

# GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



4909 W 34TH ST. | HOUSTON, TX 77092

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900

# DEVELOPMENT OPPORTUNITY | VACANT LAND



**1.93 ACRES AVAILABLE**

**EXCELLENT LOCATION FOR:** RETAIL | INDUSTRIAL | OFFICE/WAREHOUSE

CITY OF HOUSTON UTILITIES AVAILABLE | EASY ACCESS TO US 290 AND MANGUM RD  
IN CLOSE PROXIMITY TO MANY RETAILERS/RESTAURANTS AND RESIDENTIAL PROPERTIES

**MARKET: NORTHWEST CORRIDOR | LOT SIZE: 1.93 ACRES**

**LEASE RATE: CALL FOR DETAILS**

**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

713-778-0900

**4909 W 34TH ST**

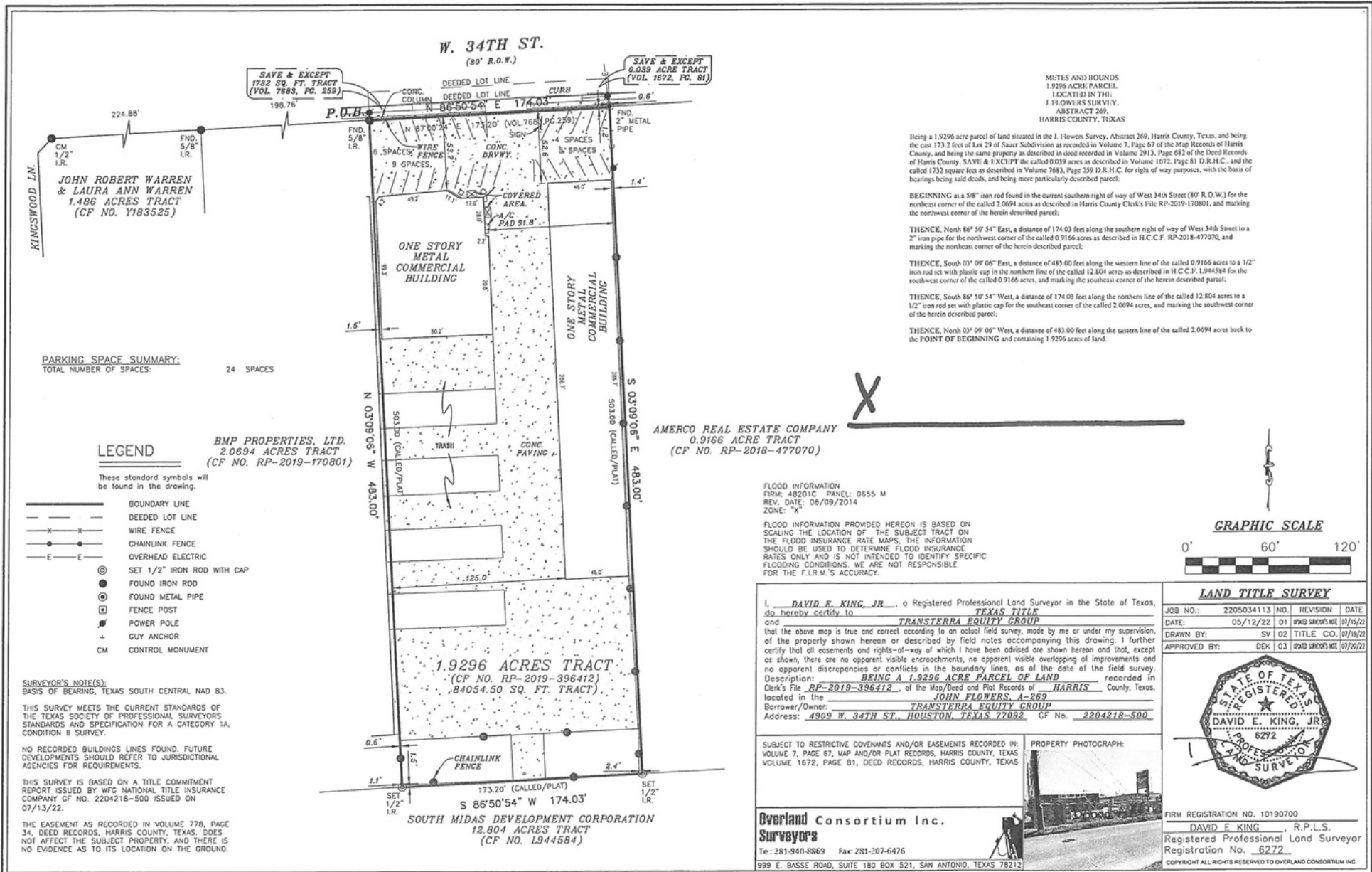
HOUSTON TX 77092

5959 RICHMOND AVE., SUITE 440

HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM

# SURVEY



MITTS AND HOUNDS  
1.9296 ACRE PARCEL  
LOCATED IN THE  
J. FLOWERS SURVEY,  
ABSTRACT 269,  
HARRIS COUNTY, TEXAS

Being a 1.9296 acre parcel of land situated in the J. Flowers Survey, Abstract 269, Harris County, Texas, and being the east 173.2 feet of Lot 29 of Saucer Subdivision as recorded in Volume 7, Page 67 of the Map Records of Harris County, and being the same property as described in deed recorded in Volume 3913, Page 682 of the Deed Records of Harris County, SAVE & EXCEPT the called 0.039 acres as described in Volume 1672, Page 81 D.R.H.C. and the called 1733 square feet as described in Volume 7683, Page 259 D.R.H.C. for rights of way purposes, with the basis of bearings being said deeds, and being more particularly described parcel:

BEGINNING as a 5/8" iron rod found in the current southern right of way of West 34th Street (80' R.O.W.) for the northeast corner of the called 2.0694 acres as described in Harris County Clerk's File RP-2019-170801, and marking the northwest corner of the herein described parcel;

THENCE, North 86°50'54" East, a distance of 174.03 feet along the southern right of way of West 34th Street to a 2" iron pipe for the northwest corner of the called 0.9166 acres as described in H.C.C.F. RP-2018-477070, and marking the northeast corner of the herein described parcel;

THENCE, South 03°09'06" East, a distance of 483.00 feet along the western line of the called 0.9166 acres to a 1/2" iron rod set with plastic cap in the northern line of the called 12.804 acres as described in H.C.C.F. 1944584 for the southwest corner of the called 0.9166 acres, and marking the southeast corner of the herein described parcel;

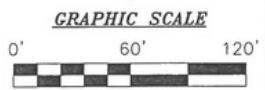
THENCE, South 86°50'54" West, a distance of 174.03 feet along the northern line of the called 12.804 acres to a 1/2" iron rod set with plastic cap for the southeast corner of the called 2.0694 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 03°09'06" West, a distance of 483.00 feet along the eastern line of the called 2.0694 acres back to the POINT OF BEGINNING and containing 1.9296 acres of land.

AMERCO REAL ESTATE COMPANY  
0.9166 ACRE TRACT  
(CF NO. RP-2018-477070)

FLOOD INFORMATION  
FIRM: 48201C PANEL: 0655 M  
REV. DATE: 06/09/2014  
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



I, DAVID F. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS TITLE and TRANSTERRA EQUITY GROUP that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.  
Description: BEING A 1.9296 ACRE PARCEL OF LAND recorded in Clerk's File RP-2019-396412, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the JOHN FLOWERS, A-269  
Borrower/Owner: TRANSTERRA EQUITY GROUP  
Address: 4909 W. 34TH ST., HOUSTON, TEXAS 77092 GF No. 2204218-500

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 7, PAGE 67, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS VOLUME 1672, PAGE 81, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.  
Surveyors  
Te: 281-940-8869 Fax: 281-207-6476  
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

LAND TITLE SURVEY			
JOB NO.:	2205034113	NO.:	REVISION DATE
DATE:	05/12/22	01	ISSUED SURVEYOR'S NOTE 01/15/22
DRAWN BY:	SV	02	TITLE CO. 01/19/22
APPROVED BY:	DEK	03	ISSUED SURVEYOR'S NOTE 01/26/22



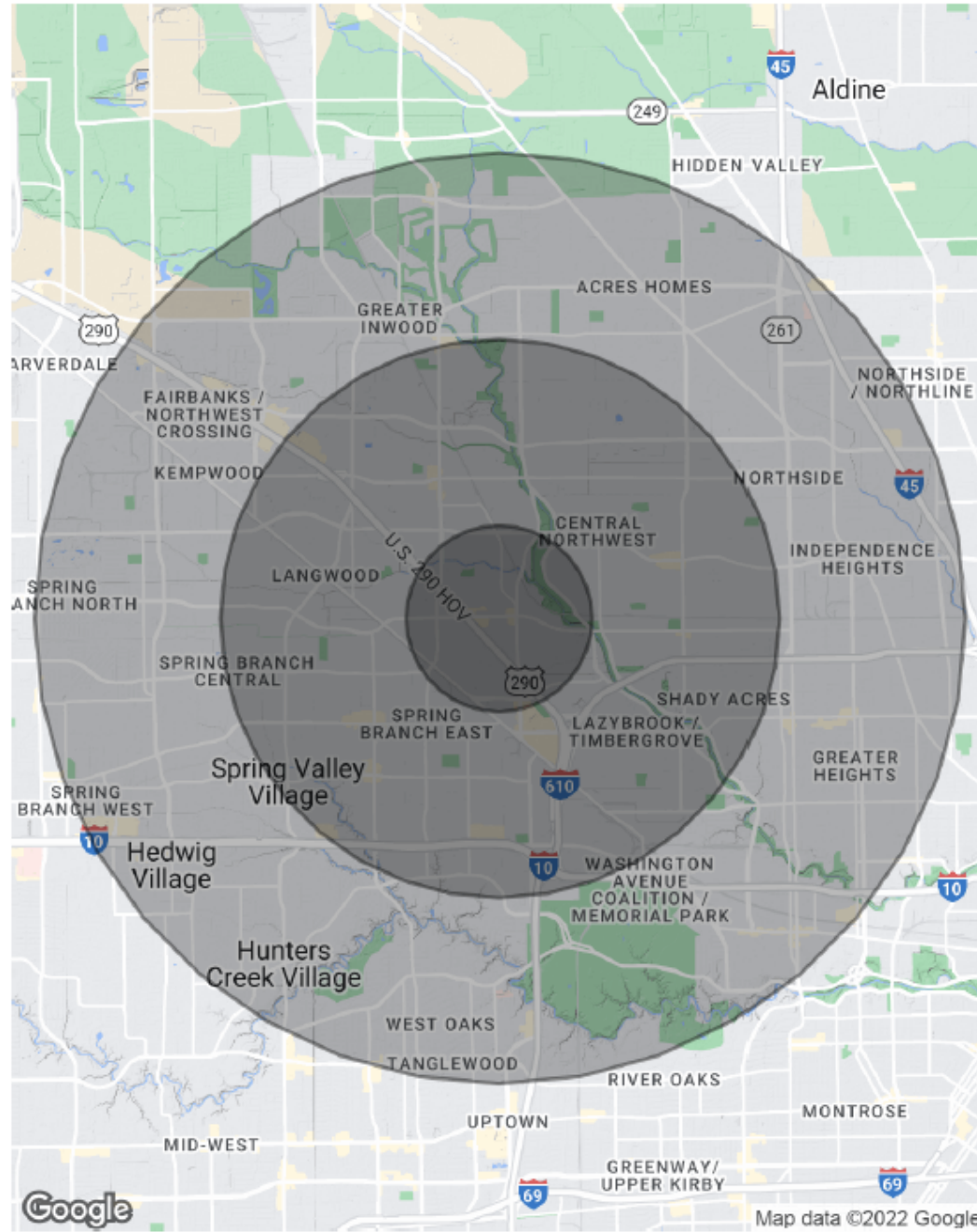
FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,332	141,945	373,080
Average Age	36.0	36.8	37.4
Average Age (Male)	35.4	36.1	36.6
Average Age (Female)	36.6	37.6	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,575	53,562	143,094
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$62,043	\$94,225	\$102,162
Average House Value	\$280,144	\$348,811	\$336,553

*\* Demographic data derived from 2020 ACS - US Census*



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

**DAVID GREENBERG**  
 DAVID@GREENBERGCOMPANY.COM  
 713-778-0900

**4909 W 34TH ST**  
**HOUSTON TX 77092**

5959 RICHMOND AVE., SUITE 440  
 HOUSTON TX 77057  
 WWW.GREENBERGCOMPANY.COM



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate			

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

Buyer/Tenant/Seller/Landlord Initials	Date