

FOR SALE

SMITH RAINES COMPANY
Commercial & Industrial Real Estate

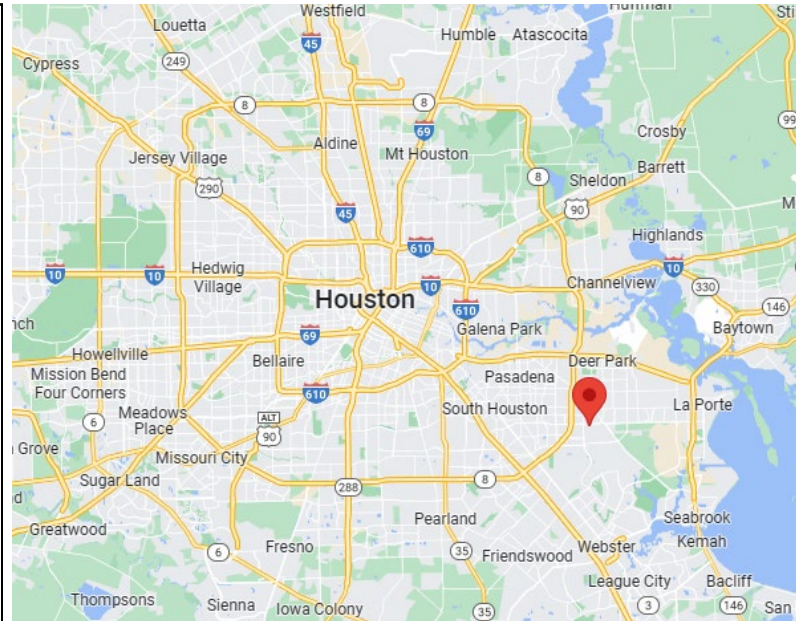
6700 BLOCK OF FAIRMONT PARKWAY PRIME COMMERCIAL TRACT



Property Details

- Rectangular Tract Size: $\pm .60$ acres
- Cleared and Level Lot
- Frontage: 63' FT
- Great Visibility and Easy Access
- Heavy Daytime Traffic
- Located Near Multiple Points of Interest
Approved City Use Plans (see attached)- Subject To Verification
- No Zoning - Flex Uses Apply
- Sales Price: \$350,000
- Located in the 6700 Block of Fairmont Pkwy
- High Density Development near Malls, Schools, Subdivisions and Major Arteries.

Note: Owner will Build To Suit



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

NOTES:
1. This Tract Does Not Lie Within The 100 Year Flood Plain According To FEMA Map No. 48201C0920 L Dated 6-18-2007 (zone X Shaded).
Warning: Use This Flood Information At Your Own Risk.
2. Bearings based on recorded deeds.
3. Set nail in power pole in front of property at 30.00 feet.

ABBREVIATIONS

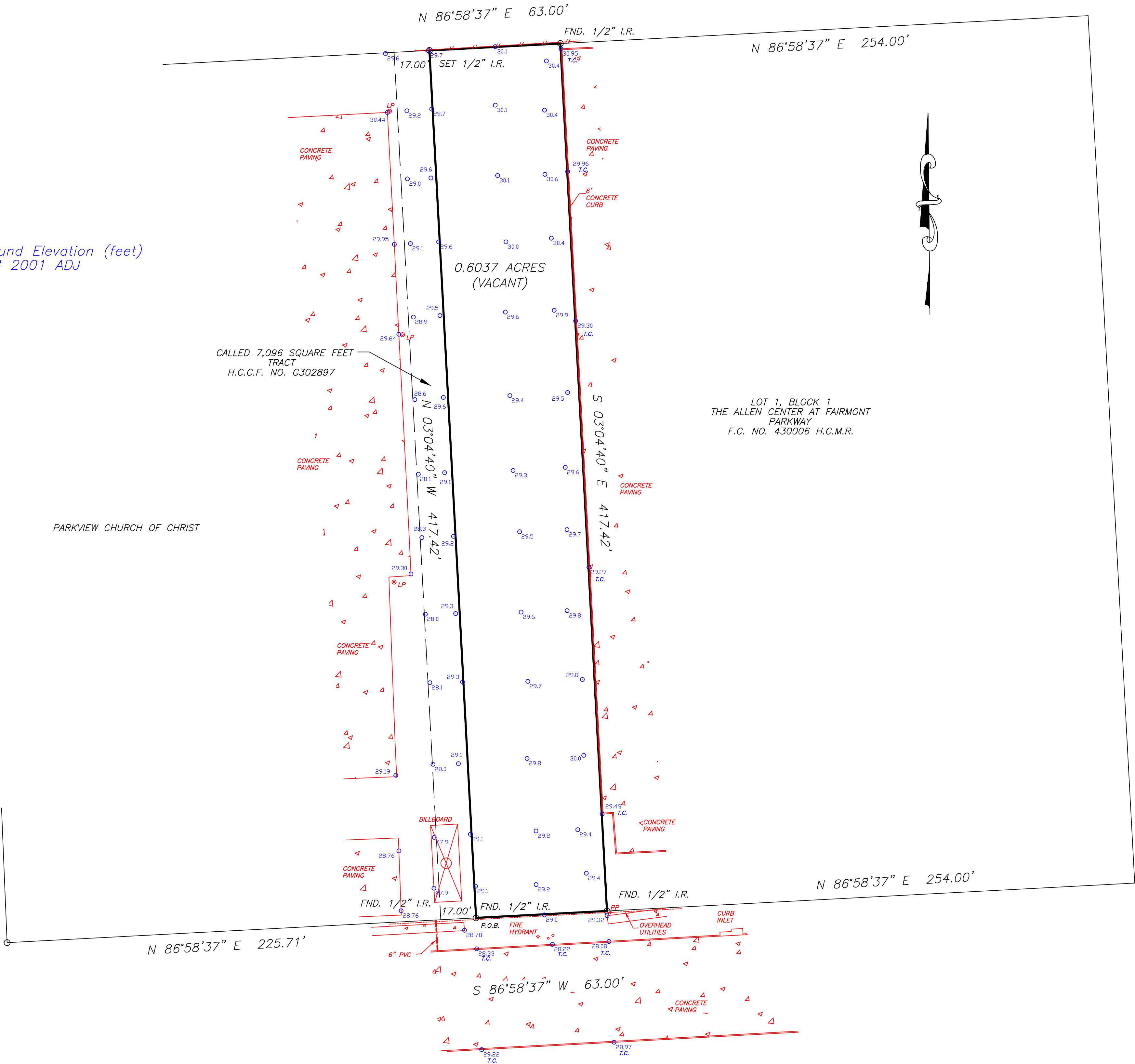
H.C.C.F. = Harris County Clerk's File
I.R. = Iron Rod
I.P. = Iron Pipe
C.L. = Centerline
T.C. = Top of Curb Elev.
LP = Light Pole
PP = Power Pole

LEGEND

317
O_{XX.X} Existing Ground Elevation (feet)
NAVD 1988 2001 ADJ

SANTIRINI ESTATES
SECTION 1
VOL. 320, PG. 51 H.C.M.R.

RHODES DRIVE (R.O.W. VARIES)



FAIRMONT PARKWAY (300' R.O.W.)

SHANKS ENGINEERING & SURVEYING, INC.
FIRM 10193000

1446 PIRATES COVE 281-488-1486
HOUSTON, TX 77058 FAX 281-231-2500

LEGAL DESCRIPTION:

A tract of land containing 0.6037 acres (26,297 square feet) more or less being out of Lot 74 Iowa Gardens as per map or plat recorded in Volume 3, Page 4 of the Map Records of Harris County, Texas, also being out of the Fabricus Reynolds Survey Abstract Number 643, Pasadena, Harris County, Texas, and being that same property conveyed in Special Warranty Deed to SPG Family Group, LLC, dated November 20, 2015, recorded in Clerk's File No. 20150533125, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of the herein described tract, and being the Southeast corner of a called 7,096 square feet tract of land recorded in Harris County Clerk's File No. G302897, same being in the North line of Fairmont Parkway based on a 300 foot right-of-way, and being North 86 deg. 58 min. 37 sec. East a distance of 225.71 feet along said North line of Fairmont Parkway from the intersection of the North line Fairmont Parkway and the East line of Rhodes Drive based on a variable width right-of-way;

Thence North 03 deg. 04 min. 40 sec. West, along the East line of said 7,096 square foot tract, for a distance of 417.72 feet to the Northwest corner of the herein described tract, and being in the South line of Block 1 of Santorini Estates Section 1, as per map or plat recorded in Volume 320, Page 51 of the Map Records of Harris County, Texas;

Thence North 86 deg. 58 min. 37 sec. East along the South line of said Santorini Estates Section 1, for a distance of 63.00 feet to the Northeast corner of the herein described tract, same being the Northwest corner of Lot 1, Block 1, The Allen Center at Fairmont Parkway, as per map or plat recorded in File Code Number 430006 of the Map Records of Harris County, Texas;

Thence South 03 deg. 04 min. 40 sec. East, along the West line of said The Allen Center at Fairmont Parkway, a distance of 417.42 feet to the Southeast corner of the herein described tract, and being in the North line of Fairmont Parkway;

Thence South 86 deg. 58 min. 37 sec. West along the North line of said Fairmont Parkway, a distance of 63.00 feet to the PLACE OF BEGINNING.

SURVEY

OF A TRACT OF LAND CONTAINING 0.6037 ACRES (26,297 SQ. FT) OUT OF LOT 74, IOWA GARDENS, AS PER MAP OR PLAT RECORDED IN VOLUME 3, PAGE 4, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. ALSO BEING OUT OF THE FABRICUS REYNOLDS SURVEY ABSTRACT NUMBER 643, PASADENA, HARRIS COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED IN SPECIAL WARRANTY DEED TO SPG FAMILY GROUP, LLC, DATED NOVEMBER 20, 2015, RECORDED IN CLERK'S FILE NO. 20150533125, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

Scale: 1"=30'

Date: 10/29/21

Revised:

Survey By: B.S.

Drawn By: T.S.

For: Stewart Title

GF#2160919-VLHF

Purchaser:

Integra Contracting LLC

Job No. 57010

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

Billy L. Shanks

BILLY L. SHANKS R.P.L.S. #1821



REV	DATE	DESCRIPTION

This original work is protected under Copyright Laws, Title 17 United States Code 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

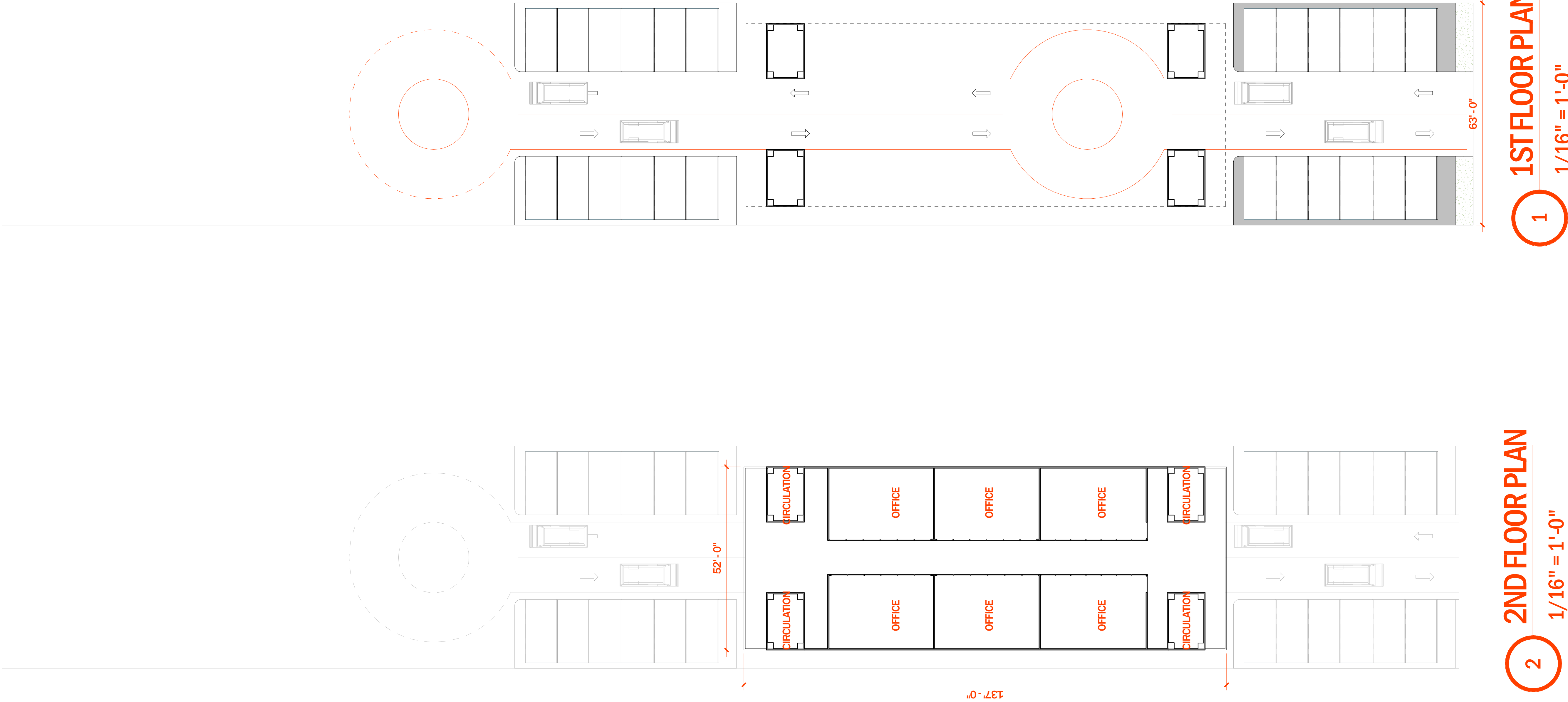
DEVELOPMENT SUGGESTIONS



DEVELOPMENT SUGGESTIONS



SUGGESTED USE PARKING UNDERNEATH
(USE NOT WARRANTED - SUBJECT TO VERIFICATION)



OFFICES BUILDING
2 STORY COMMERCIAL BUILDING



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
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Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jacob Jones	799684	jacobjones@smithrainescompany.com	(214)552-2974
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586
Carolyn Fincher

Information available at www.trec.texas.gov

IABS 1-0 Date

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