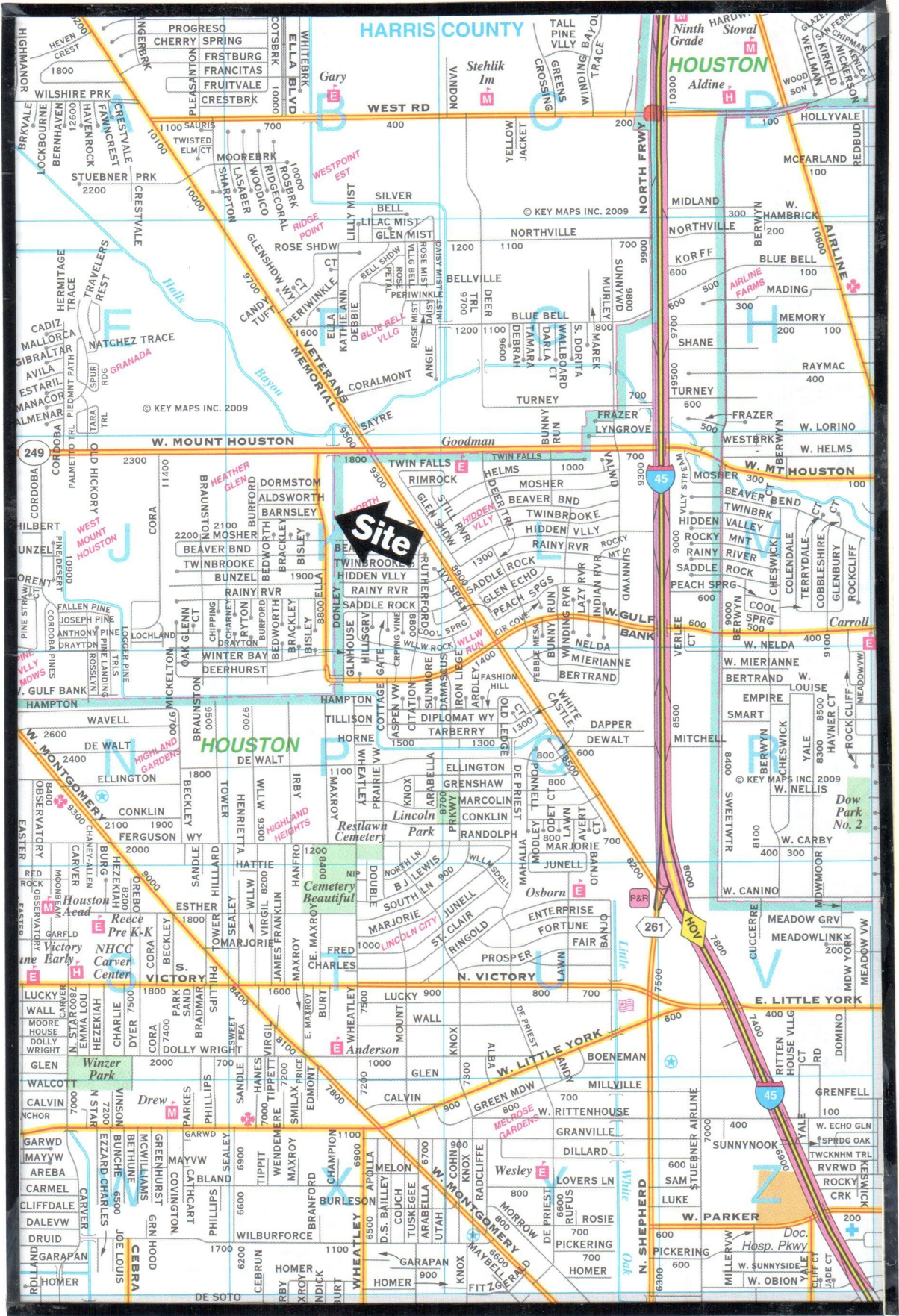
TAXING JURISDICTIONS: HARRIS COUNTY, ALDINE I.S.D.

AREA DEVELOPMENT: RESIDENTIAL SUBDIVISION ACROSS ELLA BLVD, VACANT LAND ALONG NORTH BORDER AND A SMALL PARK WITH WALKING/EXERCISE TRAIL ALONG THE SOUTH BORDER.

FOR MORE INFORMATION CONTACT:

TIM OPATRNY
TAO INTERESTS, INC.
770 South Post Oak Lane, Suite 540, Houston, Texas 77056
713-621-9841 866-749-5988 (FAX)
tim@taointerests.com

Area Map



5263C3

5263C6

5263C11

HEATHER GLEN
104-581
SEC 1

SUNBELT FWSD

RES A3
104-599-000-0005
1.1170 AC

HC ESD 1 (EMAS)
046-240-000-0190
2.4420 AC

SUNBELT FWSD

DORMSTOM LANE

ALDSWORTH DRIVE

BARNESLEY LANE

BURFORD LANE

BEDWORTH LANE

BRACKLEY LANE

BISLEY LANE

ELLA BOULEVARD

Site

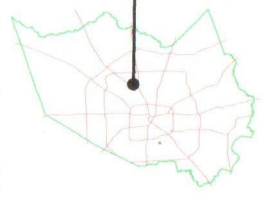
Harris County Appraisal District



0 100 200
PUBLICATION DATE:
1/10/2013

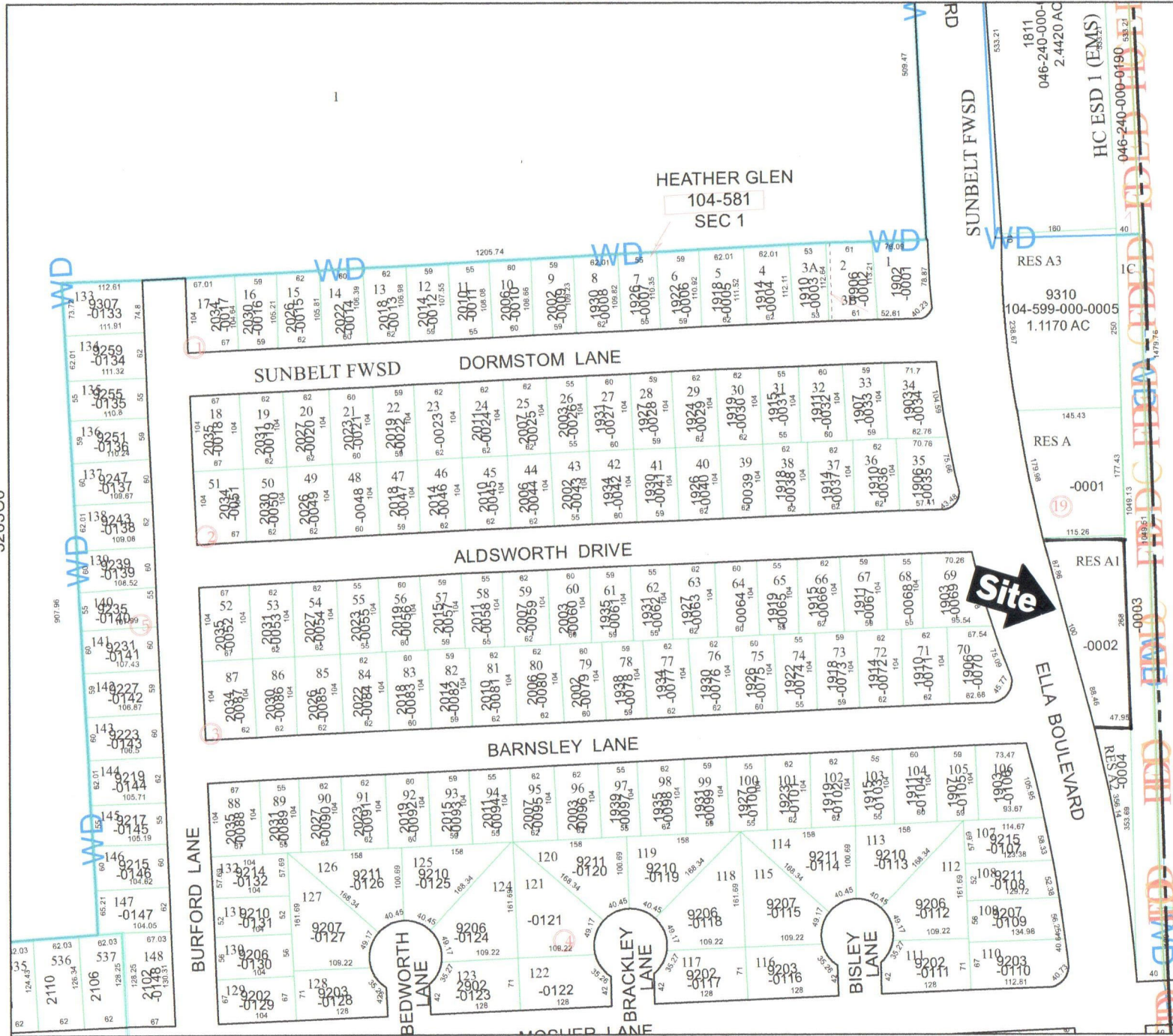
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property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

MAP LOCATION



FACET 5263C

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