

LAND FOR SALE

1.43 ACRES OF LAND

4313 DAYCO ST • HOUSTON, TX 77092



The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermer

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David M. Boyd, CCIM, SIOR

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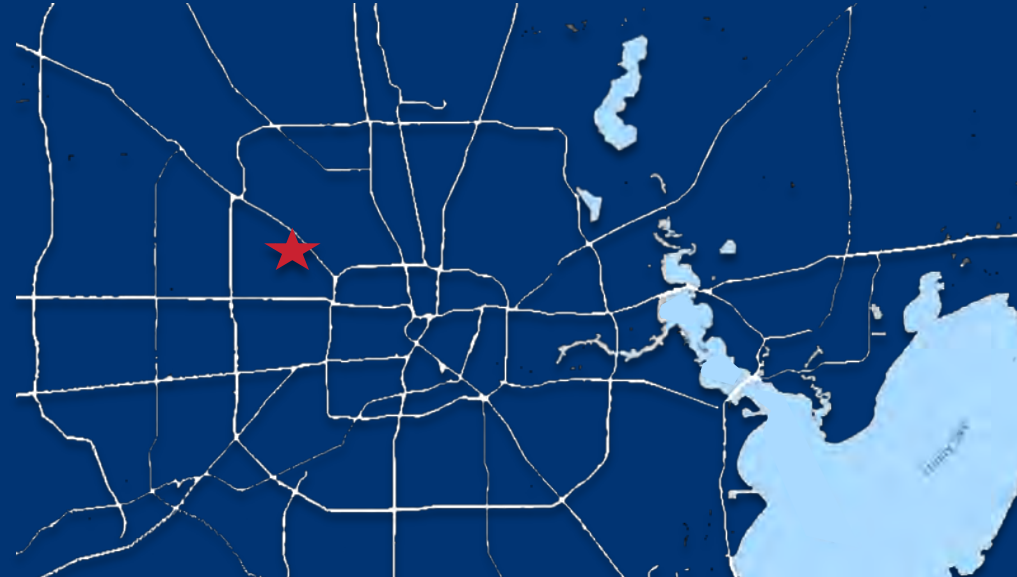


4313 DAYCO ST

HOUSTON, TX 77092

PROPERTY HIGHLIGHTS

Size	+/-1.43 Acres
HCAD Parcel ID	0780130000008
Possible Uses	Office, Warehouse, Townhouse, Multifamily, Outside Storage
Frontage	240' Dayco St 284.7' Barney Rd
Utilities	City of Houston
Detention	On-Site
Flood Plain	500-Year
Proximity	Hwy 290 & 43rd St



PRICING: CONTACT BROKER

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CORPORATE NEIGHBORS



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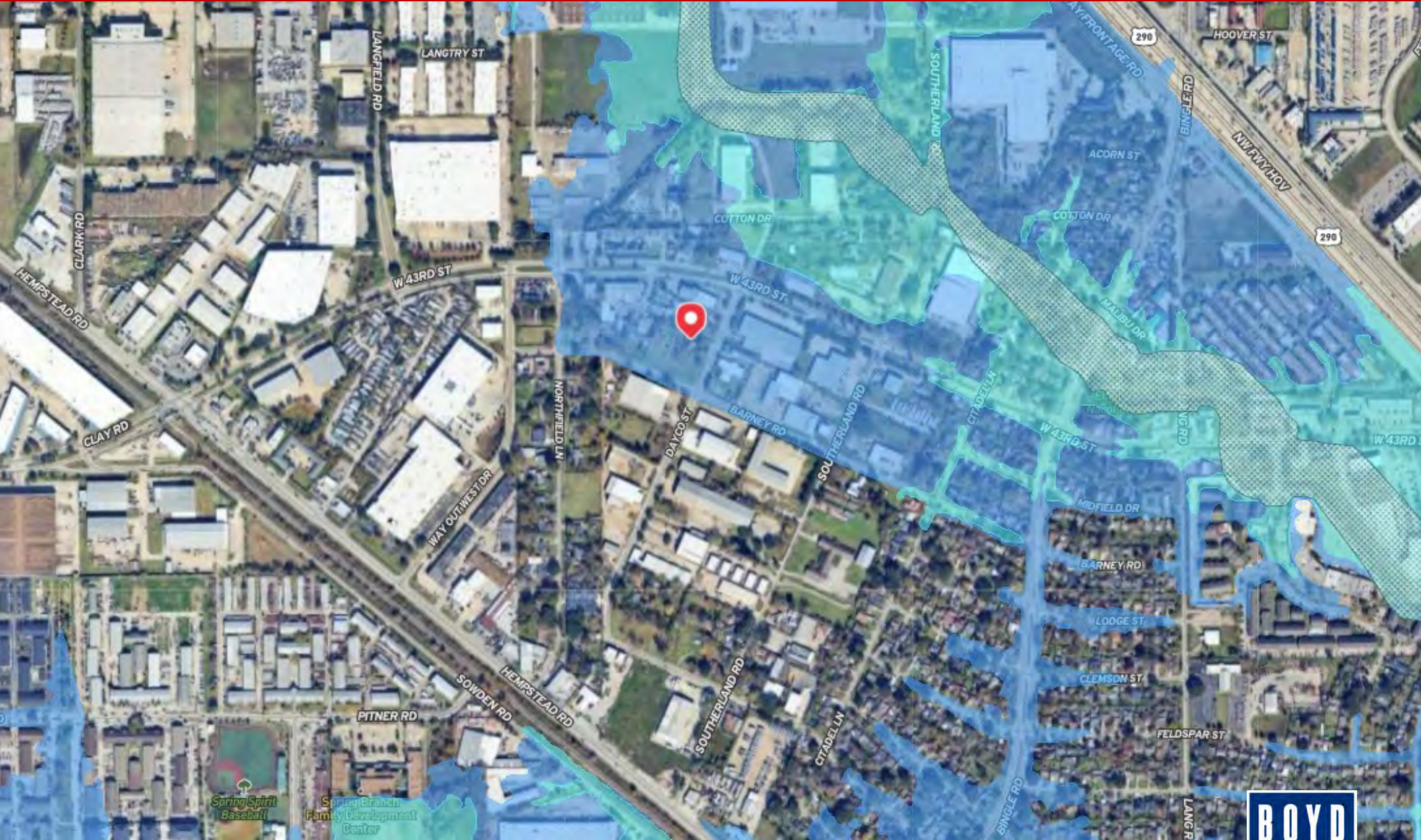
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500-YEAR FLOOR PLAN



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PROPERTY SURVEY

Being a 1.453 acre tract of land located in the William C. Wallace Survey, A-848, Harris County, Texas, and said 1.453 acre tract being all of Lots 8, 9, 10 and a portion of Lot 11, of Dalley Contours, a subdivision recorded in Volume 35, Page 51, of the Map Records of Harris County (M.R.N.C.), Texas, and being that same tract of land conveyed to Robert Lloyd Smith in Clerk's File Number 89-2023-217832 of the Official Public Records of Red Property, Harris County (O.P.R.R.P.H.C.), Texas, and being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone):

BEING the 1/2-inch iron rod with cap stamped "GSC" set for the south corner of said Lot 8 of the north intersection corner of the northeast right-of-way line of Barney Ave. (60 feet wide) and the northeast right-of-way line of Dayco Ave. (60 feet wide);

THENCE North 67 degrees 23 minutes 29 seconds East, a distance of 263.80 feet, with the southeast line of said Lots 8, 9, 10 & 11, and the northeast right-of-way line of said Barney Ave., to a 1/2-inch iron rod with cap stamped "GSC" set for the west corner of the herein described tract and the south corner of said 0.439-acre tract described in Clerk's File Number T94441 of the O.P.R.R.P.H.C.;

THENCE North 23 degrees 36 minutes 31 seconds East, a distance of 240.00 feet, with the southeast line of the herein described tract, and the southeast line of said 0.439-acre tract, to a metal post found on the northwest line of a called 0.439-acre tract (A.K.A. Tract 7A), described in a deed to Invention Spillier Corp., in Clerk's File Number T93779 of the O.P.R.R.P.H.C., for the north corner of the herein described tract, the east corner of said 0.439-acre tract, and being on the northeast line of said Lot 11 and the southwest line of Lot 7, of said subdivision;

THENCE South 67 degrees 23 minutes 29 seconds East, a distance of 263.80 feet, with the northeast line of said Lots 11, 10, 9 & 8, and the southwest line of said Lot 7, passing 5/8-inch iron rod found on 79.00 feet to the south corner of said 0.439-acre tract, to the common east corner of said Lot 8 and Lot 7 on the northwest right-of-way line of old-time Dayco Ave., from which a 5/8-inch iron rod found bears 37070348.14;

THENCE South 25 degrees 25 minutes 31 seconds West, a distance of 240.00 feet, with the southeast line of said Lot 8 and the northwest right-of-way line of said Dayco Ave., to the POINT OF BEGINNING and conforming 1.453 acres of land

LEGEND

These standard symbols will be found in the drawing:

- BOUNDARY LINE
- BASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVER-HEAD ELECTRIC
- FLATTED LOT LINE
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- ⊙ FOUND IRON ROD
- ⊙ FOUND PIPE
- ⊙ FENCE POST
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ MANHOLE
- ⊙ CONTROL MONUMENT



I, **LUTHER J. DALY**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **RIVERWAY TITLE COMPANY** and **GURST TRUST COMPANY FRO CHERYANA DAS IRA #4497911** that the above is a true and correct description of 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 swappings or improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: **BRING A 1.45 ACRE PARCEL OF LAND** recorded in Clerk's File **89-2023-217832** of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **WILLIAM C. WALLACE SURVEY, A-848** Borrower/Owner: Address: **4313 DAYCO ST., HOUSTON, TEXAS 77092** OF No. **291712-AW**

LAND TITLE SURVEY			
JOB NO.	2306H0792	NO. REVISION	DATE
DATE:	06/10/23		
DRAWN BY:	CP/AF		
APPROVED BY:	LJD		



FRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

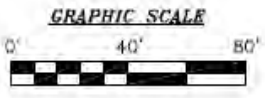
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 35, PAGE 51, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

(PROPERTY PHOTOGRAPH)



Overland Consortium Inc.
Surveyors
Tel: 281-940-5804 Fax: 281-307-0476

BARNEY AVE.
(60' R.O.W. - PER PLAT)
(A.K.A. BARNEY RD.)



FLOOD INFORMATION
FRM: 48201C, PANEL 0805 M
REV. DATE: 06/08/2014
ZONE: "SHADUX" X
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SOLIDLY 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 FIRM'S ACCURACY.

SURVEYOR'S NOTES:
BASE OF BEARING TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF ON 08/08/23.



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas Law requires all real estate licensees to give the following information about brokerage service to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services

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.

Property: 4313 Dayco Street, Houston, Texas 77092

Boyd Commercial, LLC Licensed Broker/Broker Firm Name or	511967 License No.	mboyd@boydcommercial.net Email	713-877-8400 Phone
David M. Boyd, CCIM, SIOR Designated Broker of Firm	419382 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
Licensed Supervisor of Sales Agent/ Associate Henry Landwermeyer Sales Agent/ Associate's Name	License No. 789856 License No.	Email hlandwermeyer@boydcommercial.net Email	Phone 713-877-8400 Phone

Buyer/Tenant/Seller/Landlord Initials

Date