

FOR SALE

**PRIME  $\pm$  34.49 ACRES INDUSTRIAL LAND**  
**0 GENOA RED BLUFF RD & FARLEY RD**  
**HOUSTON, TX 77034**

REDUCED

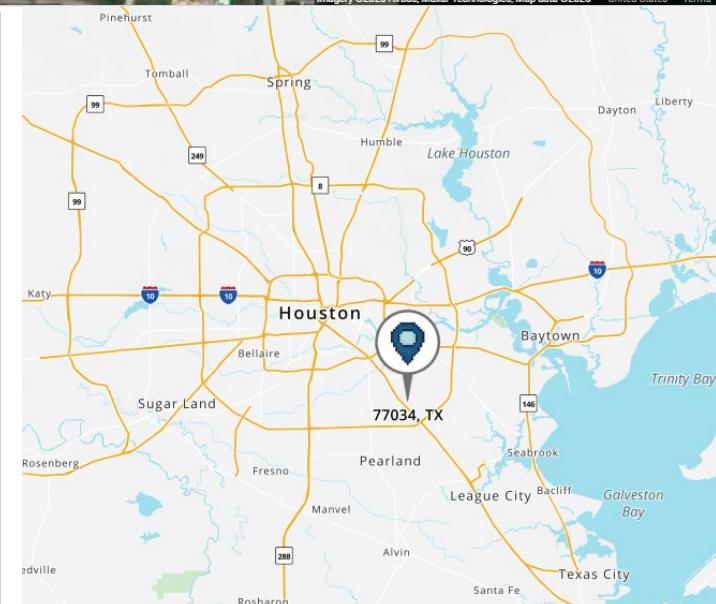
**Genoa Red Bluff Crossing**

SMITH RAINES COMPANY



## PROPERTY DETAILS

- Prime Corner Tract - Endless Development Opportunities
- Cleared and Shovel Ready/Fully Fenced
- Dual Frontage Genoa Red Bluff:  $\pm$  527 ft  
Farley Rd:  $\pm$  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:**  $\pm$  \$20,352



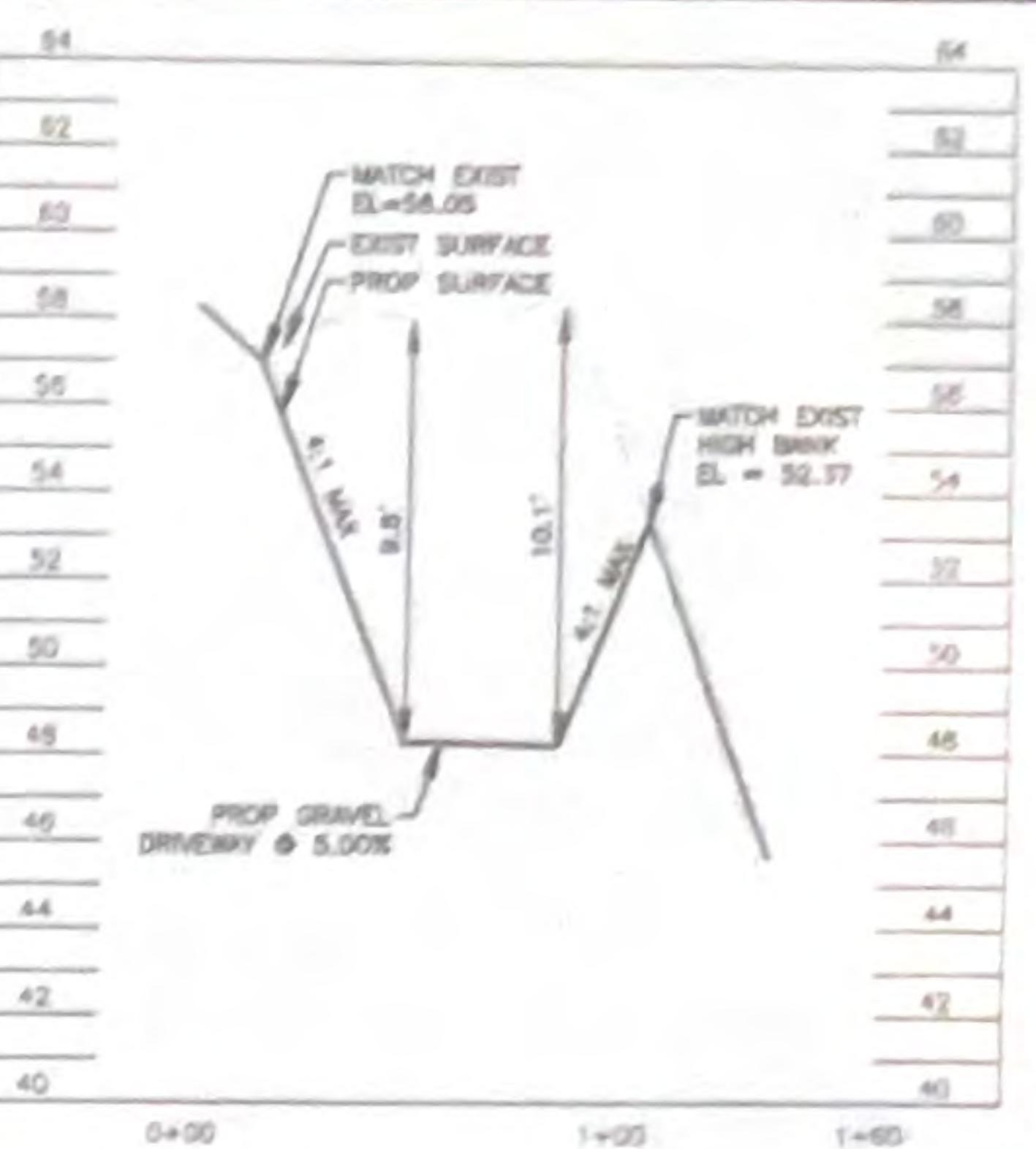
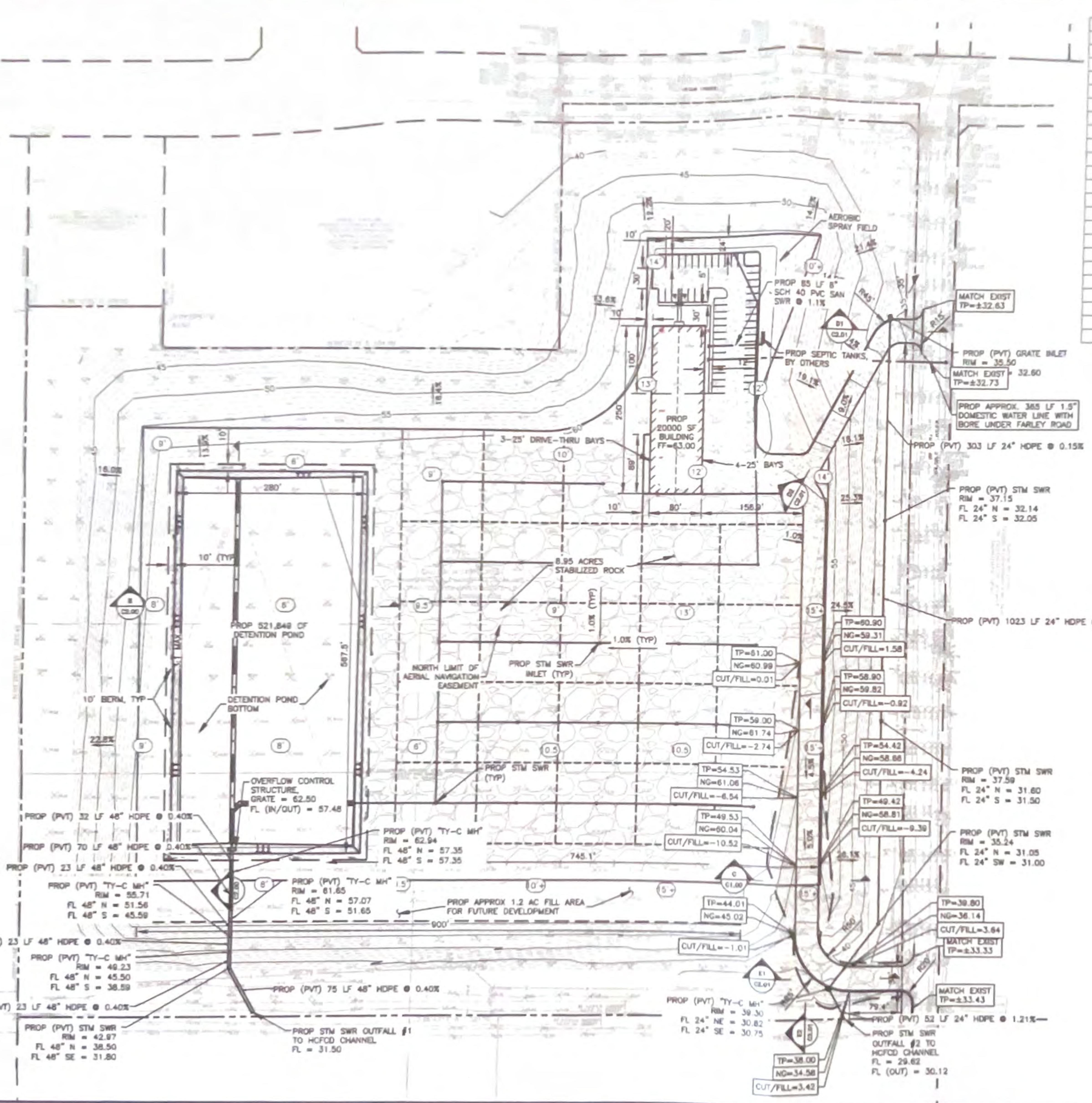
**SMITH RAINES COMPANY**  
**CAROLYN FINCHER, BROKER**  
**(o) 281.486.1400 (c) 713.299.3192**  
**smithraines@yahoo.com**

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.







#### BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 020135 IS A ALUM ROD STAMPED RM 020135 AT 5885 FARLEY, S. FROM INTERSECTION OF FARLEY & GENOA-RED BLUFF LOCATED E. OF CENTER LINE OF FARLEY & N.E. OF WEST NORTHERLY 24' CULVERT IN THE ARMAND BAYOU WATERSHED. GO 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 5885 FARLEY STREET MONUMENT IS 35.9' EAST OF CENTER LINE OF FARLEY STREET AND 28.3' NORTHEAST OF THE EAST END OF THE WEST NORTHERLY 24' CULVERT. ELEV: 32.313 NAVD88, 2001 AG4.

#### LEGEND:

- PROPERTY LINE
- LIMITS OF 411 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:

1. THE ENTIRE SITE IS BEING TREATED AS THE WASTE DISPOSAL AREA.
2. ALL CONDUITS INTENDED FOR TRANSPORT OR CARRYING OF FLUIDS OVER OR WITHIN THE CLOSED NSW 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.
3. 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.
4. 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 COMPAKED WITH 2' OF HIGH-PLASTICITY OR LOW-PLASTICITY CLAY. IF ANY WASTE IS ENCOUNTERED, IT MUST NOT BE EXPOSED OVER NIGHT.
5. NO WATER SHALL COME INTO CONTACT WITH ANY WASTE.
6. 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.
7. THERE IS NO PROPOSED IRRIGATION SYSTEM FOR THE SITE.

REV	DESCRIPTION	DATE
0	TCEQ RE-SUBMITAL	03/10/2023
0	TCEQ SUBMITAL	08/30/2022

**H2B, INC.**  
Texas Firm Registration No. 50865  
1225 N Loop W, Suite 800  
HOUSTON, TX 77008  
713.984.2800

2122 GENOA RED BLUFF ROAD  
HOUSTON, TX 77034

#### OVERALL SITE PLAN

**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.

C1.00



## 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.*

### 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.

<b>Carolyn Fincher dba Smith Raines Company</b>	<b>264787</b>	<b>smithraines@yahoo.com</b>	<b>(281)486-1400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>Caroyn Fincher</b>	<b>264787</b>	<b>smithraines@yahoo.com</b>	<b>(281)486-1400</b>
Designated Broker of Firm	License No.	Email	Phone

<b>LEDON WISSNER</b>	<b>458007</b>	<b>LeDonWissner@gmail.com</b>	<b>(832)818-5092</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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**Regulated by the Texas Real Estate Commission**

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