

+/- 3.463 AC LAND – FOR SALE

Hard Corner of Hwy 6 & FM 3090, Navasota, TX 77868



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Parvez Karedia

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O - (713) 713-5400

parvez@dncommercial.net

www.dncommercial.net

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6
TEXAS

FM 3090

E. Washington Ave

SITE

Piedmont

Developing or buying commercial land in Navasota, Texas Can be a strategic move for several reasons, especially for investors, developers, or businesses looking for long-term growth potential in a smaller, emerging market.

Here's why:

- Proximity to Major Cities: Navasota is located between Houston and College Station, along State Highway 6, a major north-south corridor. It's about 20 minutes from Texas A&M University, giving it access to a highly educated population and research-driven innovation.
- Access to Infrastructure: The city benefits from strong highway access and railroad infrastructure, with Union Pacific lines running through it.
- Pro-Business Environment: The City of Navasota and Grimes County offer incentives for commercial development, including tax abatements, fast permitting processes, and infrastructure assistance.
- Parts of Navasota may qualify as Opportunity Zones, offering federal tax incentives for investors who reinvest capital gains in designated areas.

When to Consider Navasota for Commercial Investment:

- You're priced out of nearby urban markets like Houston or College Station.
- You want to get in early on an emerging secondary market.
- You're looking for stable, long-term commercial returns in retail, industrial, or service sectors.





6
TEXAS

SITE

FARM
3090
ROAD

6
TEXAS

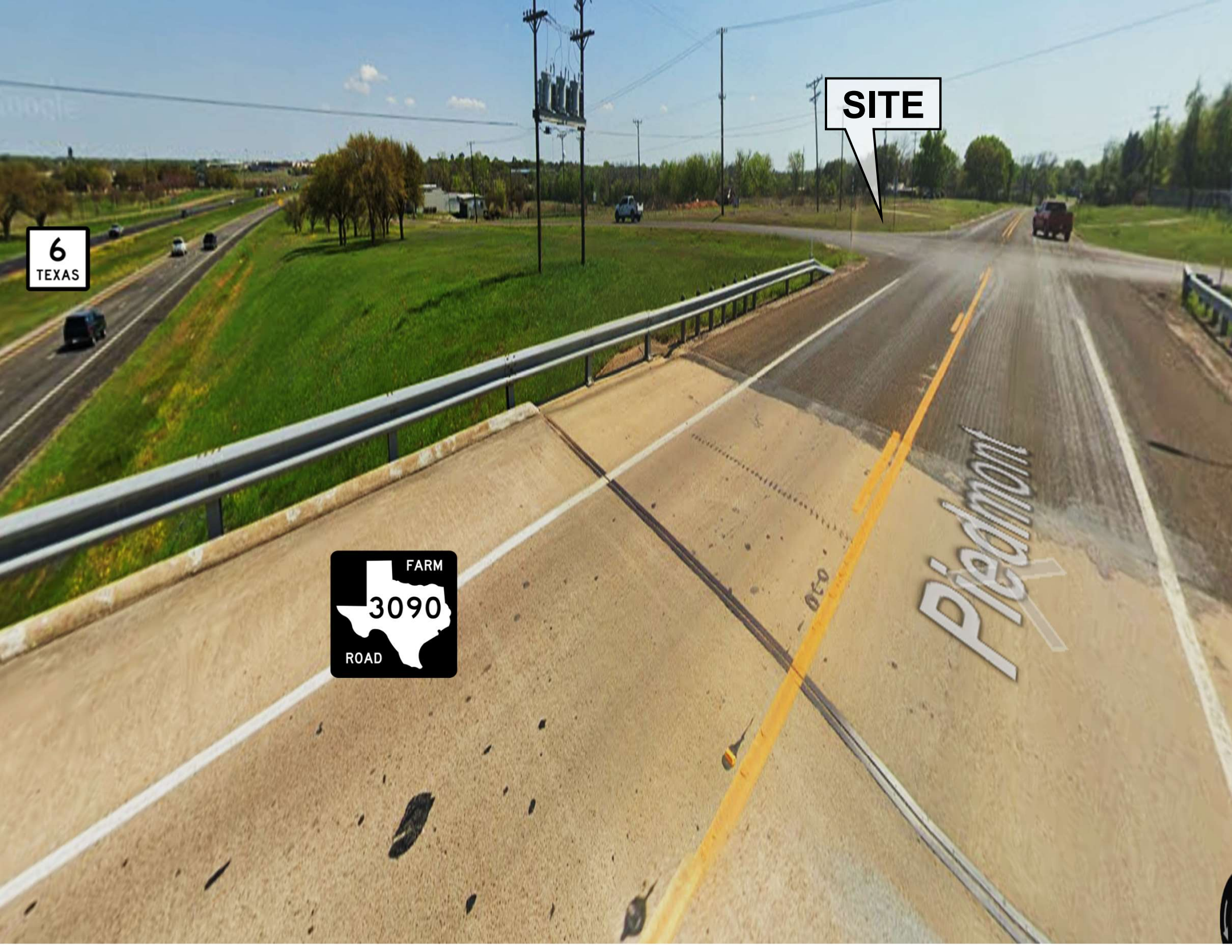
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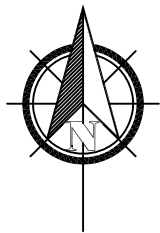
STOP

SITE

FARM
3090
ROAD

TREX
SERV
INC.

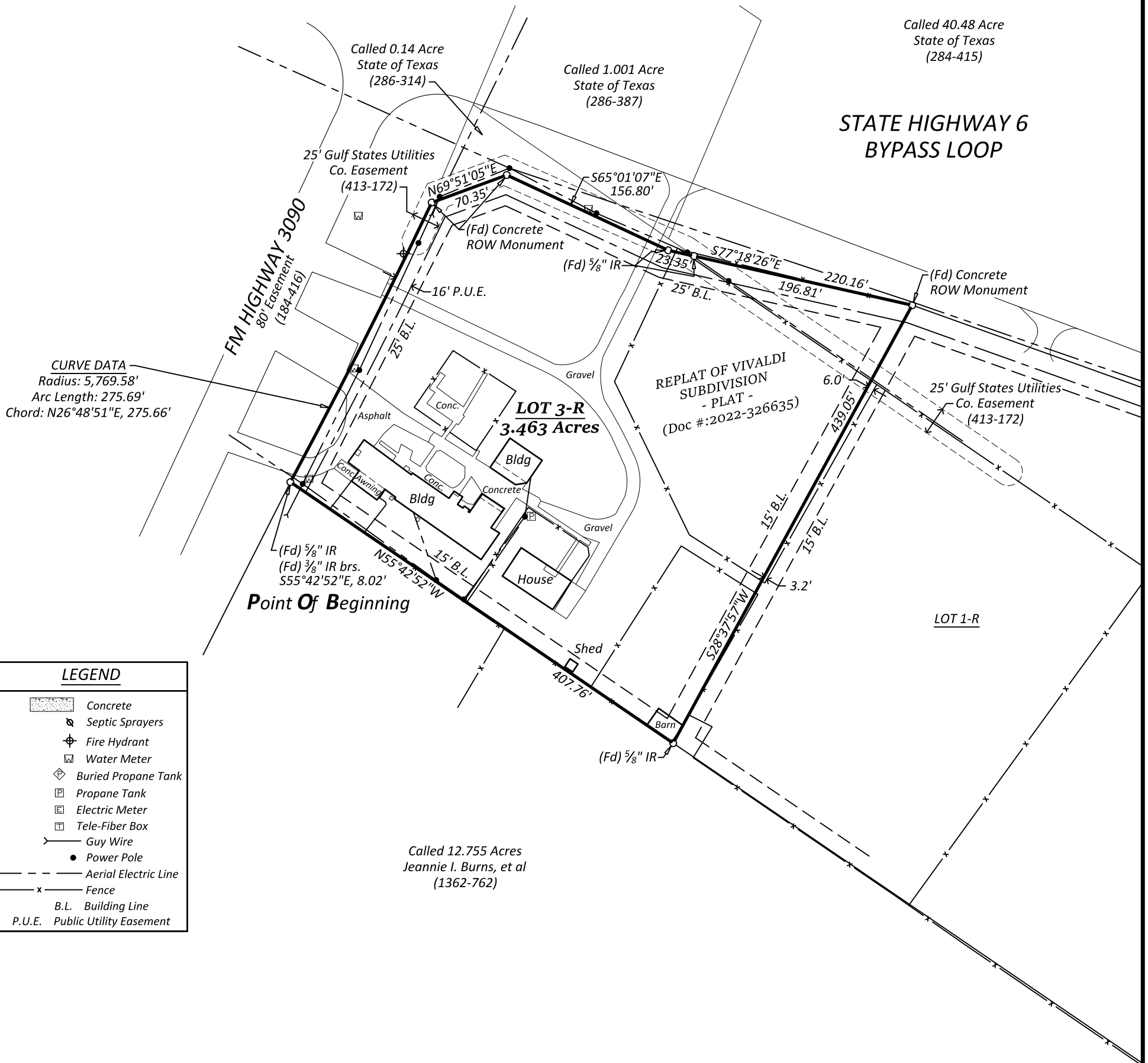




Scale: 1" = 100'

BASIS OF BEARINGS

Grid North, State Plane Coordinate System
of 1983, Central Zone, Leica RTK Network



LEGEND

- Concrete
- Septic Sprayers
- Fire Hydrant
- Water Meter
- Buried Propane Tank
- Propane Tank
- Electric Meter
- Tele-Fiber Box
- Guy Wire
- Power Pole
- Aerial Electric Line
- Fence
- B.L. Building Line
- P.U.E. Public Utility Easement

Buyers of Property: Rahim Momin & Barkat Maredia
Property Address: 1514 Piedmont Road
Navasota, Texas 777868

I, Steven M. Wisnoski, Registered Professional Land
Surveyor No. 6006 of the State of Texas do hereby certify
that this plat represents an on the ground survey made
under my personal and direct supervision.

Steven M. Wisnoski
R.P.L.S. 6006

Date: July 18, 2022
Revised: August 1, 2022



Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 777868
936-870-7100
TBPELS Firm #: 10085300 ©

Job #:
2022-05-19-02

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The certification of the digital signature & seal affixed hereon is made to the original purchasers of this survey, Rahim Momin & Barkat Maredia. It is not transferable to additional institutions or subsequent owners.
- 3) © 2022 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0430C with an effective date of April 3, 2012.
- 5) All distances & areas are surface and can be converted to grid by multiplying by a combined scale factor of 0.999 933 503 43.
- 6) Prepared in conjunction with Aggieland Title Company commitment GF#: 22138461-AGLC.

Situated in Grimes County, Texas, out of the Daniel Arnold Survey, Abstract
No. 2 & being known as Lot 3-R, Replat of Vivaldi Subdivision according to
the map or plat thereof recorded in Document No. 2022-326635 of the Real
Property Records of Grimes County, Texas.

METES AND BOUNDS DESCRIPTION
of a
3.463 Acre Tract
Lot 3-R, Replat of Vivaldi Subdivision, City of Navasota
Daniel Arnold Survey, A-2, Grimes County, Texas
July 18, 2022

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Daniel Arnold Survey, Abstract No. 2, being known as Lot 3-R, Replat of Vivaldi Subdivision according to the map or plat thereof recorded in Document No. 2022-326635 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 5/8 inch iron rod for the Westerly or Northwest corner of Lot 3-R, Replat of Vivaldi Subdivision, the Northerly corner of a called 12.755 acre tract as described in a Deed to Jeannie I. Burns, et al (1362/762) and same being in a counterclockwise curve in the Southeast ROW of FM Highway 3090 (184/416), from which a found 3/8 inch iron rod brs. S 55°42'52" E, 8.02 ft.;

THENCE along a Northwest line of Lot 3-R and said counterclockwise curve having a radius of 5,769.58 ft., an arc length of 275.58 ft. and a chord of N 26°48'51" E, 275.66 ft. to a found concrete ROW monument for the Southwest corner of a called 0.14 acre tract as described in a Deed to the State of Texas (286/314) and same being in the Southwest ROW of State Highway 6 Bypass Loop;

THENCE N 69°51'05" E, 70.35 ft., along a Northwest line of Lot 3-R and a Southerly line of said 0.14 acre State of Texas tract (286/314) to a found concrete ROW monument for a common angle point;

THENCE S 65°01'07" E, 156.80 ft., along a Northeast line of Lot 3-R and a Southwest line of said 0.14 acre State of Texas tract (286/314) to a found 5/8 inch iron rod for a common angle point;

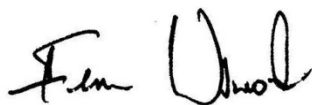
THENCE S 77°18'26" E, 220.16 ft., along a Northeast line of Lot 3-R, a Southwest line of said 0.14 acre State of Texas tract (286/314) and a Southwest line of a called 40.48 acre tract as described in a Deed to the State of Texas (284/415) to a found concrete ROW monument for an interior corner thereof and the Northeast corner of Lot 3-R;

THENCE S 28°37'57" W, 439.05 ft., along the Southeast line of Lot 3-R to a found 5/8 inch iron rod for the Southerly corner thereof in the generally fenced and Northeast line of said 12.755 acre Burns tract (1362/762);

THENCE N 55°42'52" W, 407.76 ft., along a portion of the generally fenced and Northeast line of said 12.755 acre Burns tract and the Southwest line of Lot 3-R to the **PLACE OF BEGINNING** and containing 3.463 acres of land.

Basis of Bearings & Distances:

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 933 503 43.



Steven M. Wisnoski 07/18/2022
 Registered Professional Land Surveyor
 State of Texas No. 6006
 Job #: 2022-05-19-02



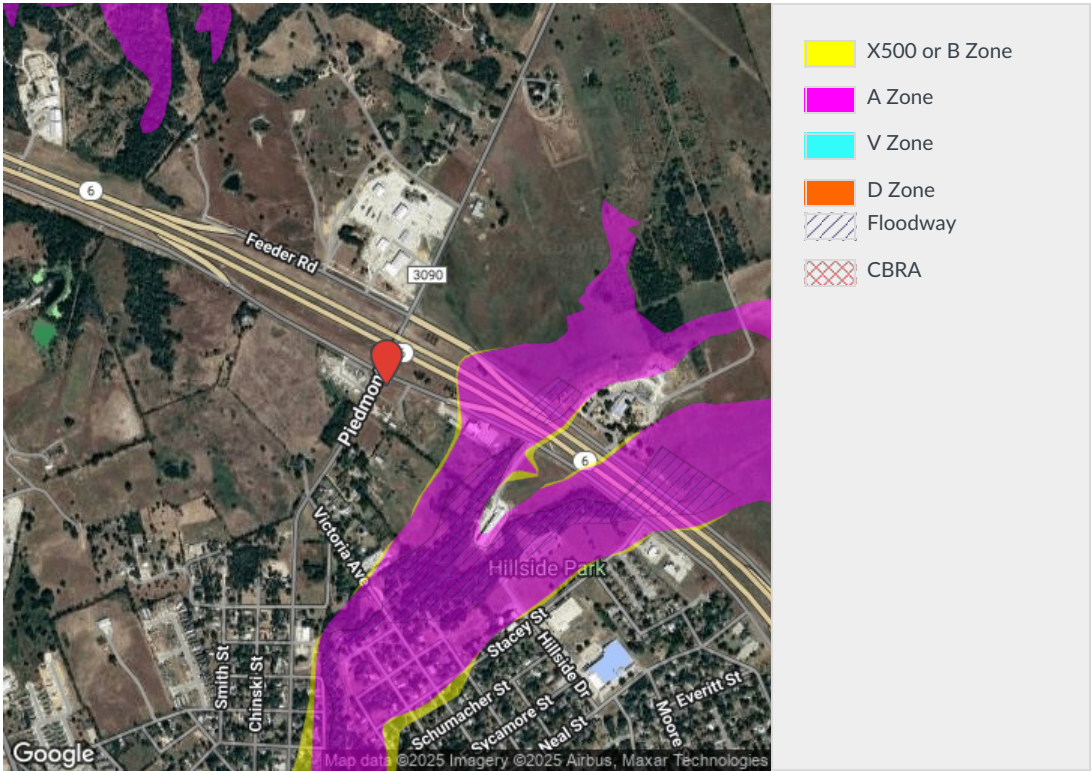
LATITUDE: 30.406463, LONGITUDE: -96.084709

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480265	PANEL	0340C
PANEL DATE	April 03, 2012	MAP NUMBER	48185C0340C





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

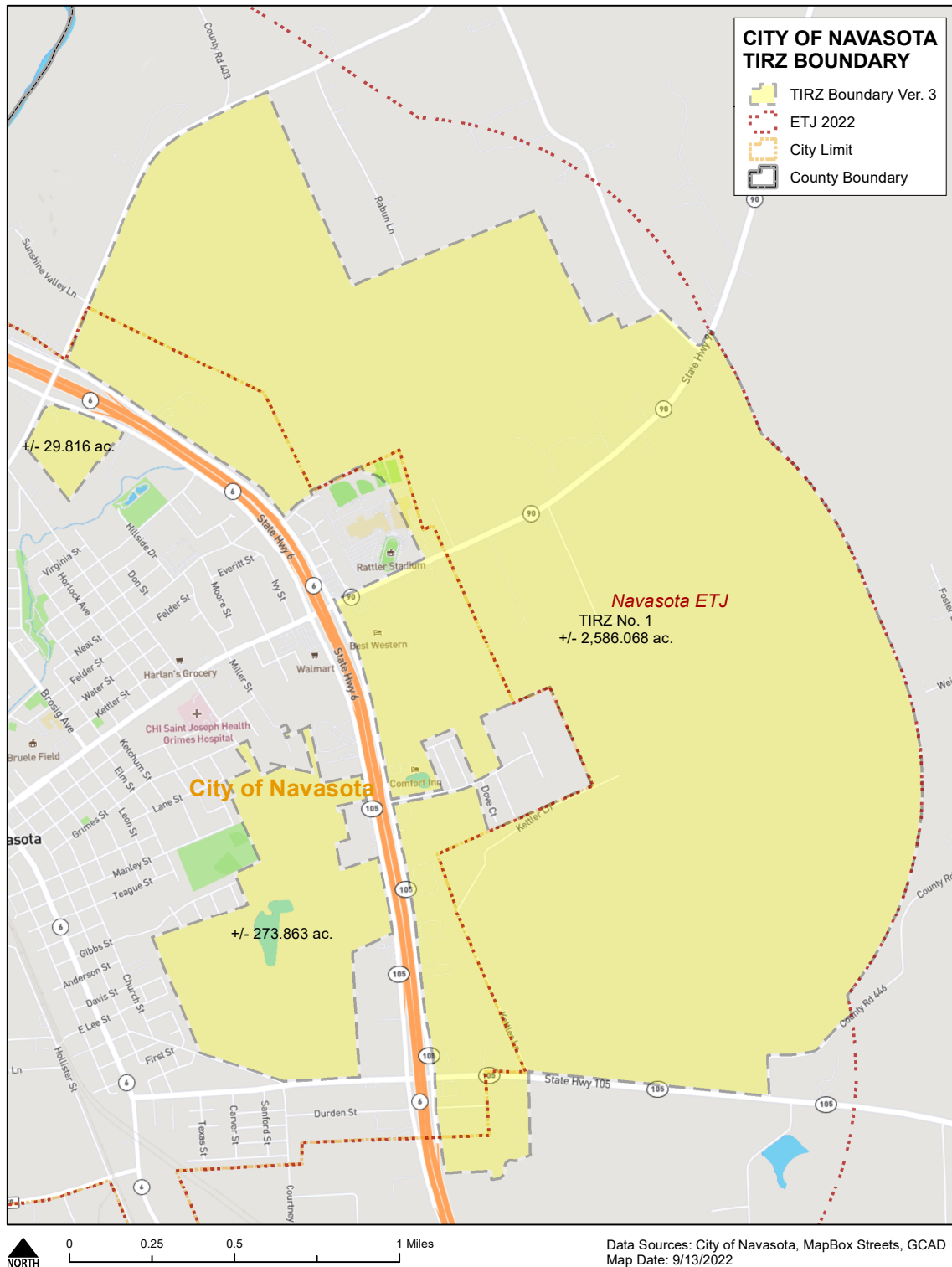
CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

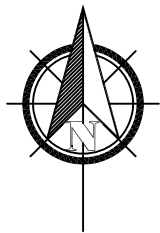
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X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Map 1- Boundary

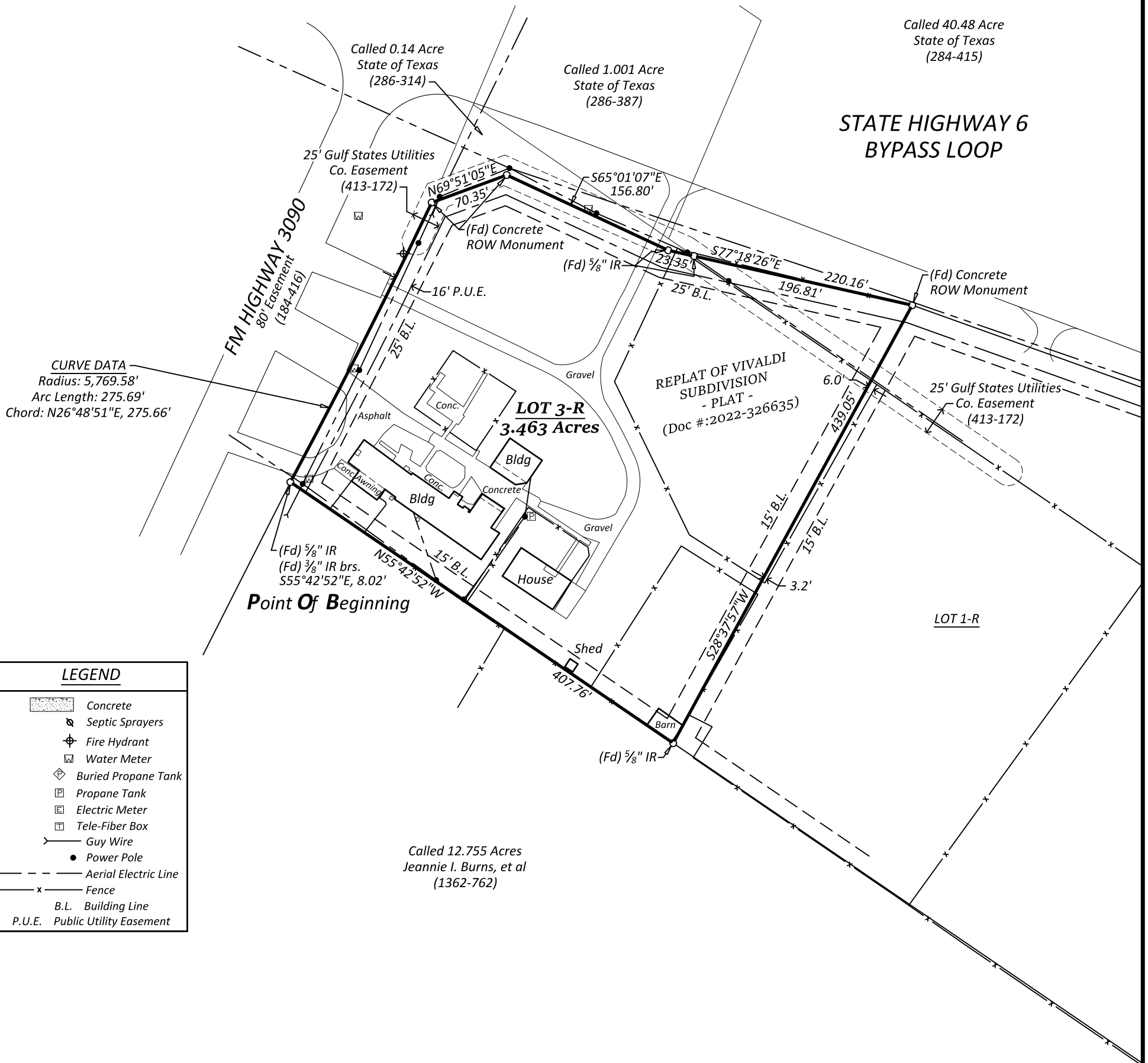




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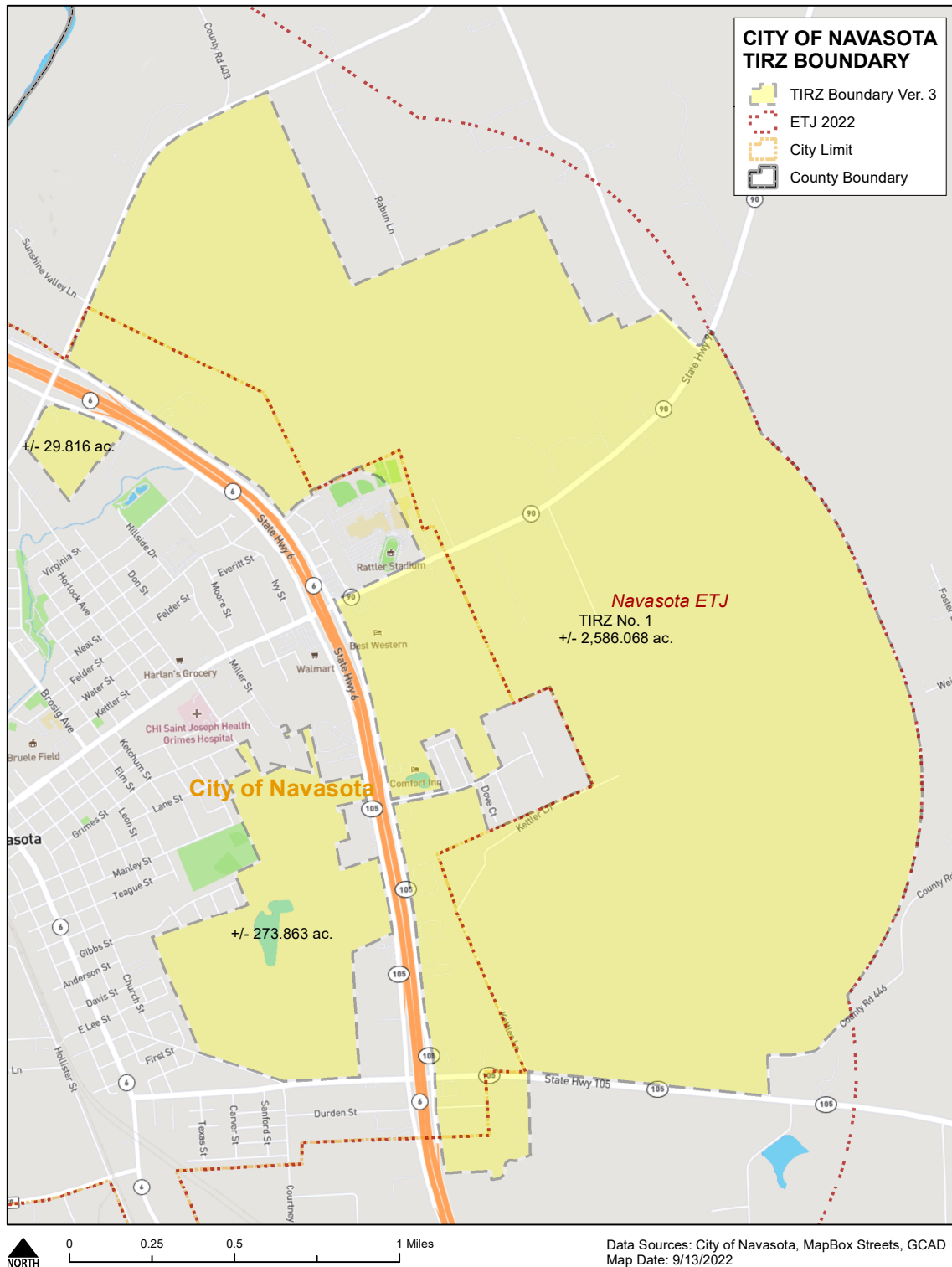
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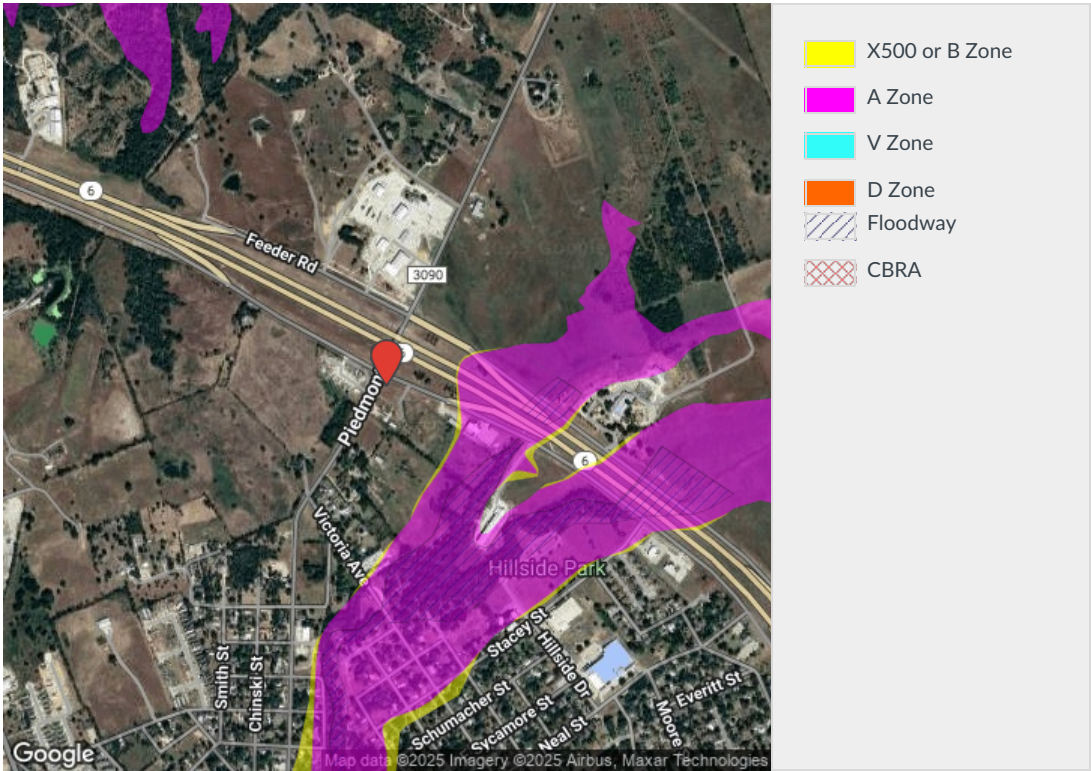
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CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

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Executive Summary

7700-7754 State Highway 6 Feeder
7700-7754 State Highway 6 Feeder, Navasota, Texas, 77868
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.40667
Longitude: -96.08463

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	2,705	5,104	1,173
2020 Population	2,690	5,312	1,489
2024 Population	2,675	5,306	1,906
2029 Population	2,658	5,448	2,167
2010-2020 Annual Rate	-0.06%	0.40%	2.41%
2020-2024 Annual Rate	-0.13%	-0.03%	5.98%
2024-2029 Annual Rate	-0.13%	0.53%	2.60%
2020 Male Population	47.6%	48.7%	50.8%
2020 Female Population	52.4%	51.3%	49.2%
2020 Median Age	37.4	38.6	40.4
2024 Male Population	48.2%	49.4%	51.4%
2024 Female Population	51.8%	50.6%	48.6%
2024 Median Age	37.9	39.1	41.0

In the identified area, the current year population is 1,906. In 2020, the Census count in the area was 1,489. The rate of change since 2020 was 5.98% annually. The five-year projection for the population in the area is 2,167 representing a change of 2.60% annually from 2024 to 2029. Currently, the population is 51.4% male and 48.6% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	38.8%	41.3%	55.5%
2024 Black Alone	26.3%	23.4%	15.0%
2024 American Indian/Alaska Native Alone	0.8%	1.3%	1.7%
2024 Asian Alone	0.4%	0.4%	0.4%
2024 Pacific Islander Alone	0.3%	0.0%	0.0%
2024 Other Race	18.0%	17.2%	13.7%
2024 Two or More Races	15.4%	16.4%	13.7%
2024 Hispanic Origin (Any Race)	42.4%	43.2%	35.8%

Persons of Hispanic origin represent 35.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	46	68	112
2010 Households	940	1,765	422
2020 Households	963	1,920	568
2024 Households	962	1,926	738
2029 Households	958	1,975	842
2010-2020 Annual Rate	0.24%	0.85%	3.02%
2020-2024 Annual Rate	-0.02%	0.07%	6.35%
2024-2029 Annual Rate	-0.08%	0.50%	2.67%
2024 Average Household Size	2.71	2.73	2.56

The household count in this area has changed from 568 in 2020 to 738 in the current year, a change of 6.35% annually. The five-year projection of households is 842, a change of 2.67% annually from the current year total. Average household size is currently 2.56, compared to 2.59 in the year 2020. The number of families in the current year is 530 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 28, 2025



Executive Summary

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Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.40667
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	19.4%	22.2%	21.5%
Median Household Income			
2024 Median Household Income	\$45,796	\$53,227	\$75,459
2029 Median Household Income	\$48,853	\$59,252	\$80,183
2024-2029 Annual Rate	1.30%	2.17%	1.22%
Average Household Income			
2024 Average Household Income	\$63,699	\$76,816	\$103,471
2029 Average Household Income	\$69,460	\$85,949	\$115,020
2024-2029 Annual Rate	1.75%	2.27%	2.14%
Per Capita Income			
2024 Per Capita Income	\$23,360	\$28,583	\$39,051
2029 Per Capita Income	\$25,570	\$32,032	\$43,773
2024-2029 Annual Rate	1.82%	2.30%	2.31%
GINI Index			
2024 Gini Index	41.8	43.2	41.0
Households by Income			

Current median household income is \$75,459 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,183 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$103,471 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$115,020 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,051 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,773 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	124	109	112
2010 Total Housing Units	1,054	2,049	512
2010 Owner Occupied Housing Units	534	1,149	341
2010 Renter Occupied Housing Units	406	616	81
2010 Vacant Housing Units	114	284	90
2020 Total Housing Units	1,092	2,156	652
2020 Owner Occupied Housing Units	522	1,273	476
2020 Renter Occupied Housing Units	441	647	92
2020 Vacant Housing Units	133	261	68
2024 Total Housing Units	1,095	2,174	835
2024 Owner Occupied Housing Units	531	1,305	622
2024 Renter Occupied Housing Units	431	621	116
2024 Vacant Housing Units	133	248	97
2029 Total Housing Units	1,104	2,254	940
2029 Owner Occupied Housing Units	564	1,414	726
2029 Renter Occupied Housing Units	395	561	116
2029 Vacant Housing Units	146	279	98

Socioeconomic Status Index			
2024 Socioeconomic Status Index	36.1	41.6	53.5

Currently, 74.5% of the 835 housing units in the area are owner occupied; 13.9% are renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 652 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 5.99%. Median home value in the area is \$259,146, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.60% annually to \$309,223.

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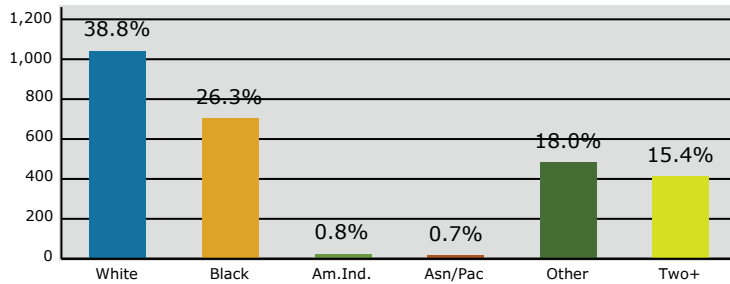


Graphic Profile

7700-7754 State Highway 6 Feeder
7700-7754 State Highway 6 Feeder, Navasota, Texas, 77868
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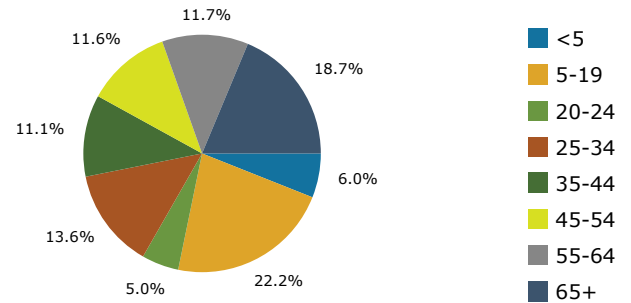
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2024 Population by Race

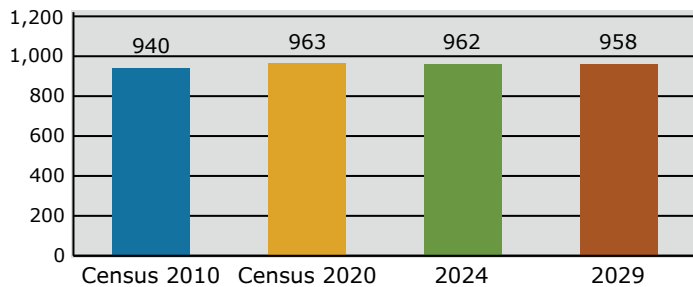


2024 Percent Hispanic Origin: 42.4%

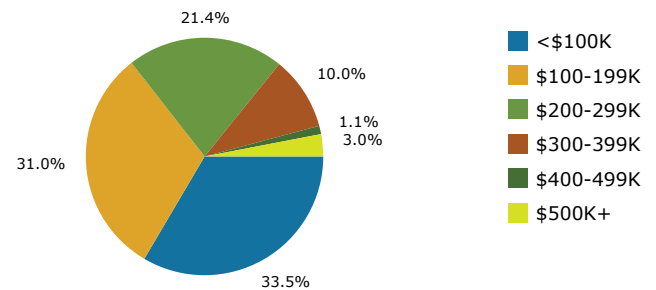
2024 Population by Age



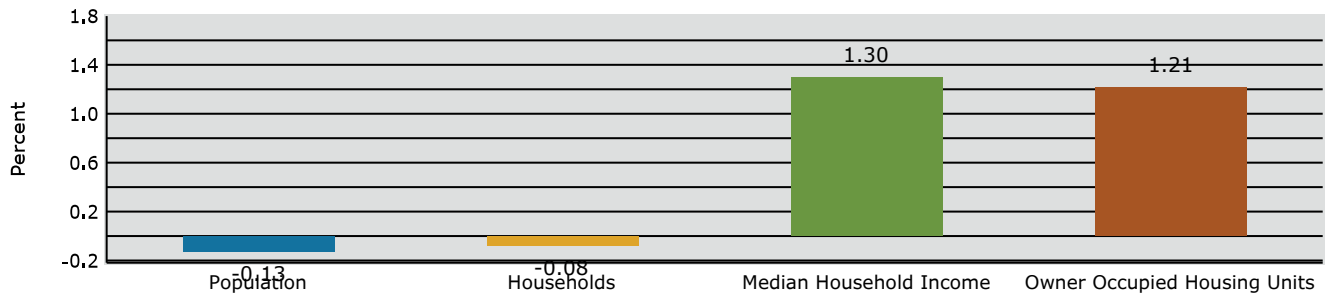
Households



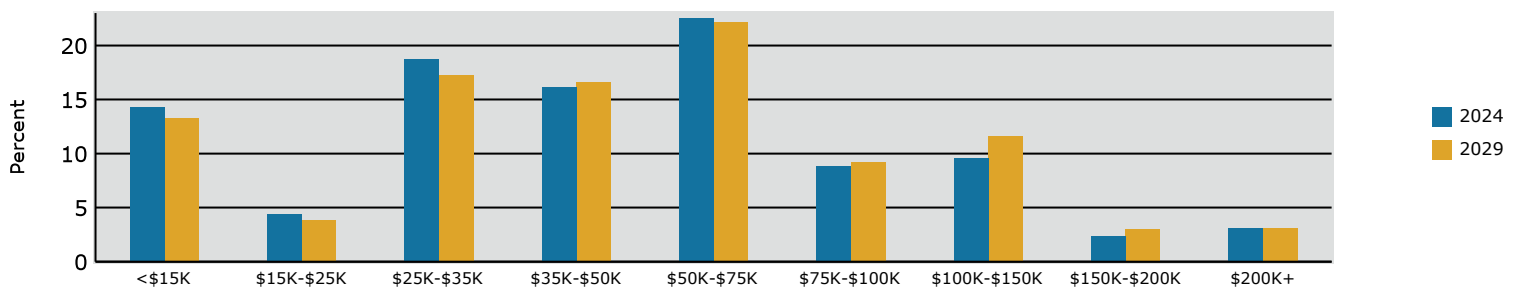
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 28, 2025

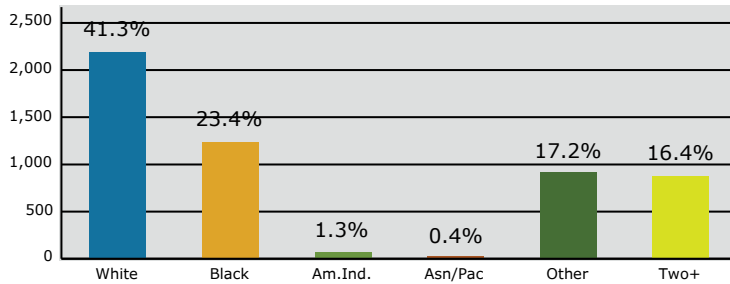


Graphic Profile

7700-7754 State Highway 6 Feeder
7700-7754 State Highway 6 Feeder, Navasota, Texas, 77868
Ring band: 1 - 3 mile radius

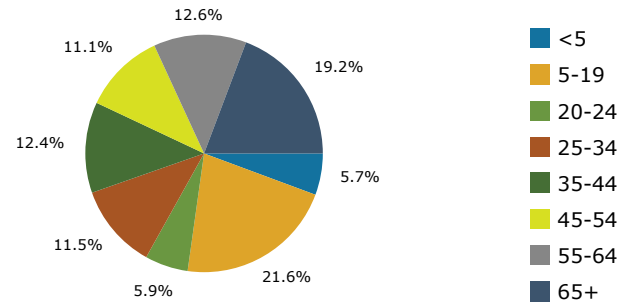
Prepared by Esri
Latitude: 30.40667
Longitude: -96.08463

2024 Population by Race

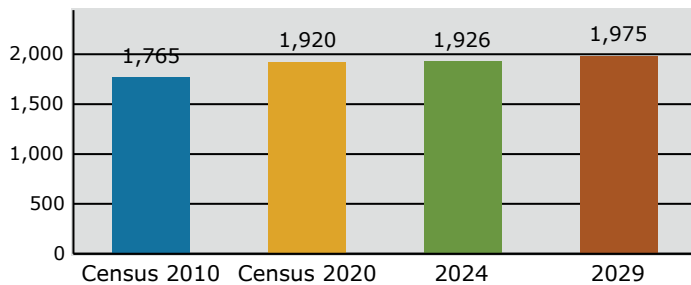


2024 Percent Hispanic Origin: 43.2%

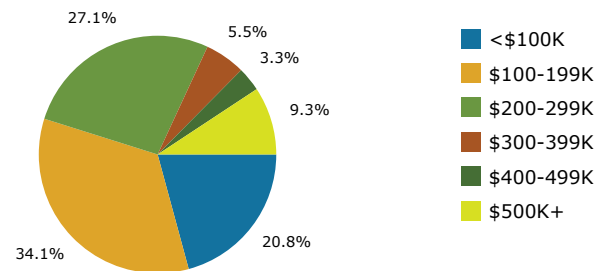
2024 Population by Age



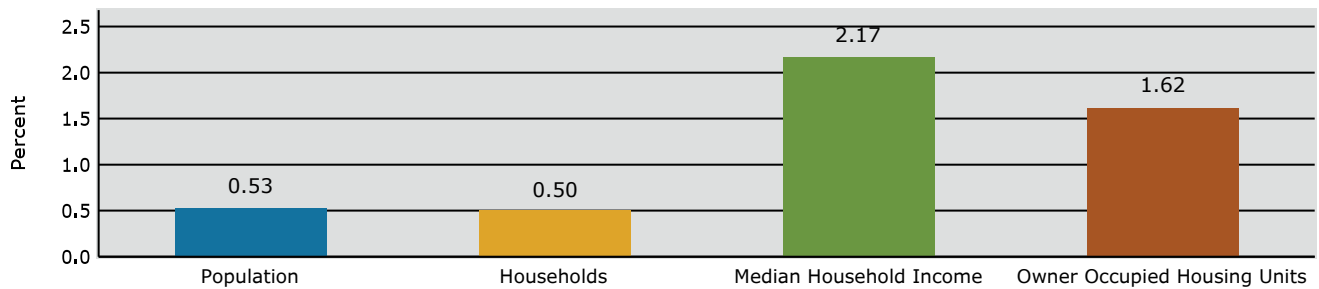
Households



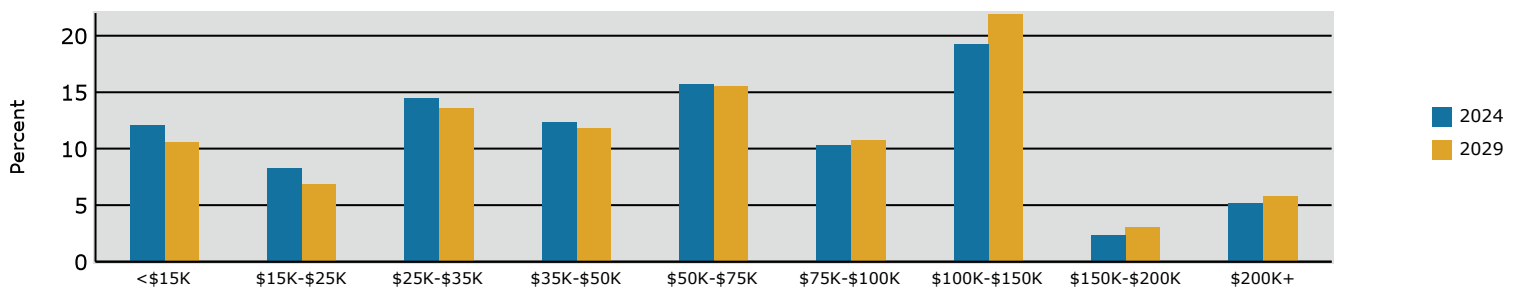
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 28, 2025

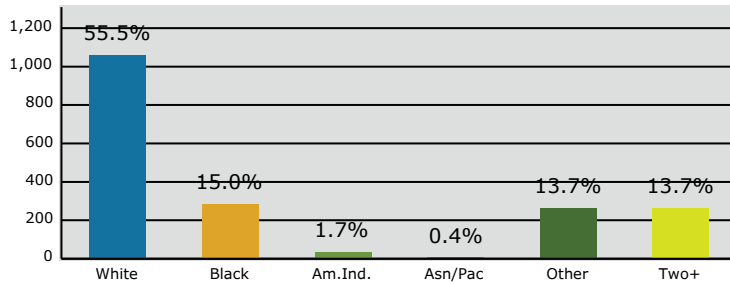


Graphic Profile

7700-7754 State Highway 6 Feeder
7700-7754 State Highway 6 Feeder, Navasota, Texas, 77868
Ring band: 3 - 5 mile radius

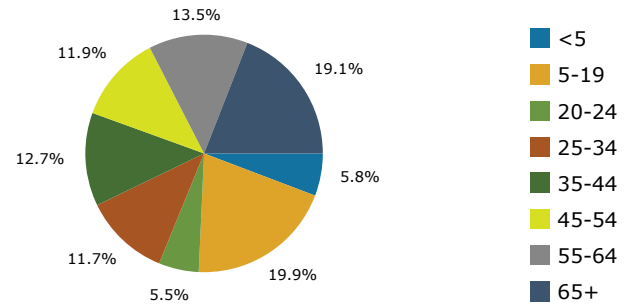
Prepared by Esri
Latitude: 30.40667
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2024 Population by Race

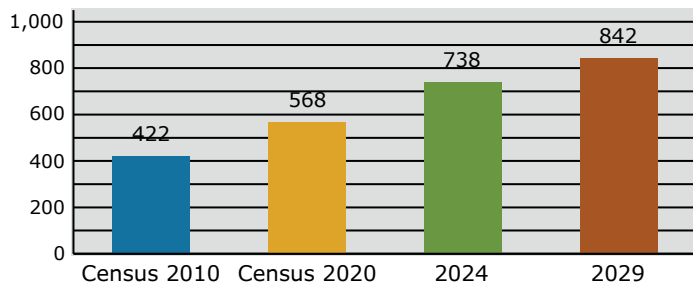


2024 Percent Hispanic Origin: 35.8%

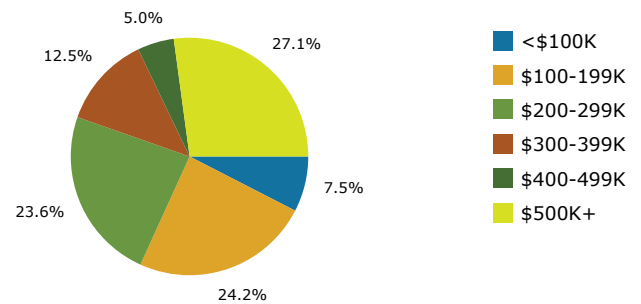
2024 Population by Age



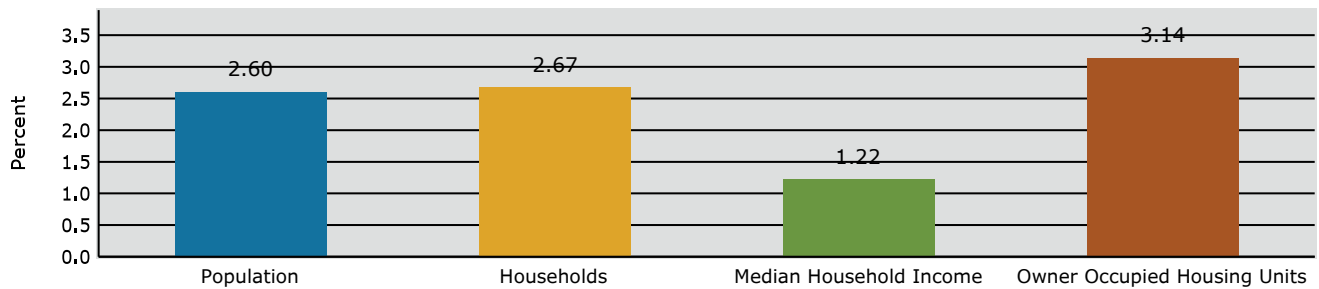
Households



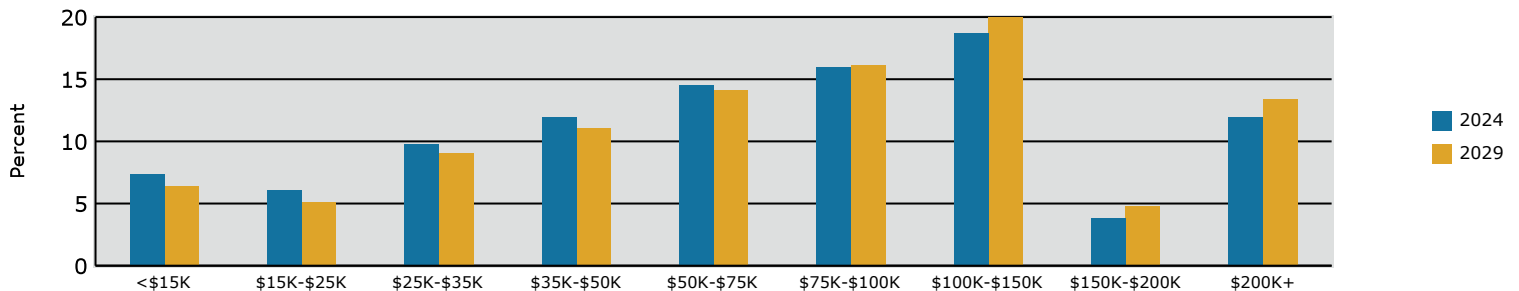
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



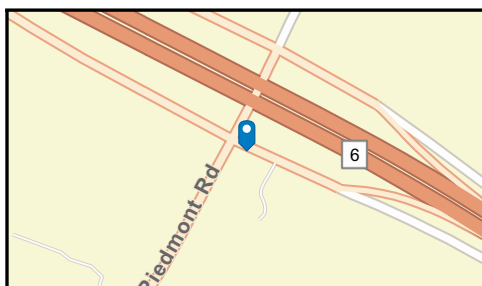
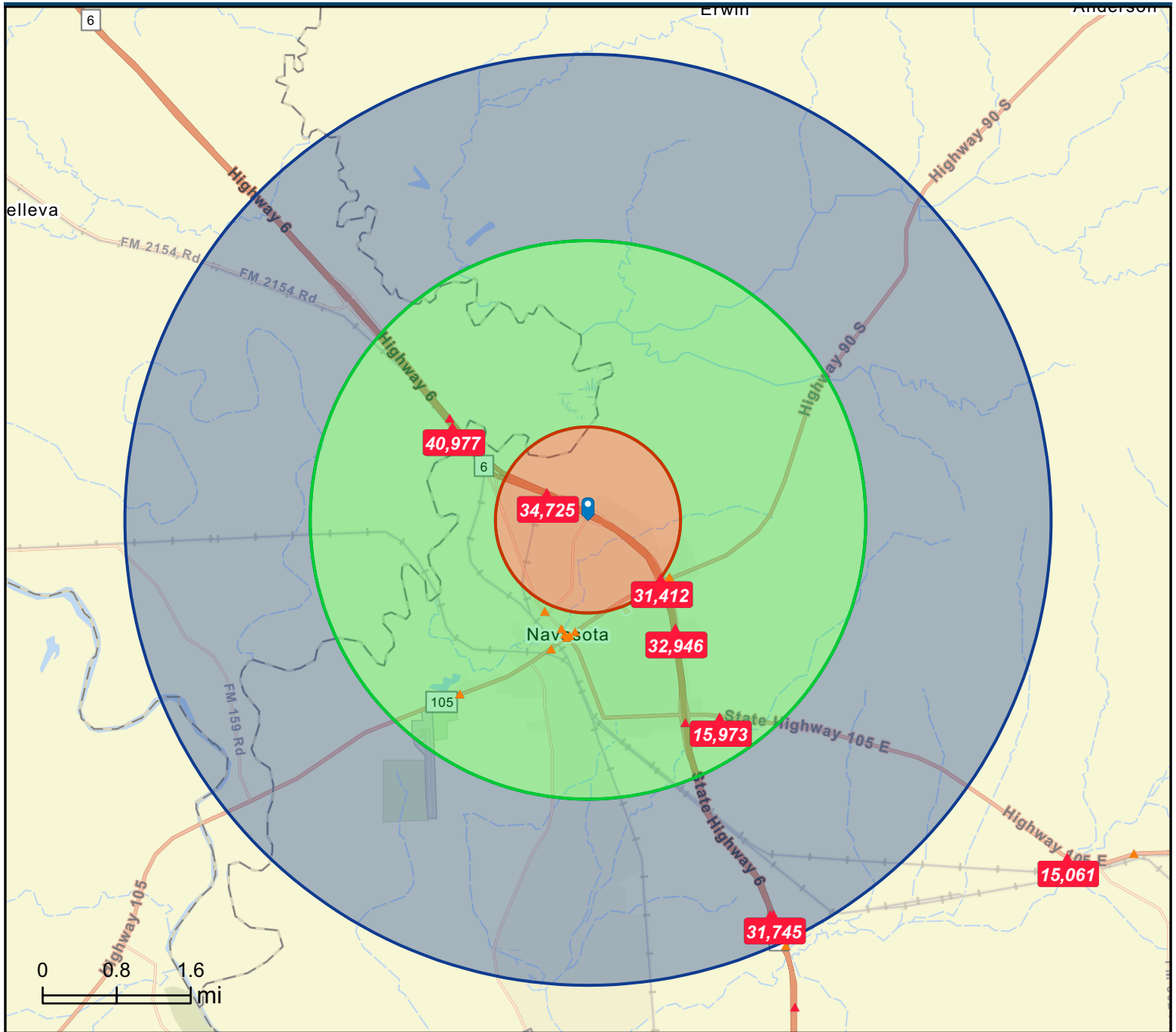
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 28, 2025

Traffic Count Map

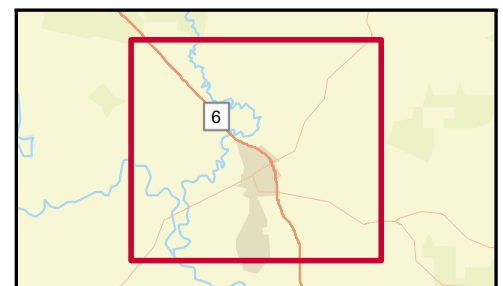
7700-7754 State Highway 6 Feeder
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 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.40667
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
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Source: ©2024 Kalibrate Technologies (Q4 2024).

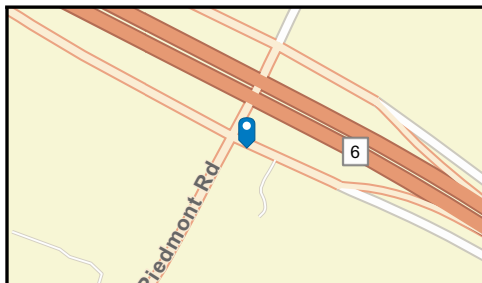
May 28, 2025



Traffic Count Map - Close Up

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7700-7754 State Highway 6 Feeder, Navasota, Texas, 77868
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.40667
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Source: ©2024 Kalibrate Technologies (Q4 2024).

May 28, 2025



Traffic Count Profile

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Latitude: 30.40667
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
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0.22		State Hwy 6 (0.2 miles SE)	2022	1052
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0.98		State Hwy 105 (0.05 miles S)	2022	2939
0.99	E Washington Ave	Post Oak St (0.0 miles W)	2002	9900
1.00		Washington Ave (0.05 miles SE)	2022	31412
1.00	Blackshear	Alco St (0.0 miles W)	2002	3000
1.02		Washington Ave (0.05 miles SE)	2021	3470
1.02		State Hwy 105 (0.05 miles SE)	2022	3681
1.02		Hwy 105 (0.02 miles NE)	2022	12873
1.05	East Blackshear Street	Frazier St (0.01 miles NE)	2022	2088
1.06	N la Salle St	Dickson St (0.05 miles SE)	2002	5900
1.07	East Washington Avenue	Austiana Hills Dr (0.01 miles NE)	2022	13183
1.08	Austiana Hill	(0.0 miles)	2002	9600
1.08	State Loop 508	Greer St (0.24 miles SE)	2002	3600
1.09	North La Salle Street	Pierce Rd (0.03 miles SE)	2022	8030
1.21	North La Salle Street	Brule St (0.02 miles SE)	2022	8952
1.21	Washington Ave	Old Millican St (0.0 miles NW)	2002	9900
1.22	State Highway 6	E Washington Ave (0.0 miles W)	2002	23000
1.26	N la Salle St	Washington Ave (0.0 miles SW)	2002	8100
1.26	East Washington Avenue	Frazer St (0.0 miles E)	2022	10535
1.29	East Washington Avenue	N la Salle St (0.02 miles NE)	2022	12170
1.31	South La Salle Street	McAlpine St (0.01 miles SE)	2022	7833
1.40	S la Salle St	Johnson St (0.0 miles NE)	2002	7400
1.41	Farm-to-Market Road 3090	State Hwy 6 (1.34 miles SW)	2002	1600

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).

METES AND BOUNDS DESCRIPTION
of a
3.463 Acre Tract
Lot 3-R, Replat of Vivaldi Subdivision, City of Navasota
Daniel Arnold Survey, A-2, Grimes County, Texas
July 18, 2022

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Daniel Arnold Survey, Abstract No. 2, being known as Lot 3-R, Replat of Vivaldi Subdivision according to the map or plat thereof recorded in Document No. 2022-326635 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 5/8 inch iron rod for the Westerly or Northwest corner of Lot 3-R, Replat of Vivaldi Subdivision, the Northerly corner of a called 12.755 acre tract as described in a Deed to Jeannie I. Burns, et al (1362/762) and same being in a counterclockwise curve in the Southeast ROW of FM Highway 3090 (184/416), from which a found 3/8 inch iron rod brs. S 55°42'52" E, 8.02 ft.;

THENCE along a Northwest line of Lot 3-R and said counterclockwise curve having a radius of 5,769.58 ft., an arc length of 275.58 ft. and a chord of N 26°48'51" E, 275.66 ft. to a found concrete ROW monument for the Southwest corner of a called 0.14 acre tract as described in a Deed to the State of Texas (286/314) and same being in the Southwest ROW of State Highway 6 Bypass Loop;

THENCE N 69°51'05" E, 70.35 ft., along a Northwest line of Lot 3-R and a Southerly line of said 0.14 acre State of Texas tract (286/314) to a found concrete ROW monument for a common angle point;

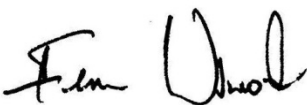
THENCE S 65°01'07" E, 156.80 ft., along a Northeast line of Lot 3-R and a Southwest line of said 0.14 acre State of Texas tract (286/314) to a found 5/8 inch iron rod for a common angle point;

THENCE S 77°18'26" E, 220.16 ft., along a Northeast line of Lot 3-R, a Southwest line of said 0.14 acre State of Texas tract (286/314) and a Southwest line of a called 40.48 acre tract as described in a Deed to the State of Texas (284/415) to a found concrete ROW monument for an interior corner thereof and the Northeast corner of Lot 3-R;

THENCE S 28°37'57" W, 439.05 ft., along the Southeast line of Lot 3-R to a found 5/8 inch iron rod for the Southerly corner thereof in the generally fenced and Northeast line of said 12.755 acre Burns tract (1362/762);

THENCE N 55°42'52" W, 407.76 ft., along a portion of the generally fenced and Northeast line of said 12.755 acre Burns tract and the Southwest line of Lot 3-R to the **PLACE OF BEGINNING** and containing 3.463 acres of land.

Basis of Bearings & Distances:
Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network. All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 933 503 43.


Steven M. Wisnoski 07/18/2022
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2022-05-19-02





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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

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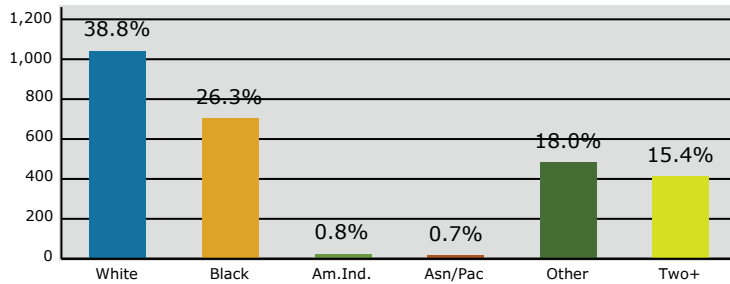


Graphic Profile

7700-7754 State Highway 6 Feeder
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Ring band: 0 - 1 mile radius

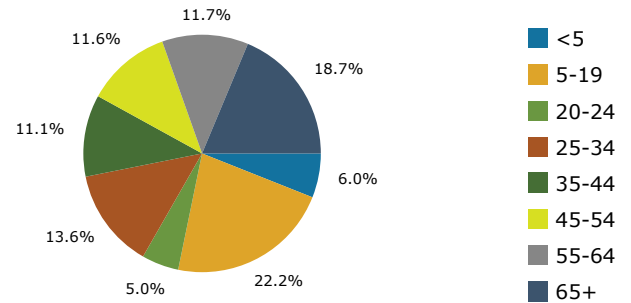
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Latitude: 30.40667
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2024 Population by Race

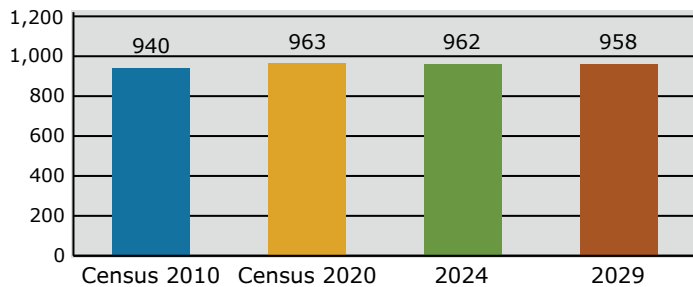


2024 Percent Hispanic Origin: 42.4%

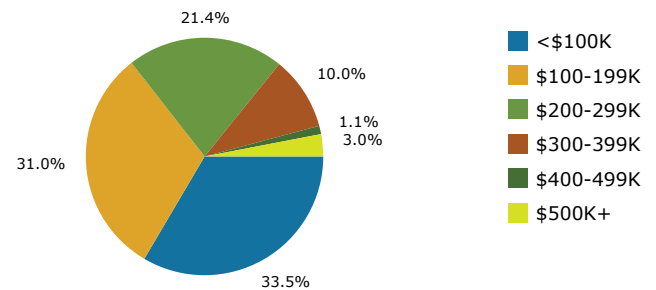
2024 Population by Age



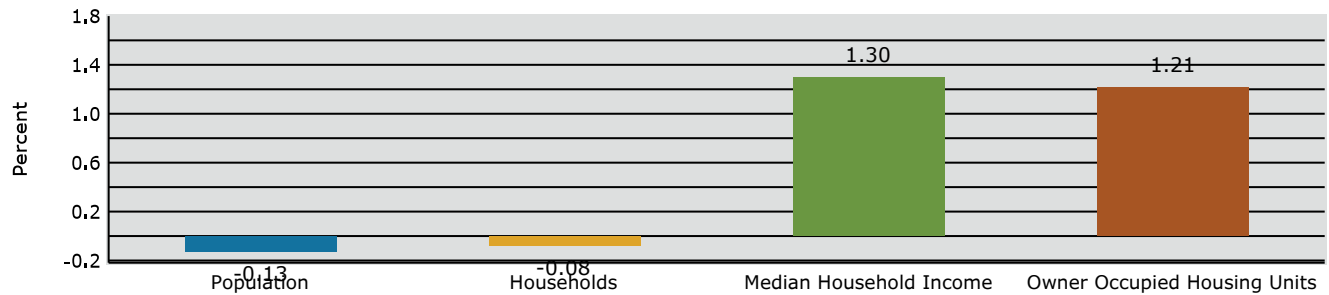
Households



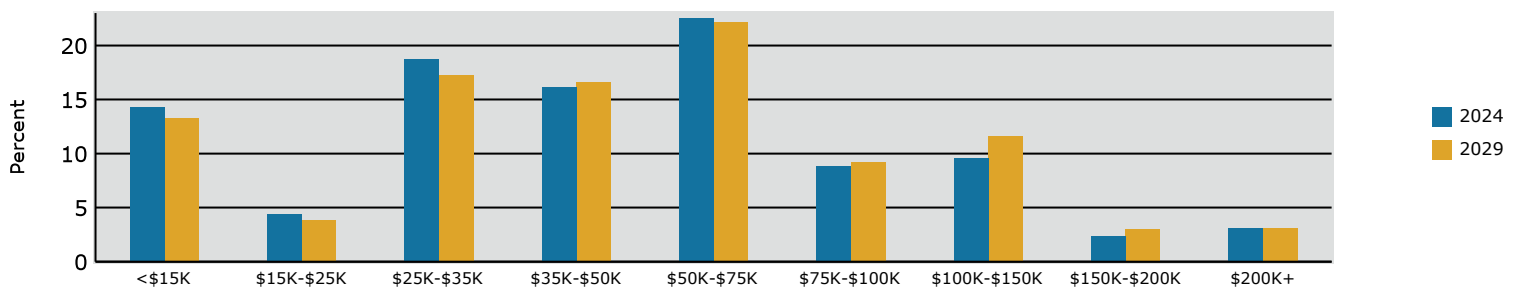
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 28, 2025

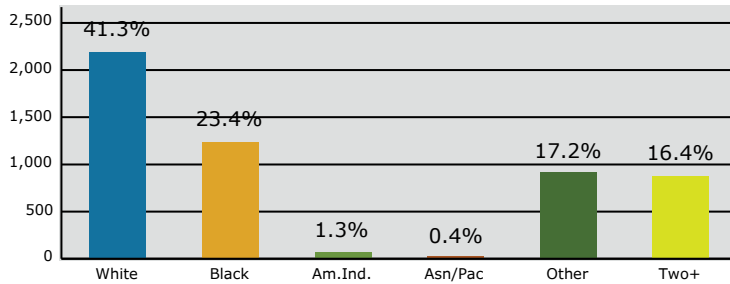


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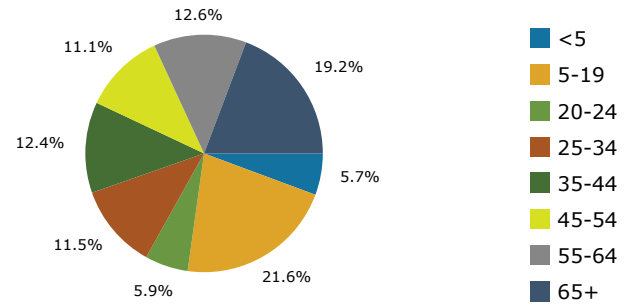
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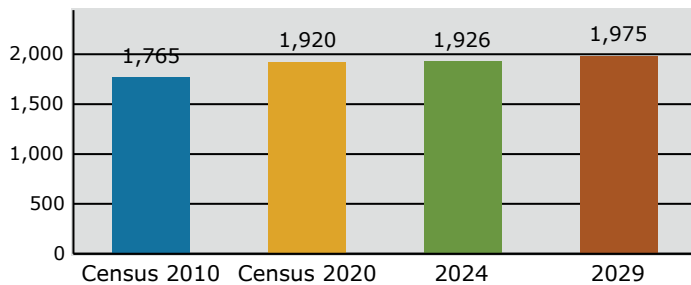


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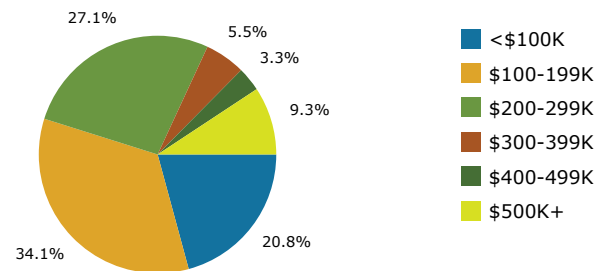
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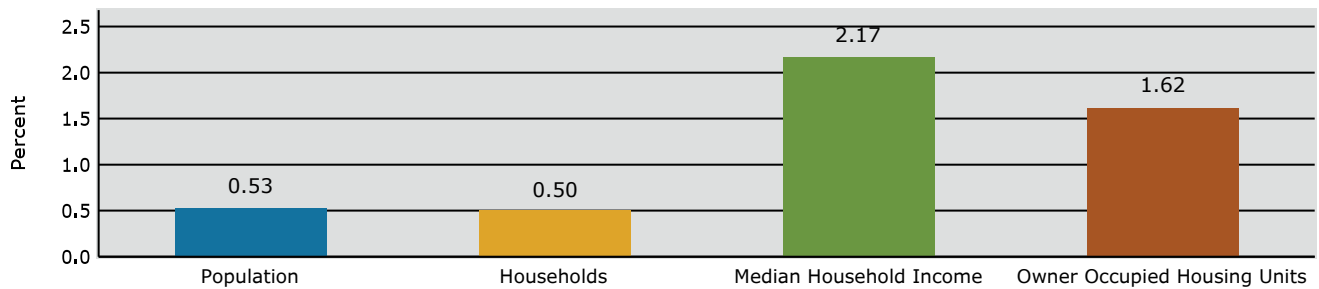
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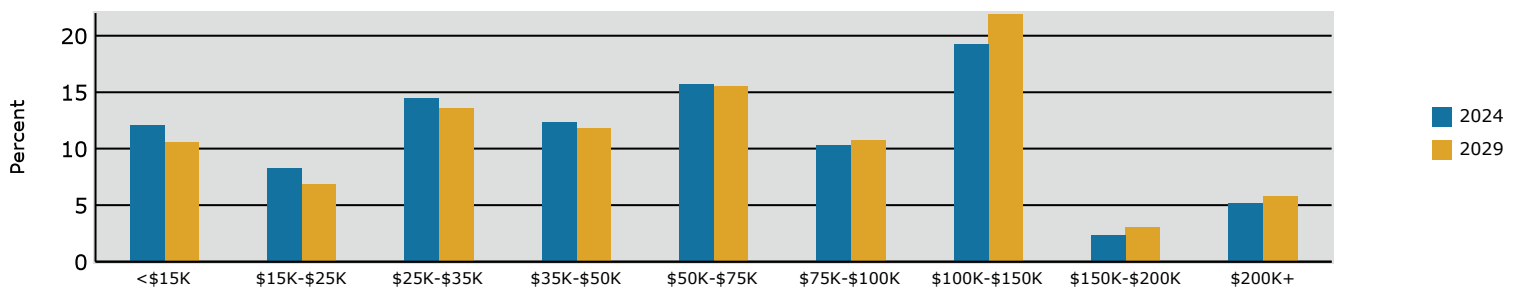
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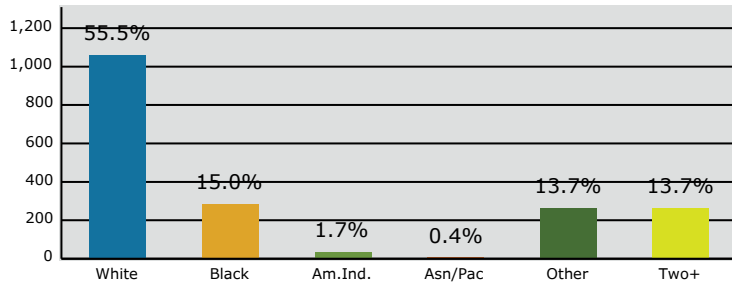


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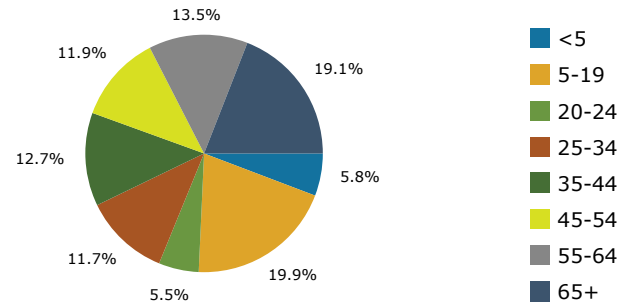
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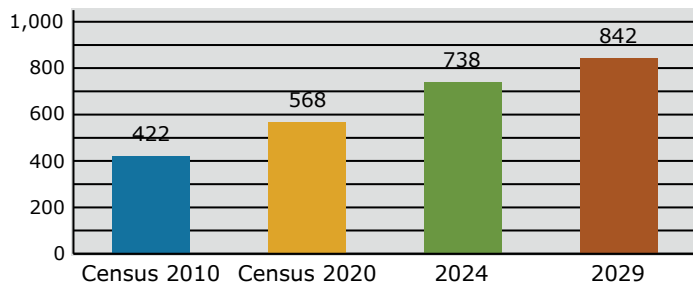


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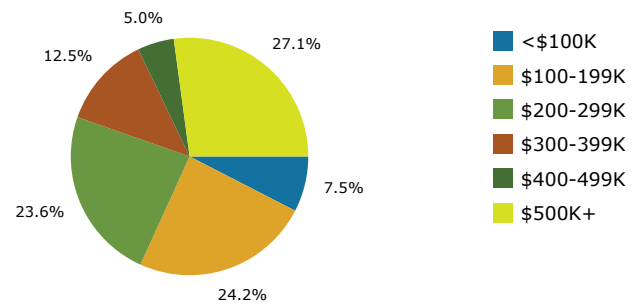
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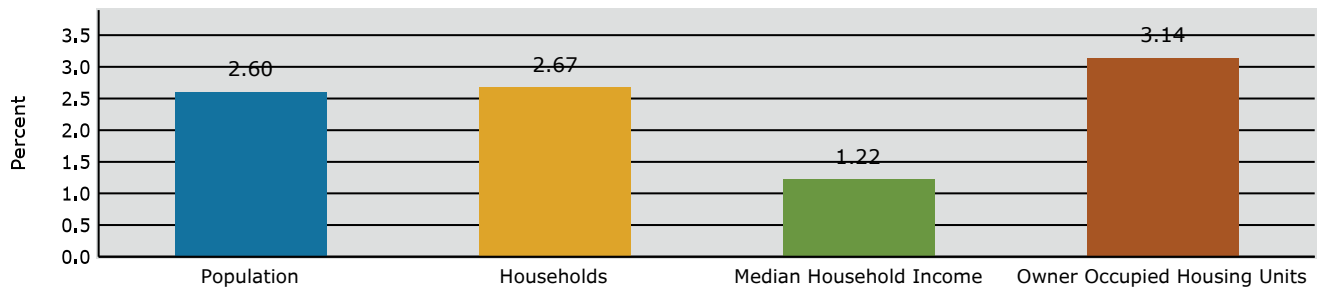
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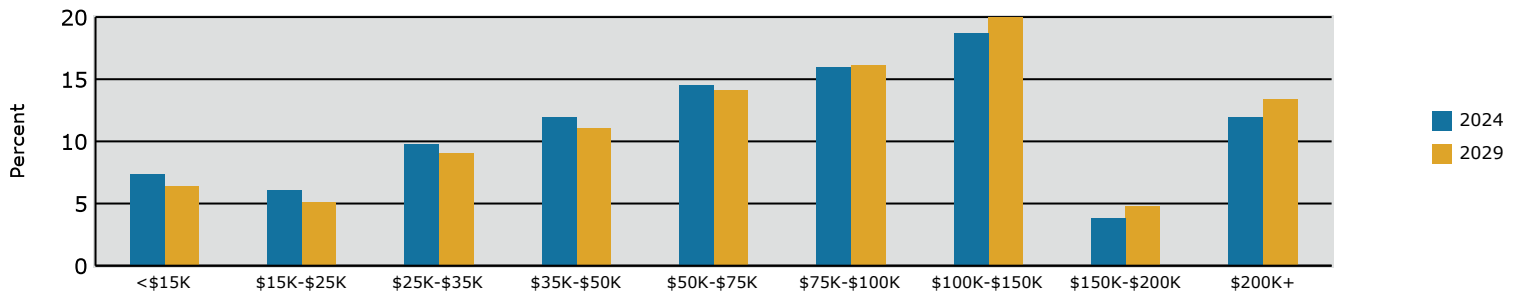
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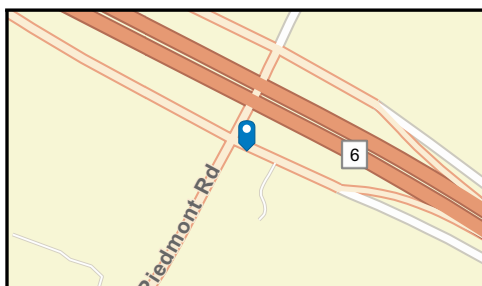
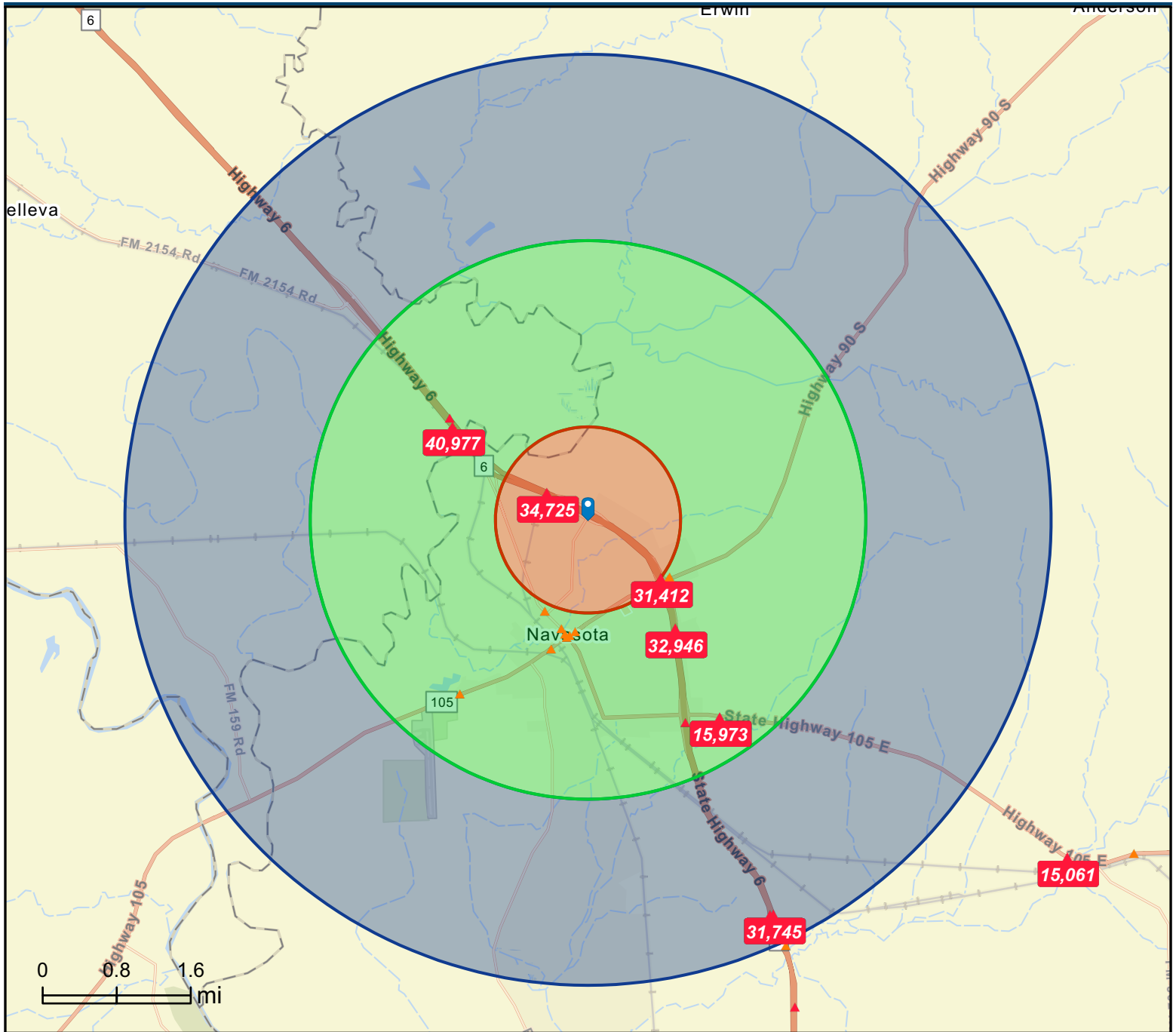
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Traffic Count Map

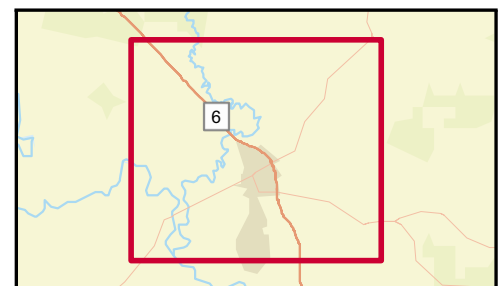
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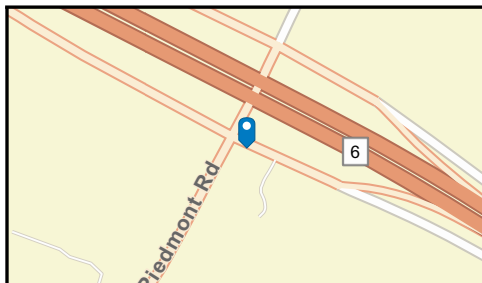
May 28, 2025



Traffic Count Map - Close Up

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May 28, 2025



Traffic Count Profile

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1.00		Washington Ave (0.05 miles SE)	2022	31412
1.00	Blackshear	Alco St (0.0 miles W)	2002	3000
1.02		Washington Ave (0.05 miles SE)	2021	3470
1.02		State Hwy 105 (0.05 miles SE)	2022	3681
1.02		Hwy 105 (0.02 miles NE)	2022	12873
1.05	East Blackshear Street	Frazier St (0.01 miles NE)	2022	2088
1.06	N la Salle St	Dickson St (0.05 miles SE)	2002	5900
1.07	East Washington Avenue	Austiana Hills Dr (0.01 miles NE)	2022	13183
1.08	Austiana Hill	(0.0 miles)	2002	9600
1.08	State Loop 508	Greer St (0.24 miles SE)	2002	3600
1.09	North La Salle Street	Pierce Rd (0.03 miles SE)	2022	8030
1.21	North La Salle Street	Brule St (0.02 miles SE)	2022	8952
1.21	Washington Ave	Old Millican St (0.0 miles NW)	2002	9900
1.22	State Highway 6	E Washington Ave (0.0 miles W)	2002	23000
1.26	N la Salle St	Washington Ave (0.0 miles SW)	2002	8100
1.26	East Washington Avenue	Frazer St (0.0 miles E)	2022	10535
1.29	East Washington Avenue	N la Salle St (0.02 miles NE)	2022	12170
1.31	South La Salle Street	McAlpine St (0.01 miles SE)	2022	7833
1.40	S la Salle St	Johnson St (0.0 miles NE)	2002	7400
1.41	Farm-to-Market Road 3090	State Hwy 6 (1.34 miles SW)	2002	1600

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

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IABS 1-0 Date

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