

2.69 ACRE CORNER

North Sam Houston Pkwy East @ Crosswinds Dr.

21

LOCATION: AT THE SOUTHEAST CORNER OF THE NORTH SAM HOUSTON PARKWAY EAST (NORTH BELT) AND CROSSWINDS DRIVE, CITY OF HOUSTON, HARRIS COUNTY, TEXAS. LOCATED IN THE "OPPORTUNITY ZONE"

ADDRESS: 5500 BLOCK OF N. SAM HOUSTON PKWY E., HOUSTON, TEXAS 77032

SIZE: 2.698 ACRES (117,524 SQUARE FEET)
• 2.841 ACRES ACTUAL SIZE MINUS 0.143 ACRE DRAINAGE EASEMENT AT SOUTHERN END OF TRACT = 2.698 ACRES NET.

SALE PRICE: \$10.00 PER SQUARE FOOT (\$1,175,240)

SELLER FINANCING: SELLER WILL FINANCE. CONSULT BROKER

DIMENSIONS & FRONTAGE: 245 FEET FRONTAGE ALONG N. SAM HOUSTON PKWY EAST FRONTAGE RD.
497 FEET FRONTAGE ALONG CROSSWINDS DRIVE
498 FEET EAST BORDER
249 FEET SOUTH (REAR) BORDER

UTILITIES: WATER AND WASTE WATER SERVICE PROVIDED BY CITY OF HOUSTON. WATER LINE, SANITARY LINE AND STORM SEWERS ARE ON SITE AND LOCATED ALONG THE BOUNDARIES. ELECTRICITY IS TO THE SITE.

DRAINAGE: ON SITE STORM WATER DETENTION MOST LIKELY REQUIRED.
25 FOOT WIDE DRAINAGE EASEMENT ALONG THE LENGTH OF THE SOUTHERN BOUNDARY THAT IS HALF OF 50 FOOT WIDE EASEMENT. THE SECOND HALF IS ALSO 25 FEET WIDE AND ON THE ADJACENT PROPERTY – VILLAS IN THE PINES.

CURB CUT & ACCESS EASEMENT: NO EXISTING CURB CUTS ALONG THE FRONTAGE ROADS. TXDOT WILL MOST LIKELY GRANT ONE CURB CUT ALONG THE FREEWAY SERVICE ROAD AND 2 ALONG CROSSWINDS DR. NO CROSS ACCESS EASEMENTS WITH THE ADJACENT PROPERTIES.

EASEMENTS: 25 FEET DRAINAGE EASEMENT ALONG THE SOUTHERN (REAR) BORDER

BLDG SET BACKS: 25 FEET ALONG BOTH FRONTAGE ROADS.

TOPOGRAPHY: GENERALLY FLAT WITH DENSE BRUSH AND TREES.

RESTRICTIONS / ZONING: NONE

OPPORTUNITY ZONE: LOCATED WITHIN THE "OPPORTUNITY ZONE"

TAXING JURISDICTIONS: HARRIS COUNTY, CITY OF HOUSTON, ALDINE ISD

AREA DEVELOPMENT: VILLAS IN THE PINES RESIDENTIAL DEVELOPMENT AND OFFICE WAREHOUSES.

HIGHLIGHTS

LOCATED CLOSE TO INTERCONTINENTAL AIRPORT

LOCATED IN THE "OPPORTUNITY ZONE"

EASY ACCESS ALONG THE NORTH SAM HOUSTON PARKWAY

ALL UTILITIES IN PLACE AND ON SITE.

NICE SHAPED TRACT OF LAND READY FOR DEVELOPMENT!

IDEAL FOR OFFICE / OFFICE-WAREHOUSE / INDUSTRIAL / TOWN HOMES / PATIO HOMES

FOR MORE INFORMATION CONTACT:

TIM OPATRNY

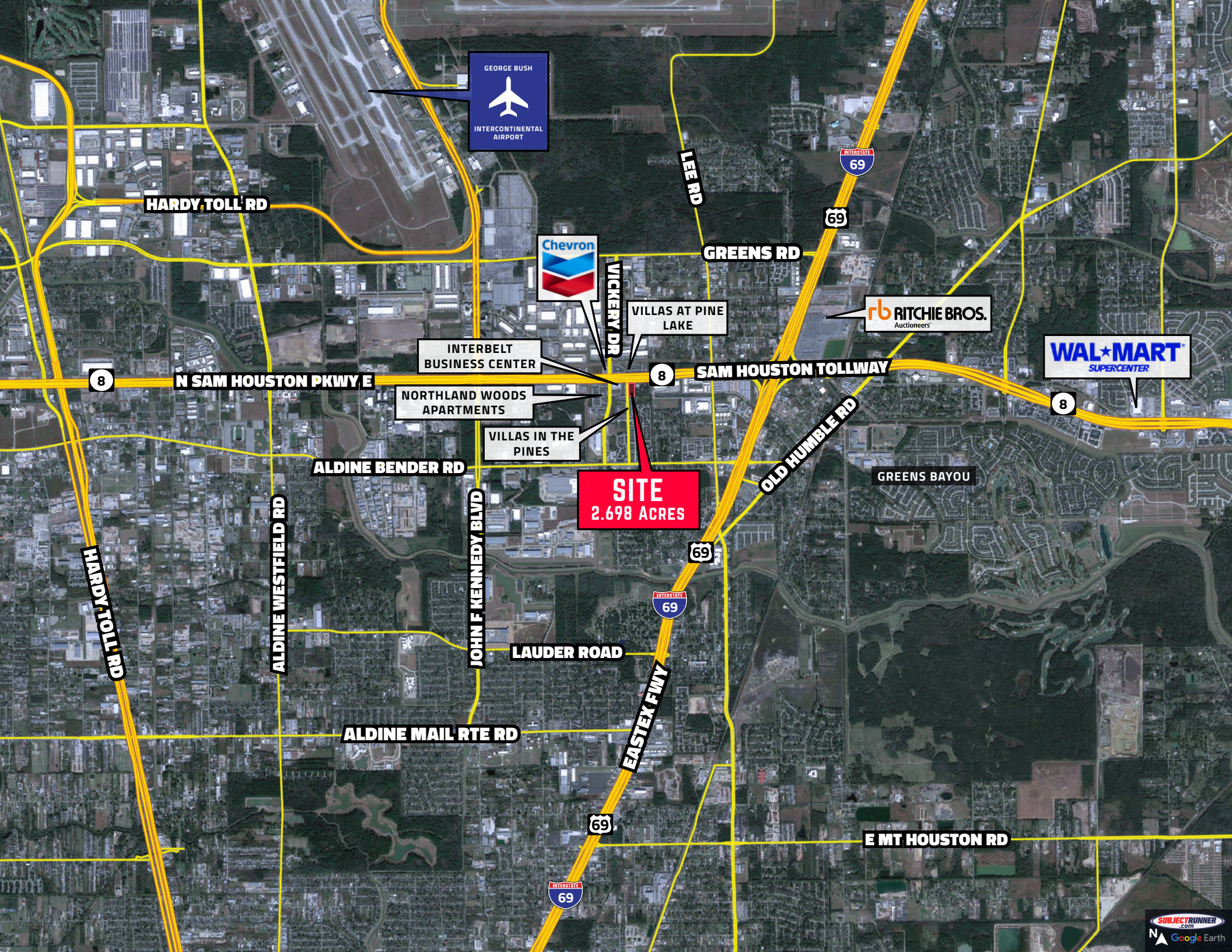
[TAO INTERESTS, INC.](#)

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

713-621-9841

tim@taointerests.com

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.



GEORGE BUSH
INTERCONTINENTAL
AIRPORT



VICKERY DR

VILLAS AT PINE LAKE

INTERBELT
BUSINESS CENTER

NORTHLAND WOODS
APARTMENTS

VILLAS IN THE
PINES

SITE
2.698 ACRES

rb RITCHIE BROS.
Auctioneers

WAL*MART
SUPERCENTER

HARDY TOLL RD

N SAM HOUSTON PKWY E

SAM HOUSTON TOLLWAY

ALDINE BENDER RD

OLD HUMBLE RD

GREENS BAYOU

HARDY TOLL RD

ALDINE WESTFIELD RD

JOHN F KENNEDY BLVD

LAUDER ROAD

EASTEX FWY

ALDINE MAIL RTE RD

E MT HOUSTON RD



VILLAS AT PINE LAKE

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N SAM HOUSTON PKWY E

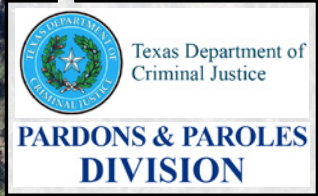
SAM HOUSTON TOLLWAY

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INTERBELT BUSINESS CENTER



SITE
2.698 ACRES



VICKERY DR

CROSSWINDS DR

VILLAS IN THE PINES

GF NO. 07100941 STEWART TITLE
 ADDRESS: NORTH SAM HOUSTON PARKWAY
 HOUSTON, TEXAS 77032
 BORROWER: NAZI FAMILY INVESTMENTS

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT
 COMMUNITY/PANEL NO. 48201C 0480 L
 MAP REVISION: 08/18/2007
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS
 AND RECORDS OF THIS MAPS, REVEALS EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURFACE INVESTIGATION
 HAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

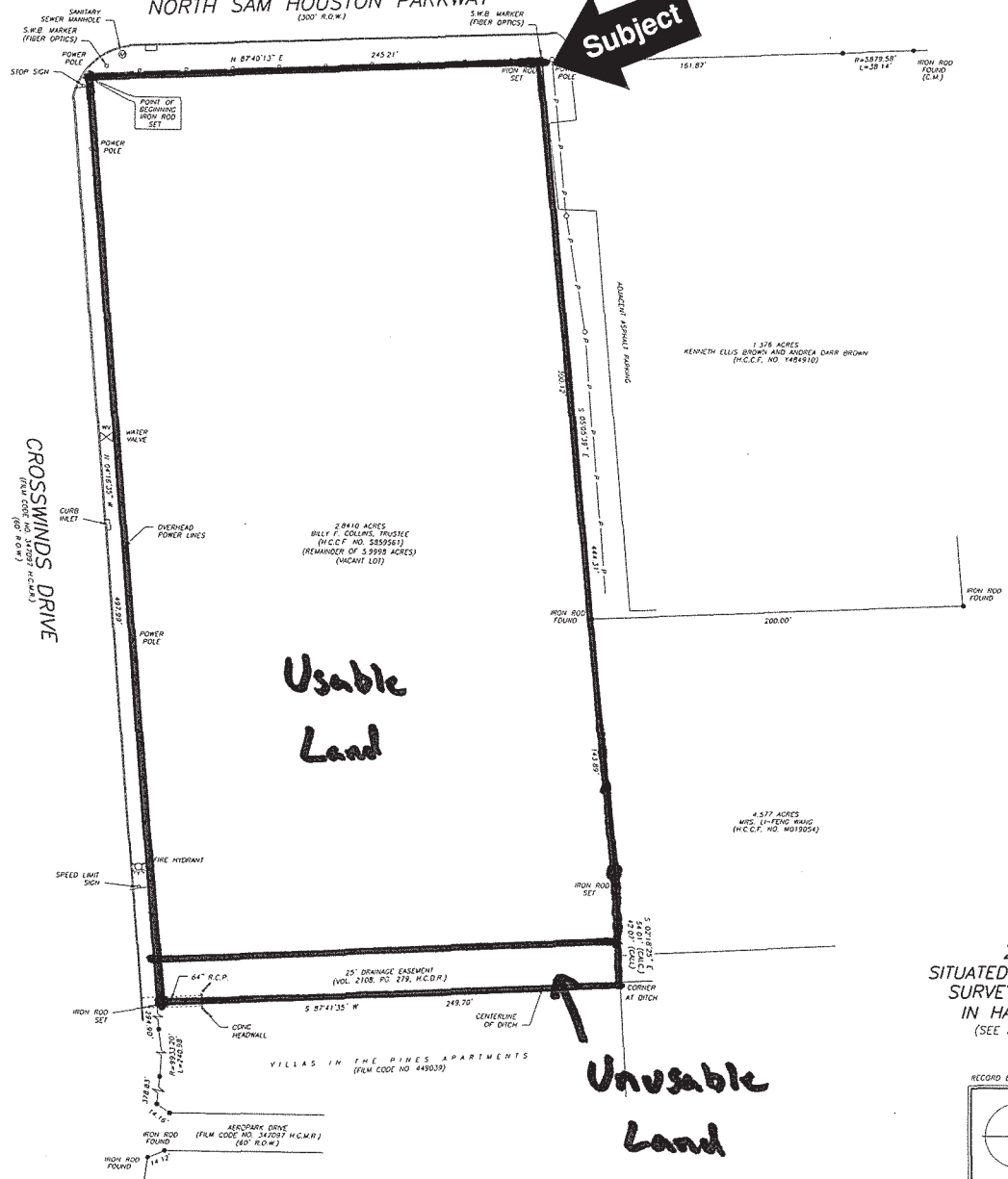
NOTE: SUBJECT TO ORDER SETTING BUILDING LINES ON
 NORTH BELT DRIVE AS PER VOL. 4466, PG. 286, H.C.D.R.

NOTE: SUBJECT TO THE RESTRICTIONS AND REGULATIONS BY
 ORDINANCE OF THE CITY OF HOUSTON AS PER
 VOL. 3448, PG. 1571, H.C.D.R. & H.C.C.F. NO. J040968 REGARDING
 THE HOUSTON INTERCONTINENTAL AIRPORT

NORTH SAM HOUSTON PARKWAY
 (300' R.O.W.)

Subject

SCALE: 1" = 40'



Usable Land

Unusable Land

FOR REFERENCE ONLY
 NOT TO SCALE
 LARGE SCALE DRAWING TO
 BE DELIVERED

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES AFFECTING ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.



EDILBERTO V. BARRIENTOS
 PROFESSIONAL LAND SURVEYOR
 NO. 5364
 DRAWING NO. 07-09285
 JULY 30, 2007

2.8410 ACRES
 SITUATED IN THE E. F. MARSHALL
 SURVEY, ABSTRACT NO. 1316
 IN HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

RECORD BEARING: PLM CODE NO. 347097, H.C.M.R.

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS

1-800-1-LANDSURVEY 281-456-1591
 1-800-236-3787 FAX 281-456-1867

1432 WENHAM SPRING SUITE 8100 HOUSTON TEXAS 77074

DRAWN BY: RC



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.

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

TAO Interests, Inc., 770 South Post Oak Ln., Suite 540 Houston TX 77056
Timothy Opatrny

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 713.621.9841 Fax: 713.621.9848 Property For
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