

**FOR SALE**

**PRIME ± 34.49 ACRES INDUSTRIAL LAND**

**0 GENOA RED BLUFF RD & FARLEY RD**

**HOUSTON, TX 77034**

**Genoa Red Bluff Crossing**

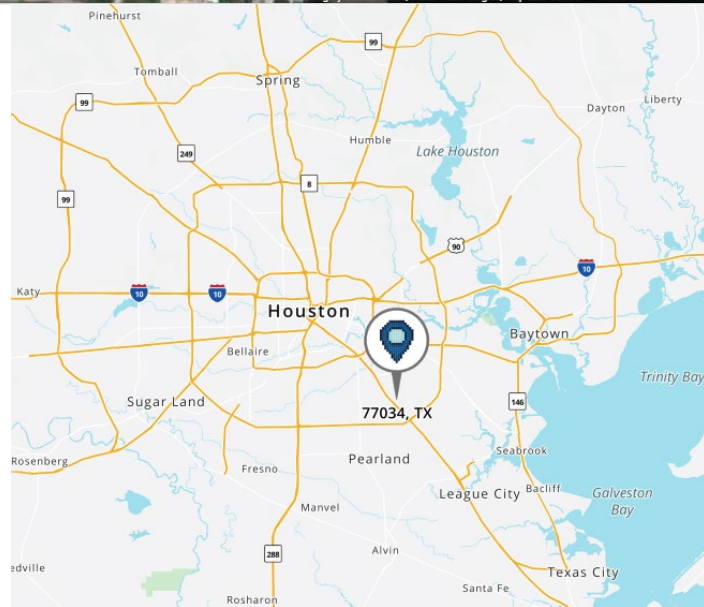
**REDUCED**

**SMITH RAINES COMPANY**



## **PROPERTY DETAILS**

- Prime Corner Tract - Endless Development Opportunities
- Cleared and Shovel Ready/Fully Fenced
- Dual Frontage Genoa Red Bluff: ± 527 ft  
Farley Rd: ± 1,049 ft
- High Elevation Captures Free Visibility/Advertising
- No Zoning/Some Restrictions
- **Ideal Uses:** Industrial, Logistics, Commercial, Storage Yard/  
Heavy Equipment Storage/Rental
- **See Industrial Neighbors:** Clean Harbors, Bay Oaks Industrial  
Park, Brock Custom Blast Services, Pasadena Truck Parking,  
CMEX, Ellington Airport, Enterprise Echo Terminal
- **Location:** SE Quadrant Houston near Beltway 8, Between  
I-45 and Hwy 225, close to Ports, Major Industrial Parks,  
Ellington and Hobby Airports.
- **Sales Price:** \$3,775,000 - **Motivated Seller**
- **Annual Taxes:** ± \$20,352



**SMITH RAINES COMPANY**  
**CAROLYN FINCHER, BROKER**

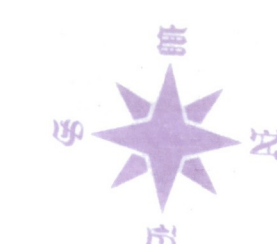
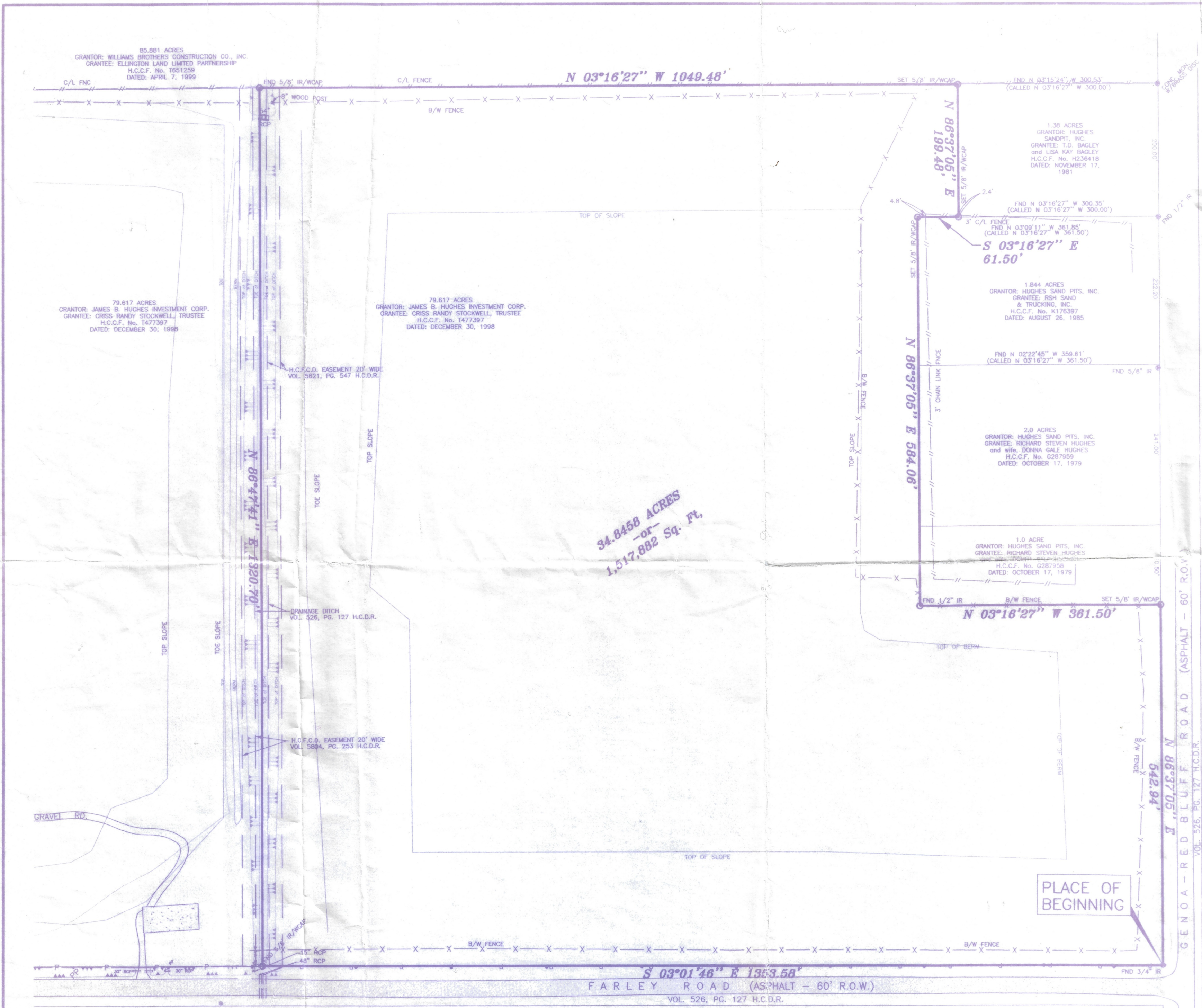
(o) 281.486.1400 (c) 713.299.3192

[smithraines@yahoo.com](mailto:smithraines@yahoo.com)

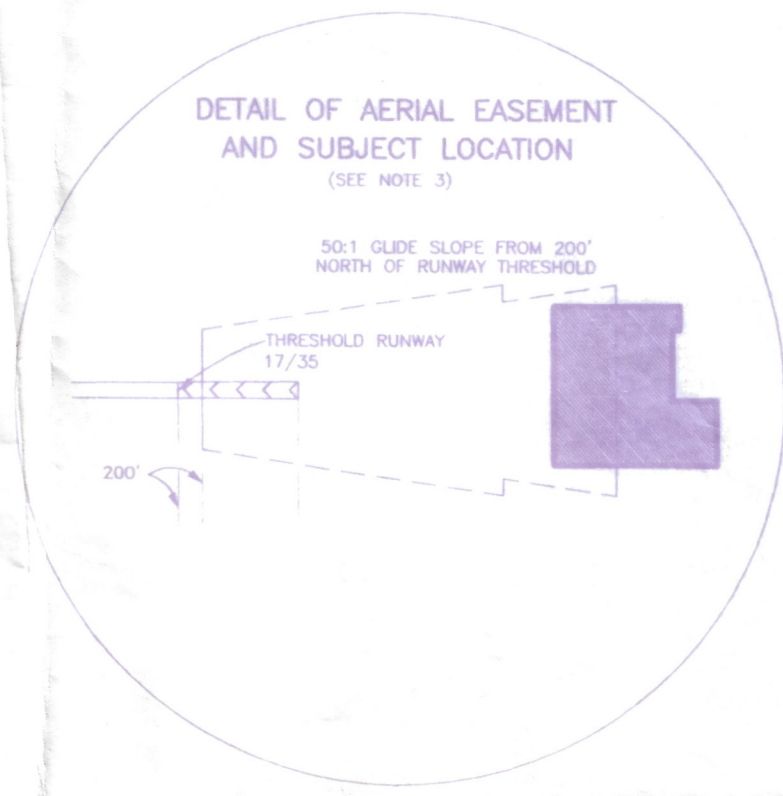
1307 Bluebonnet Drive Taylor Lake Village, TX 77586

The Information above has been obtained from the Owner & sources deemed reliable-Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.





SCALE: 1"=100'



**FLOOD STATEMENT**

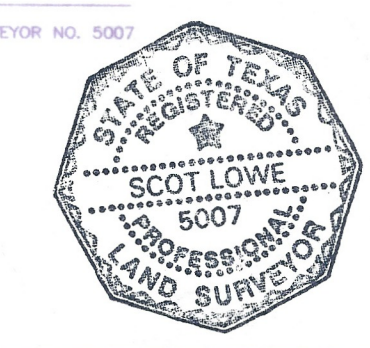
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0920 J, DATED NOVEMBER 6, 1996, AND PANEL NO. 48201C1080 K, DATED APRIL 20, 2000, AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. WARNING: THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

**NOTES:**

1. SUBJECT TO THE ZONING AND/OR BUILDING ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, TEXAS.
2. TITLE COMMITMENT FURNISHED BY AMERICAN TITLE COMPANY, OF No. 2001 CS 485494-K (003398) ISSUED DECEMBER 19, 2001.
3. SUBJECT TO A AERIAL NAVIGATION EASEMENT (CLEAR ZONE-ELLINGTON FIELD) FROM JAMES B. HUGHES INV., INC. TO THE CITY OF HOUSTON AS CONVEYED BY INSTRUMENT FILED FOR RECORD UNDER H.C.C.F. No. S264497, DATED: SEPTEMBER 15, 1995.
4. SUBJECT TO DRAINAGE DITCHES AS REFLECTED ON THE RECORDED PLAT, RECORDED IN VOLUME 526, PAGE 127 OF THE DEED RECORDS OF HARRIS COUNTY.
5. BEARINGS BASED ON THE EAST LINE OF 79.617 ACRE TRACT.
6. PREPARED IN CONJUNCTION W/ METES AND BOUNDS DESCRIPTION, DATED FEBRUARY 1, 2002, (REVISED 2/18/02).

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY. THERE ARE NO ENCUMBRANCES, EXCEPT AS SHOWN HEREON. WITNESS MY HAND AND SEAL THIS 1st DAY OF FEBRUARY, 2002. (REVISED 2/18/02 H.C.C.F. No. S264497)

SCOT LOWE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5007



DRAWN BY: MBK	APPROVED BY: SAL
DATE: 2-1-02 (REV. 2/18/02)	PROJ. NO. 00008
DWG. NO.: F.B. No. LSI 32	DWG. 00008B.DWG (00008\00008B.DWG)

**SURVEY**  
**OF 34.8458 ACRES OUT OF A 79.617 ACRE TRACT, H.C.C.F. No. T477397, AND BEING SITUATED IN THE W.C.R.R. COMPANY SURVEY, ABSTRACT No. 933, HARRIS COUNTY, TEXAS.**

**Land Surveying, Inc.**  
7438 Evie  
Deer Park TX 77536  
Phone: (281) 930-0201  
Fax: (281) 930-0220



We, 4552 INVESTMENTS, L.P., a Texas limited partnership, acting by and through Randy Stockwell, its Managing Partner, hereinafter referred to as Owners of the 34.4942-acre tract described in the above and foregoing map of GENOA RED BLUFF CROSSING, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

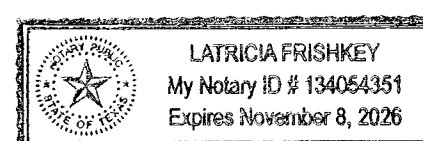
In testimony thereof, 4552 INVESTMENTS, L.P., a Texas limited partnership, has caused these presents to be signed by Randy Stockwell, its Managing Partner, thereto authorized this 25 day of January, 2023.

4552 INVESTMENTS, L.P.  
a Texas limited partnership

By: Randy Stockwell  
Managing Partner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Randy Stockwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of January, 2023.  
Notary Public in and for the State of Texas  
Printed Name: Patricia Frishkey  
My Commission expires: 11-8-2026

I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown on boundary corners, angle points, points of curvature and other points of seen and not seen marked with iron (or other objects of a permanent nature) and rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Total Surveyors Inc.  
4301 Center St.  
Deer Park, Texas 77536  
281-479-8719

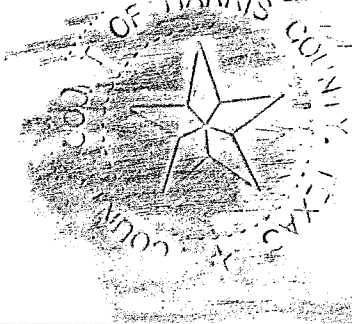
KEVIN K. KOLB  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269  
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GENOA RED BLUFF CROSSING, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this the 8th day of February, 2023.

By: Martha L. Stein By: H. Podugulla  
Martha L. Stein, Chair Margaret Wallace Brown AICP, CNU-A  
or Secretary  
M. Sonny Garza, Vice-Chair

I, Tenshesia Hudspeth, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Feb. 10, 2023, at 11:55 o'clock A.m., and duly recorded on Feb. 11, 2023, at 12:22 o'clock P.m., and in Film Code Number 202546 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.



TENSIESIA HUDSPETH  
Tenshesia Hudspeth  
Clerk of the County Court  
Harris County, Texas

By: Stephen Lopez  
Deputy

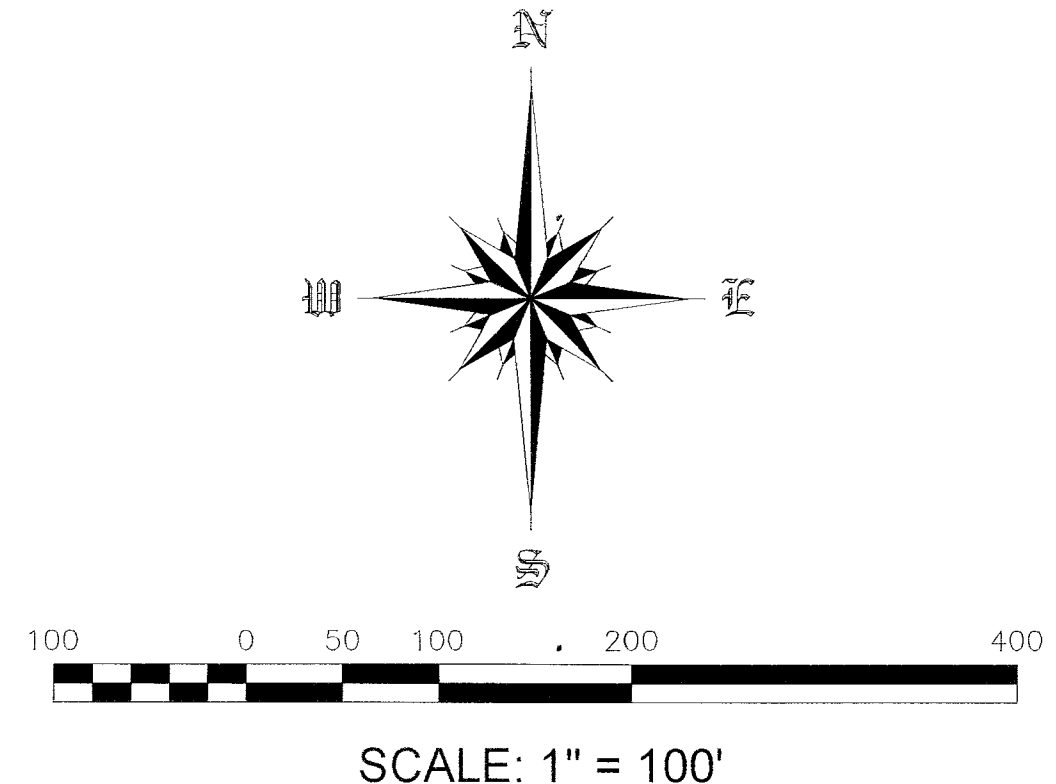
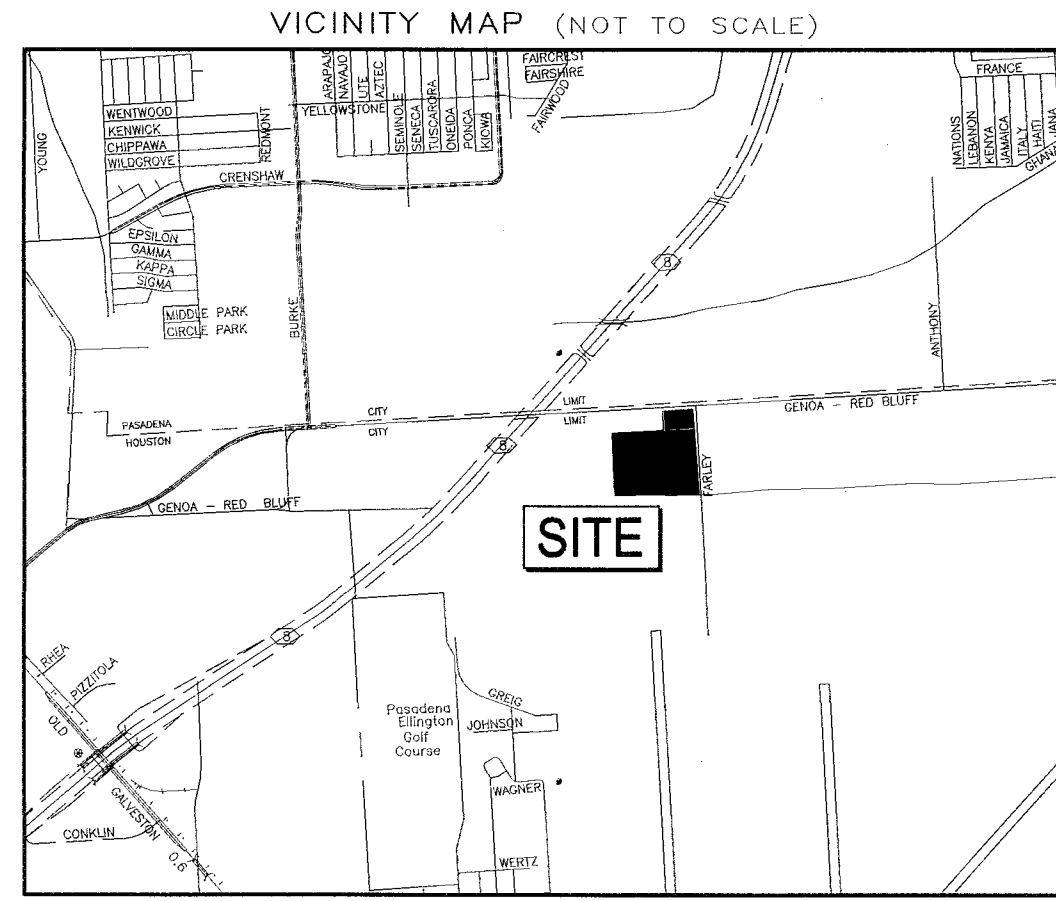
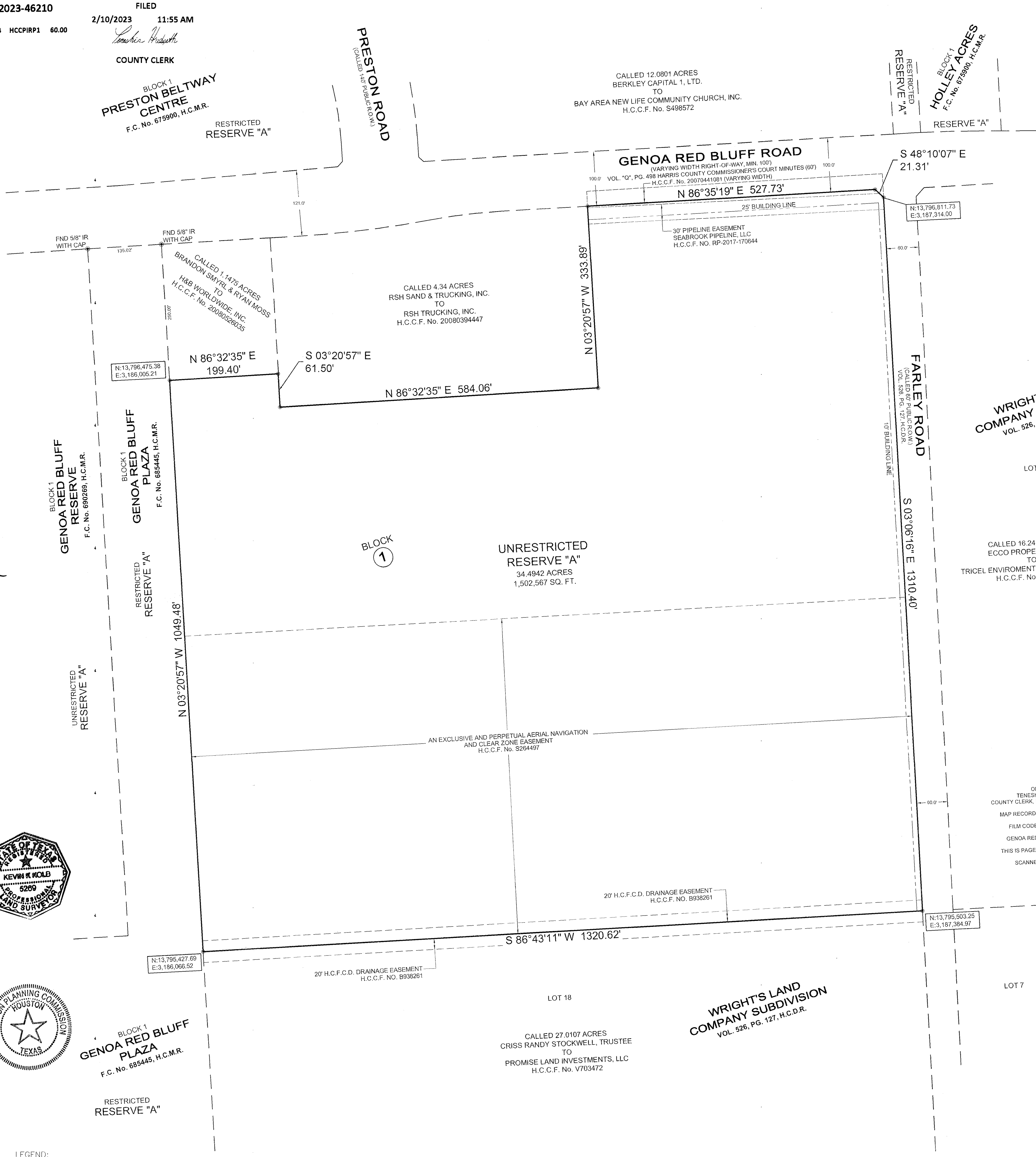


BLOCK 1  
GENOA RED BLUFF PLAZA  
F.C. No. 685445, H.C.M.R.

RESTRICTED  
RESERVE "A"

LEGEND:

- 1. H.C.M.R. - Harris County Map Records
- 2. H.C.D.R. - Harris County Deed Records
- 3. Vol. - Volume
- 4. Pg. - Page
- 5. Sq. - Square
- 6. Gar. - Garage
- 7. B.L. - Building Line
- 8. R.O.W. - Right-of-way
- 9. Ft. - Feet



- PLAT NOTES:
- Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00010631.
  - If this plat is proposed to be multifamily residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then current fee rate. If a private park is to be proposed or public park land to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.
  - This property(s) is located in Park Sector number 21.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land. (Ord. No. 08-1052; Ch. 9)
  - Subject to drainage ditches affecting the property, according to the plat of the Wright Land Co's. Subdivision of Part of Sec. No. 5, W.C.R.R. Co. Abstract No. 933, recorded in Volume 526, Page 127, of the Harris County Deed Records.

## GENOA RED BLUFF CROSSING

A SUBDIVISION OF 34.4942 ACRES (1,502,567 SQUARE FEET) OF LAND SITUATED IN THE W.C.R.R. CO. SURVEY, ABSTRACT No. 933, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

SCALE: 1" = 100'  
1 UNRESTRICTED RESERVE

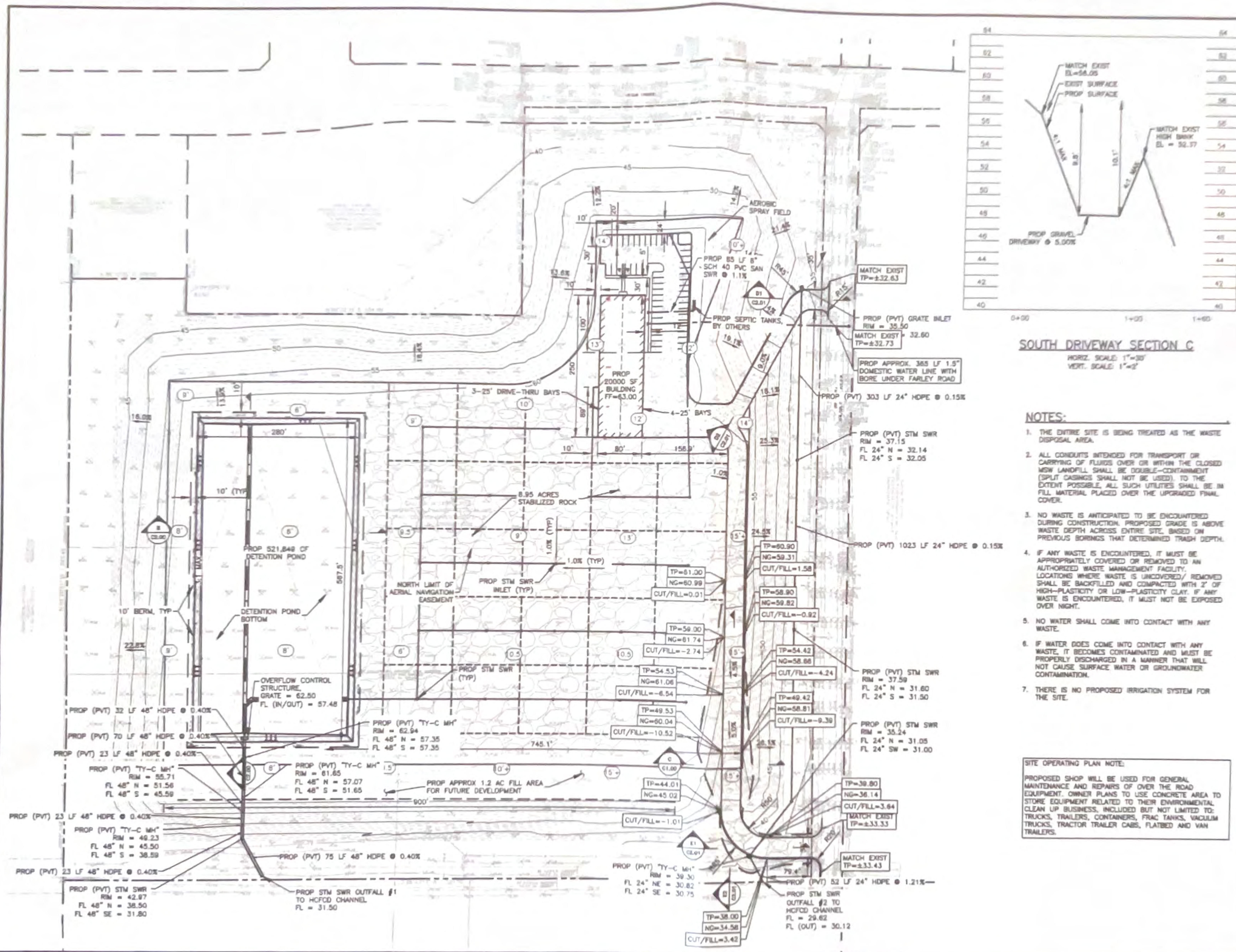
DATE: JANUARY, 2023  
1 BLOCK

OWNER(S):  
**4552 INVESTMENTS, L.P.**  
a Texas limited partnership

PREPARED BY:  
**TSE**  
**TOTAL SURVEYORS, INC.**  
4301 CENTER STREET, DEER PARK, TEXAS  
PHONE: 281-479-8719 | TOTALSURVEYORS.COM  
T.B.P.L.S. FIRM REGISTRATION No. 10075300

RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.





**BENCHMARK:**  
 FLOODPLAIN REFERENCE MARK NUMBER 020135 IS A  
 ALUM ROD STAMPED RM 020135 AT 5685 FARLEY, S.  
 FROM INTERSECTION OF FARLEY & GENOA-RED BLUFF  
 LOCATED E. OF CENTER LINE OF FARLEY & NE OF MOST  
 NORTHERN 24" CULVERT IN THE ARMAND BAYOU  
 WATERSHED. 0.05 EAST FROM BELTWAY 8 0.5 MILES  
 ALONG GENOA RED BLUFF, TURN SOUTH AT FARLEY  
 STREET AND GO 0.3 MILES TO CANAL. AT NORTH  
 PROPERTY LINE OF 5685 FARLEY STREET MONUMENT IS  
 35.9' EAST OF CENTER LINE OF FARLEY STREET AND  
 28.5' NORTHEAST OF THE EAST END OF THE MOST  
 NORTHERLY 24" CULVERT. ELEV: 32.313 NAVD83, 2001  
 ADA.

- LEGEND:**
- PROPERTY LINE
  - LIMITS OF 4:1 CUT
  - PROPOSED 8" CONCRETE PAVEMENT
  - PROPOSED STABILIZED ROCK
  - TRASH DEPTH AT BORE HOLE (FROM EXISTING GRADE)
  - PROPOSED MAJOR CONTOUR (5.0')
  - PROPOSED MINOR CONTOUR (1.0')
  - NATURAL GRADE SPOT ELEVATION
  - PAVEMENT HIGH POINT
  - PROPOSED POND FLOW LINE

- NOTES:**
- THE ENTIRE SITE IS BEING TREATED AS THE WASTE DISPOSAL AREA.
  - ALL CONDUITS INTENDED FOR TRANSPORT OR CARRYING OF FLUIDS OVER OR WITHIN THE CLOSED MSW LANDFILL SHALL BE DOUBLE-CONTAINMENT (SPLIT CASINGS SHALL NOT BE USED). TO THE EXTENT POSSIBLE, ALL SUCH UTILITIES SHALL BE IN FILL MATERIAL PLACED OVER THE UPGRADED FINAL COVER.
  - NO WASTE IS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION. PROPOSED GRADE IS ABOVE WASTE DEPTH ACROSS ENTIRE SITE, BASED ON PREVIOUS BORINGS THAT DETERMINED TRASH DEPTH.
  - IF ANY WASTE IS ENCOUNTERED, IT MUST BE APPROPRIATELY COVERED OR REMOVED TO AN AUTHORIZED WASTE MANAGEMENT FACILITY. LOCATIONS WHERE WASTE IS UNCOVERED/ REMOVED SHALL BE BACKFILLED AND COMPACTED WITH 2" OF HIGH-PLASTICITY OR LOW-PLASTICITY CLAY. IF ANY WASTE IS ENCOUNTERED, IT MUST NOT BE EXPOSED OVER NIGHT.
  - NO WATER SHALL COME INTO CONTACT WITH ANY WASTE.
  - IF WATER DOES COME INTO CONTACT WITH ANY WASTE, IT BECOMES CONTAMINATED AND MUST BE PROPERLY DISCHARGED IN A MANNER THAT WILL NOT CAUSE SURFACE WATER OR GROUNDWATER CONTAMINATION.
  - THERE IS NO PROPOSED IRRIGATION SYSTEM FOR THE SITE.

**SITE OPERATING PLAN NOTE:**  
 PROPOSED SHOP WILL BE USED FOR GENERAL MAINTENANCE AND REPAIRS OF OVER THE ROAD EQUIPMENT. OWNER PLANS TO USE CONCRETE AREA TO STORE EQUIPMENT RELATED TO THEIR ENVIRONMENTAL CLEAN UP BUSINESS, INCLUDED BUT NOT LIMITED TO: TRUCKS, TRAILERS, CONTAINERS, FRAC TANKS, VACUUM TRUCKS, TRACTOR TRAILER CABS, FLATBED AND VAN TRAILERS.

D	TCED RE-SUBMITTAL	03/10/2023
D	TCED SUBMITTAL	08/30/2022
REV	DESCRIPTION	DATE
<b>H2B, INC.</b> Texas Firm Registration No. 8888 1225 N Loop W, Suite 800 HOUSTON, TX 77008 713.864.2930		
2122 GENOA RED BLUFF ROAD HOUSTON, TX 77034		
<b>OVERALL SITE PLAN</b>		
<b>C1.00</b>		





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Caroyln Fincher</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Designated Broker of Firm	License No.	Email	Phone
<u>LEDON WISSNER</u>	<u>458007</u>	<u>LeDonWissner@gmail.com</u>	<u>(832)818-5092</u>
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)