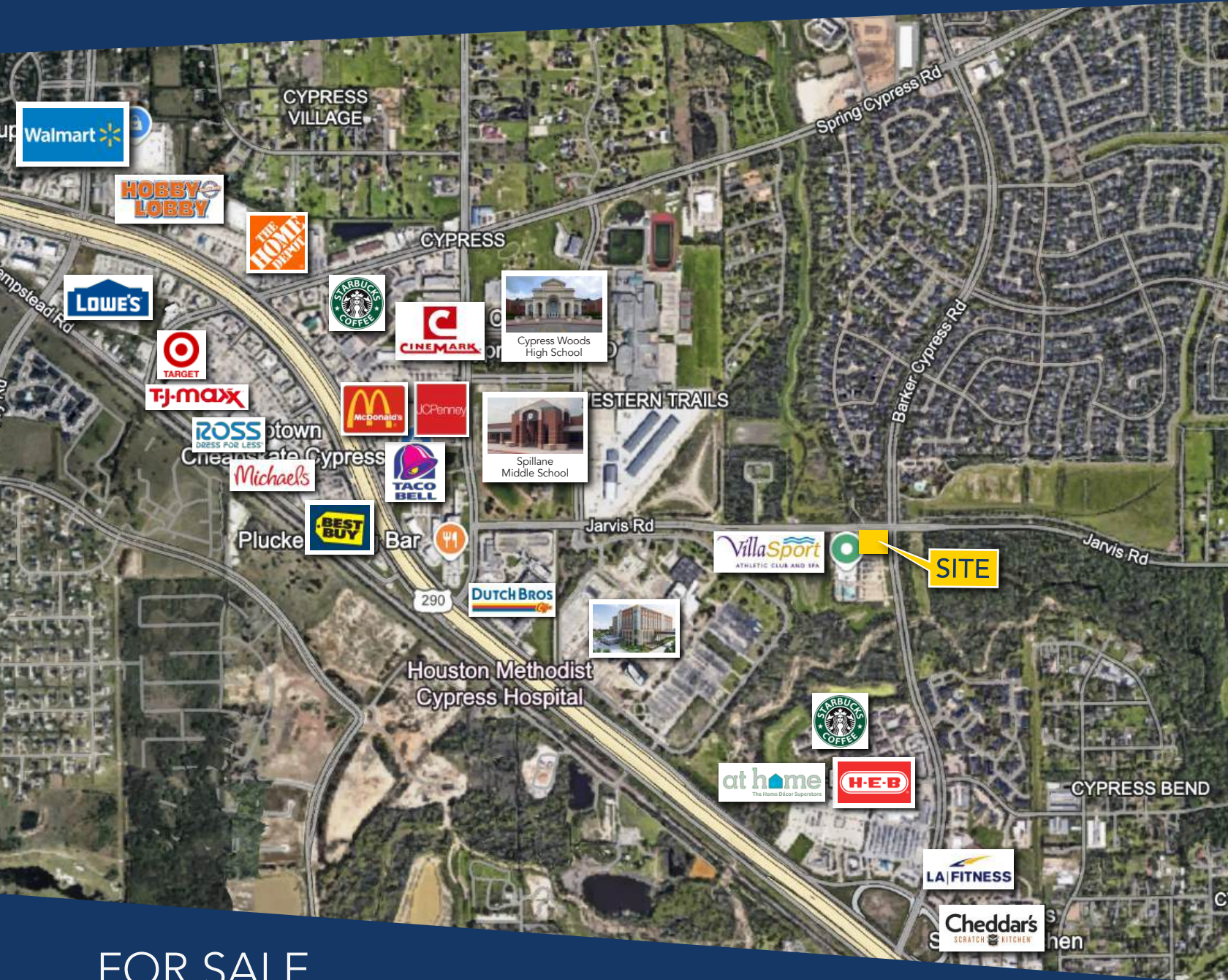




REAL ESTATE BROKERAGE



FOR SALE

1.106 ACRES
48,157 SF LOT

JONATHAN HICKS, CCIM
713 598 0954
jhicks@ryoak.com
ryoak.com



**1.106
ACRES**
**48,157 SF LOT
FOR SALE**

Call for Pricing



LOCATION

15817-15835 Jarvis Rd
Cypress, TX 77429



SIZE

1.106 AC / 48,157 SF LOT



ZONING

C - Commercial



TRAFFIC COUNTS

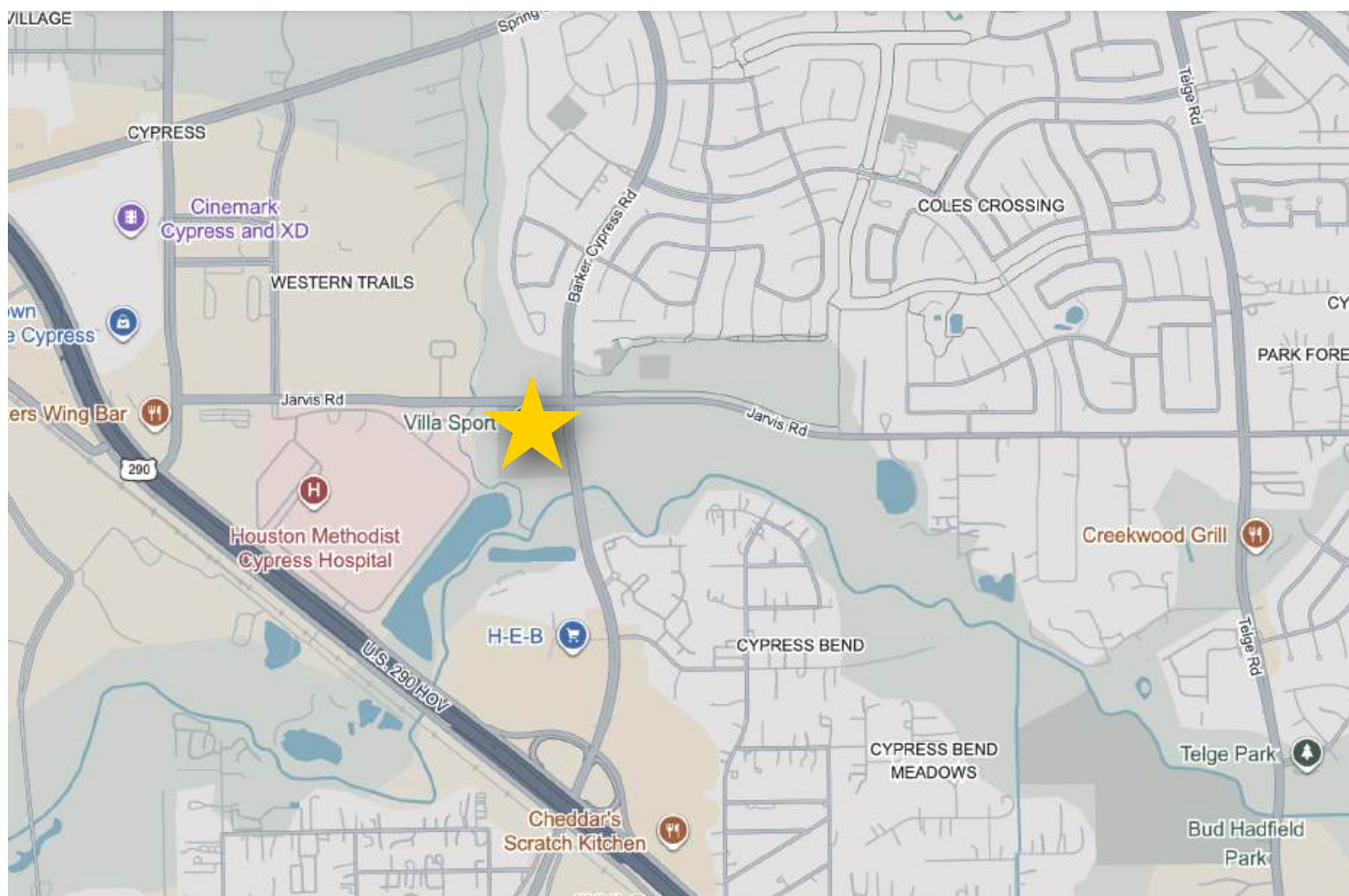
12,872 VPD 18,241 VPD
Jarvis Rd Barker Cypress Rd

Location

Cypress
Texas

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,117	71,882	218,427
DAYTIME POPULATION	4,630	22,172	51,995
AVG HH INCOME	\$134,716	\$136,564	\$134,292



AREA RETAILERS

H-E-B, Starbucks, Villa Sport, At Home, Amegy Bank, Chase Bank, LA Fitness, Cheddar's, Saltgrass, Walmart, Home Depot, Hobby Lobby, Starbucks, McDonald's, Taco Bell, Target, Cinemark, Dutch Brothers, Lowe's, T.J. Maxx, Ross, Best Buy, Michael's, JCPenney, et al

PROPERTY INFO

- Hard corner with traffic light
- Access to Jarvis Rd and Barker Cypress Rd
- Zoning: C - Commercial
- Ideal for multi-tenant development or retail pad
- Excellent morning traffic site



X:\2023\23-0292\Working\Base Maps\23-0292_BOUNDARY_TPO.dwg

Title Exception List, Schedule B Items:

Those restrictive covenants recorded in Film Code No. 667178 of the Map Records of Harris County, Texas (AFFECTS AS SHOWN) and those filed under Clerk File No. 20140497995, Official Public Records, Harris County, Texas (AFFECTS NOT PLOTTABLE)

10a. Not Survey related. (NOT SHOWN HEREON)

10c. thru 10n. Not survey related. (NOT SHOWN HEREON)

10a. Waterline and Force Main Easement, from R.E.D. CYPRESS CREEK, LTD to Northwest Harris County Municipal Utility District No. 10, filed January 19, 2005, under Harris County Clerk's File No. Y203001 and as reflected on the plat recorded in Film Code No. 667178 of the Map Records of Harris County, Texas. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10p. Variance to Harris County Flood Plain Management Regulations, Section 4.05 (f) for 9.5 Acres along Jarvis Road and Barker-Cypress Road affected by the Tropical Storm Allison Recovery Project Release; Request No. 215189, dated August 8, 2005, executed by Harris County Precinct One, filed for record on August 22, 2005, recorded under Harris County Clerk's File No.Y710225. (AFFECTS-NOT PLOTTABLE-NOT SHOWN HEREON)

10q. Detention easement granted to Northwest Harris County Municipal Utility District No. 10 in instrument recorded under Harris County Clerk's File No. 2139689 and as reflected on the plat recorded under Film Code No. 667178 of the Map Records of Harris County, Texas. (NOT LOCATED ON SUBJECT PROPERTY-NOT SHOWN HEREON)

10r. Sanitary sewer easement granted to Northwest Harris County Municipal Utility District No. 10 in instrument recorded March 2, 2007 under Harris County Clerk's File No. 20070149809 and as reflected on the plat recorded under Film Code No. 667178 of the Map Records of Harris County,Texas. (NOT LOCATED ON SUBJECT PROPERTY-NOT SHOWN HEREON)

10s. Sanitary sewer easement granted to Northwest Harris County Municipal Utility District No. 10 in instrument recorded March 29, 2007 under Harris County Clerk's File No. 20070186172 and as

reflected on the plat recorded in Film Code No. 667178 of the Map Records of Harris County, Texas. (NOT LOCATED ON SUBJECT PROPERTY-NOT SHOWN HEREON)

10l. Agreement for Waiver of Special Appraisal for the Benefit of Northwest Harris County Municipal Utility District No. 10 recorded January 12, 2011 under Harris County Clerk's File No. 20110018957. (AFFECTS-NOT PLOTTABLE-NOT SHOWN HEREON)

10u. Terms and provisions of Lease Agreement from R.E.D. Cypress Creek, Ltd., Lessor to Villasport CY LLC, Lessee, dated October 23, 2014, as evidenced by Lease Memorandum, filed January 12, 2016, recorded in Clerk File No. 2016-13971, Official Public Records, Harris County, Texas (DOES NOT AFFECT SUBJECT PROPERTY -DOES NOT LIE ON SUBJECT PROPERTY - NOT SHOWN HEREON)

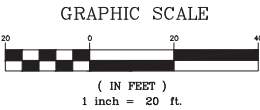
10x. Subject property lies within the boundaries of Northwest Harris County Municipal Utility District No. 10 (AFFECTS-BLANKET IN NATURE-NOT SHOWN HEREON)

10y. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Film Code No. 667178, Map or Plat Records, Harris County, Texas:

25 feet wide building set back line along the north property line of Block 1;(SHOWN HEREON)
25 feet wide building set back line along the east property line of Block 1;(SHOWN HEREON)
unobstructed aerial easements dedicated to the public for public utility purposes;
drainage easement(s) dedicated to the public located 15 feet either side of the center line of any and all natural drainage courses. (AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE - NOT SHOWN HEREON).

10aa. Location of and rights of the owners of the under ground fiber line in the north portion of the property, as shown.(SHOWN ON SURVEY)

Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	101.05'	2,090.00	2°46'13"	S03°28'45"E	101.04'



NOTES:

1. 1. The surveyor has not abstracted the site. This survey relies on the title search from First National Title Insurance Company, SF No. 23-744037-MO, effective date: 08-27-2023, issue date: 07-05-2023. No additional research regarding the existence of easements or restrictions of record has been performed by Landpoint, LLC.

2. This tract is situated in Zone "X" (shaded), and Zone "AE", and lies within the 1% and 0.2% annual chance flood hazard zones per FEMA Firm Panel No. 4820/C0410M effective date October 16, 2013. This tract is subject to a Letter of Map Revision (LOMR) No. 15-06-3864P effective date November 18, 2016 Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

3. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone Number 4204, NAD83 per recorded plat.

METES & BOUNDS DESCRIPTION

Being 1.106 acres of land situated in the Joseph Stowe Survey, A-739, Harris County, Texas, and being out of Unrestricted Reserve "A" Block 1, Jarvis Levy Center, according to the map or plat thereof recorded under Film Code No. 667178 of the Map Records of Harris County, Texas (M.R.H.C.T.), and called 1.1127 acres (Tract 2) as described under Clerk's File No. RP-2020-176295 of the Official Public Records of Real Property of Harris County, Texas; said 1.106 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Windrose" found in the south right-of-way line of Jarvis Road (100-foot wide) found for a cut-back corner with the west line of Barker-Cypress Road (right-of-way width varies), same being the most northerly northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 47°04'40" East, 35.37 feet along a cut-back line for the southwest intersection of said Jarvis Road and Barker-Cypress Road, same being the northeast line of the herein described tract to a 5/8-inch iron rod with cap stamped "Windrose" found for the most easterly northeast corner of the herein described tract;

THENCE South 02°05'39" East, 86.17 feet along the west right-of-way line of said Barker-Cypress Road common to the east line of said Unrestricted Reserve "A", same being the east line of the herein described tract, beginning a curve to the left;

THENCE continuing in a southeast direction along said common line and east line of the herein described tract along said curve to the left having an arc length of 101.05 feet, a radius of 2,090.00 feet, a delta angle of 02°46'13", and a chord bearing of South 03°28'45" East, a distance of 101.04 feet to a 5/8-inch iron rod with cap stamped "Windrose" for the southeast corner of the herein described tract;

THENCE South 87°56'18" West, 230.55 feet departing said common line over and across said Unrestricted Reserve "A" along the south line of the herein described tract to a 5/8-inch iron rod stamped "Windrose" found for the southwest corner of the herein described tract;

THENCE North 02°03'42" West, 212.18 feet continuing over and across said Unrestricted Reserve "A" along the west line of the herein described tract to a 5/8-inch iron rod with cap stamped "Windrose" found in the south right-of-way line of said Jarvis Road for the northwest corner of the herein described tract;

THENCE North 87°56'18" East, 202.99 feet along the south right-of-way line of said Jarvis road common to the north line of said Unrestricted Reserve "A" and the herein described tract to the **POINT OF BEGINNING** and containing 1.106 acres (48,157 square feet) of land in Harris County, Texas.

To:MH-Cypress, TX-1-UT, LLC, Mammoth Holdings, LLC and First National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(s), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, and 17 of Table A thereof.

The fieldwork was completed on June 16, 2023.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: June 29, 2023



SYMBOLS LEGEND

- BOLLARD
- CLEANOUT
- CREPE MYRTLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PULLBOX
- ELECTRIC RISER
- FIBER OPTIC CABLE MARKER
- FIBER OPTIC PULLBOX
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- GRATE INLET
- GREASE TRAP
- TYPE BB INLET
- TYPE C INLET
- TYPE C-2 INLET
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MANHOLE
- SAMPLE WELL
- SIGN
- TELEPHONE MANHOLE
- TELEPHONE PULLBOX
- TELEVISION PEDESTAL
- TREE
- WATER METER
- WATER RISER
- WATER VALVE

ABBREVIATIONS

- M.R. MAP RECORDS
- H.C.T. HARRIS COUNTY, TEXAS
- F.C. FILM CODE
- F.N. FILE NUMBER
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- FND. FOUND
- I.R. IRON ROD
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

REFERENCE BENCHMARK

HARRIS COUNTY FLOOD CONTROL RM T10148
ELEV. 144.00' (NAVD88 2001 ADJ.)

BRASS DISK STAMPED "WEISSER BM-29"
From the intersection of U.S.-290 (Northwest Freeway) with Barker Cypress Road, travel northeast a distance of 0.7 miles on Barker Cypress Road to a HCFCD disk located in the downstream sidewalk of the bridge and stream centerline

SITE BENCHMARK

TBM 1 CUT SQUARE IN CONCRETE ELEV.= 140.25'

CUT SQUARE IN CONCRETE ON BACK OF CURB NEAR THE SOUTH EAST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

TBM 2 5/8 INCH IRON ROD ELEV.= 140.23'

IRON ROD SET IN THE MEDIAN OF BARKER CYPRESS ROAD APPROXIMATELY 50 NORTH OF THE SOUTHEAST SUBJECT CORNER AND 80' EAST, AS SHOWN HEREON.

REV.	NO.	DESCRIPTION	DATE	APP.
2		CLIENT COMMENTS	07-11-23	HLM
1		CLIENT COMMENTS	07-07-23	HLM

ALTA/ LAND TITLE SURVEY
1.106 ACRES
JOSEPH STOWE SURVEY, 739
HARRIS COUNTY, TX

LANDPOINT

525 SAWDUST ROAD - SUITE 200
THE WOODLANDS, TEXAS 77380
(281) 465-8730
T.B.P.E.L.S. FIRM NO. 10194172

DRAWN BY: M.COXX	SCALE: 1"=20'	KEY MAP: --
CHECKED BY: HM	DATE: 06-28-23	PROJECT NO. 23-0292
APPROVED BY:	FIELD BOOK: --	SHEET 1 OF 1

CONTACT

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jhicks@ryoak.com

ryoak.com



ryoak.com

RYOAK
CAPITAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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