

**KIRBY DR
@ HOLMES RD**

FOR SALE

2.4 ACRES | COMMERCIAL LAND

eXp COMMERCIAL

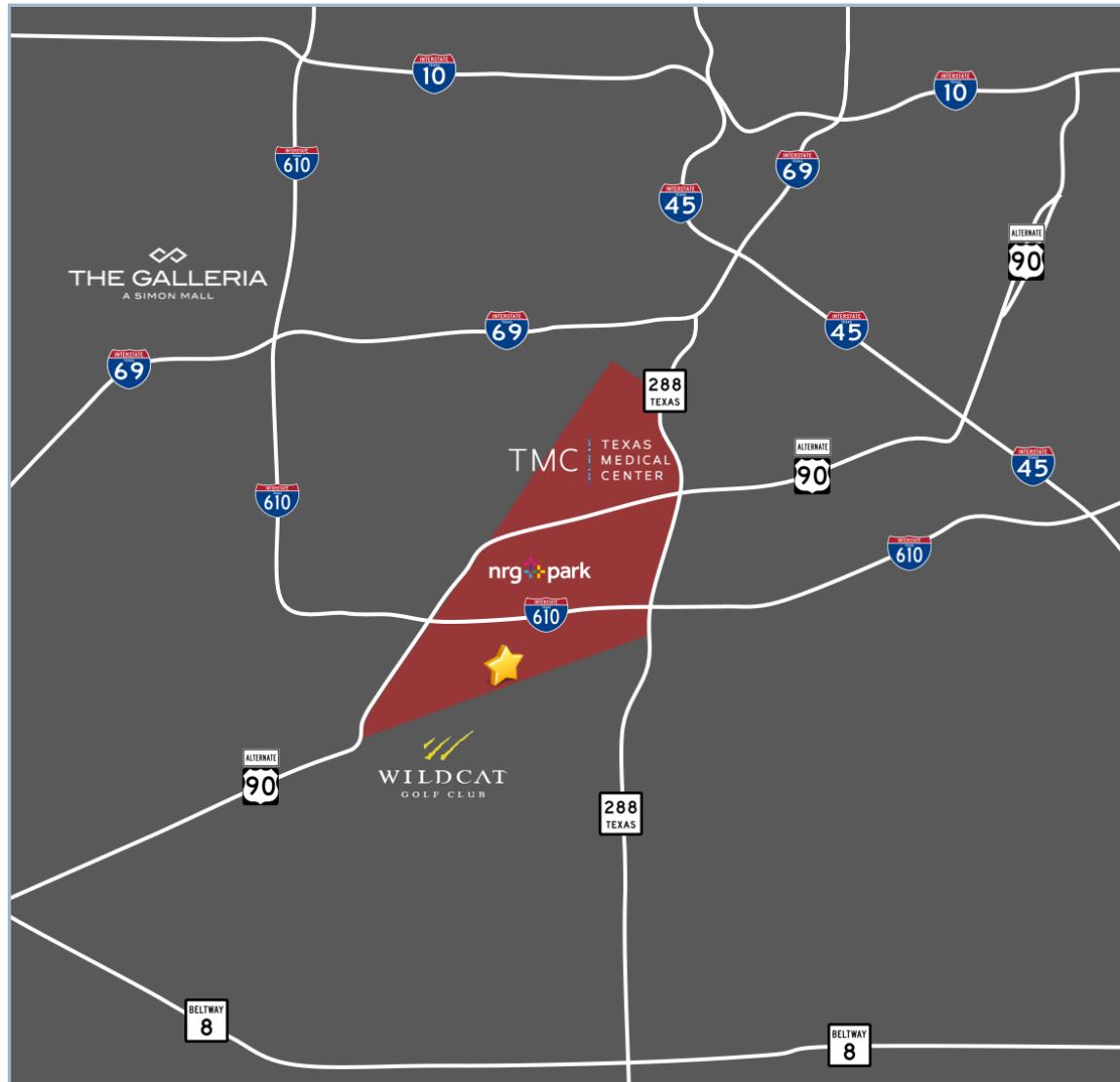


BILL DE LA CHAPELLE, SIOR
469.446.8198 (M)
billdlc@four10cre.com

eXp COMMERCIAL, LLC
1400 Preston Rd. Suite 400
Plano, TX 75093

KIRBY DR @ HOLMES RD

SITE SPECS



NEC Kirby Drive @ Holmes Road
Houston, TX 77054

Located in South Point Business Park



±2.40 acres
104,636 SF



Generally level topography



- Commercial Land
- Zoning: None
- Utilities to site
- All municipal services available
- South Main/Medical Center Submarket



• I-610	- 1 mile	• I-45	- 8 miles
• TX-200	- 2 miles	• I-69	- 8 miles
• ALT 90	- 2 miles	• I-10	- 14 miles
• Beltway 8	- 7 miles		

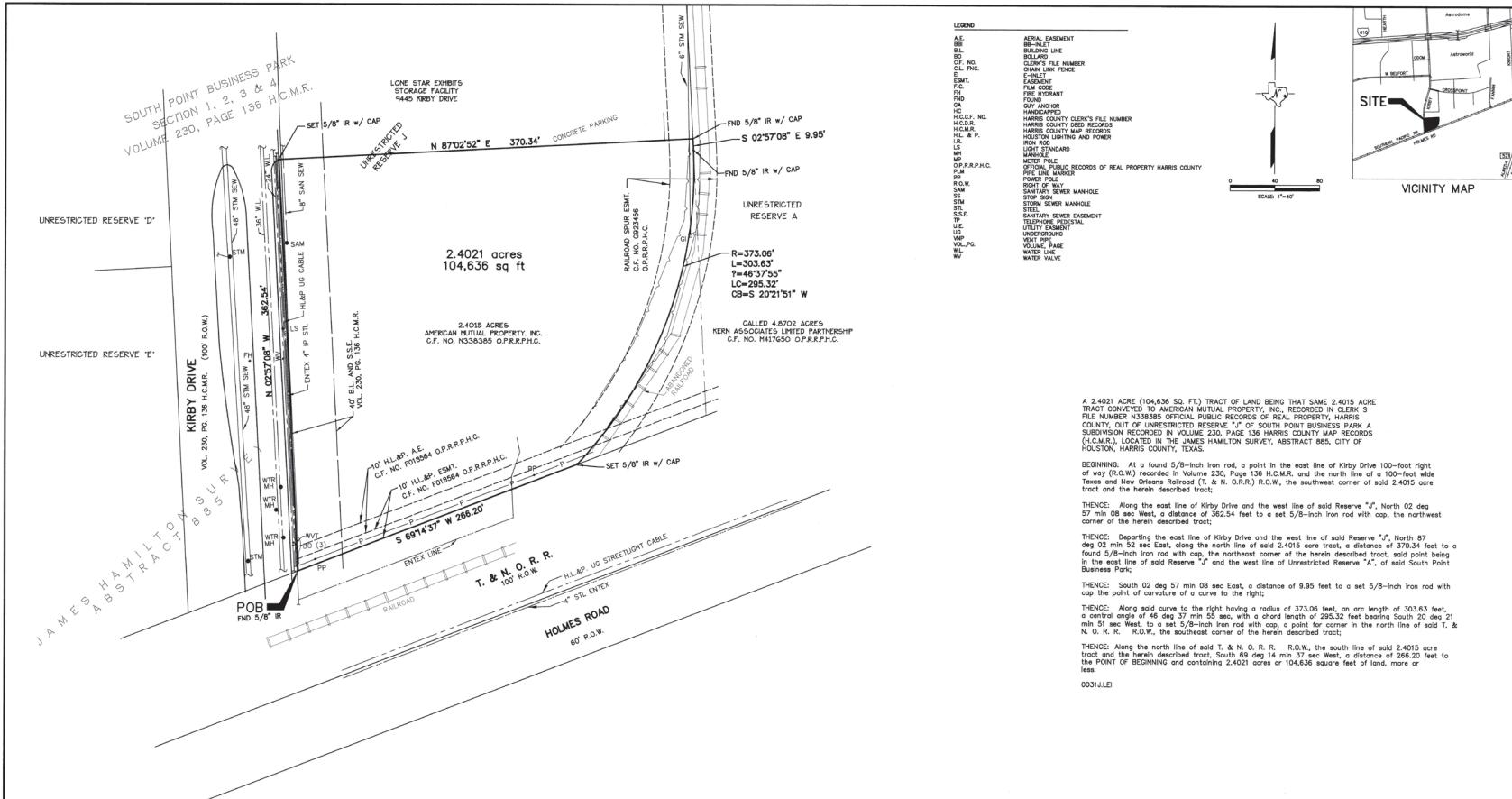


• William P. Hobby Airport	12 miles
• Bush Intercontinental Airport	28 miles



KIRBY DR @ HOLMES RD

SURVEY



NOTE

1. This survey relates on boundary and easement information as per a commitment for title insurance issued by Commonwealth Land Title Insurance Company, G.F. number 0014064, effective April 30, 2000, issued May 17, 2000; no additional research regarding the existence of easements or restrictions of record has been performed by Lin Engineering, Inc.
2. This tract is In Zone "X" (not shaded) and does not fall within the 100-year flood plain as per the National Flood Insurance Program FIRM Community Panel Number 0012001C0870X, latest available published revision dated April 20, 2000.
3. Bearings shown herein are oriented to the bearing base reflected on the plat of South Point Business Park Replat a subdivision of record in Volume 230, Page 136 of the Harris County Map Records.
4. This tract is subject to the restrictive covenants of record in Harris County File #018584 and G142447.
5. This tract is subject to the development requirements of the City of Houston Ordinance 85-1678.

I hereby certify that this survey was made on the ground, that this drawing correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

12/12/00

Robert C.C. Lin
Registered Professional Land Surveyor
Registration No. 2414



17,000 ACRES, SUITE 200
HOUSTON, TEXAS 77031
(281) 530-3168

LAND TITLE SURVEY

A 2.4021 ACRE (104,609 SQ. FT.) TRACT OF LAND
BEING PART OF UNRESTRICTED RESERVE "J" OF
SOUTH POINT BUSINESS PARK A SUBDIVISION
RECORDED IN VOLUME 230, PAGE 138 H.C.M.R.
LOCATED IN THE JAMES HAMILTON SURVEY A-88-111

 eXp
COMMERCIAL

KIRBY DR @ HOLMES RD



FOR ADDITIONAL INFORMATION:

BILL DE LA CHAPELLE, SIOR

AGENT

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Plano, TX 75093

The information provided herein was obtained from sources believed reliable; however, eXp Commercial, its partners, officers, employees, or agents make no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy thereof. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and eXp Commercial, its partners, officers, employees, and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date