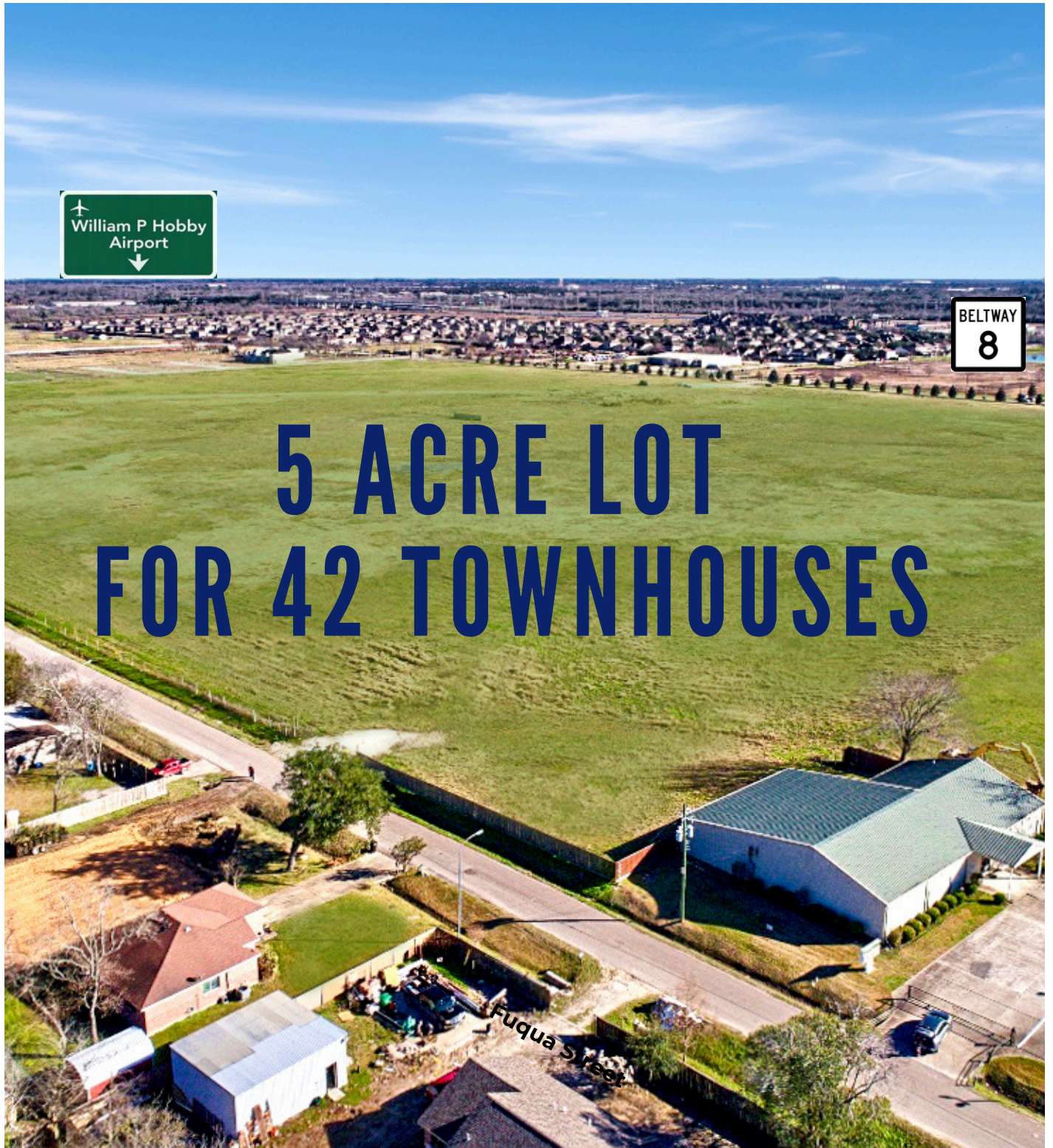


LAND FOR SALE

0 Fuqua St Houston TX 77048



0 FUQUA STREET HOUSTON TX 77048

PRICED AT \$1,350,000.00

42 townhouse plat has been approved by the City

Presenting an exceptional opportunity for investors, this prime property offers a favorable location inside Beltway 8 near the Hobby Airport area. Ready to build 42 townhomes, this property is primed for realizing various residential visions, making it an ideal investment opportunity.



CONTACT US

NIKKI NGUYEN

COMMERCIAL ASSOCIATE

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COLDWELL BANKER REALTY

OFFERING MEMORANDUM >>

EXECUTIVE SUMMARY

Discover an unparalleled opportunity to invest in a 5-acre development-ready lot located in Houston, Texas. This exceptional property comes with city-approved permits and building plans for 42 town homes, offering immediate potential for growth and profit in one of the nation's most dynamic markets.

Key Investment Highlights:

1. Turnkey Development Opportunity:

- All necessary city permits and detailed building plans are included.
- Streamlined development process, saving time and reducing upfront costs.

2. Prime Location:

- Located in a thriving Houston neighborhood with excellent connectivity to major highways, downtown, the Houston Medical Center, Hobby Airport, and other key destinations.
- Close to an array of amenities, employment hubs, and entertainment venues.

3. Market Strength:

- Positioned in an area experiencing continuous growth and robust rental demand.
- Surrounded by pre-construction residential and commercial developments, adding value to the neighborhood.

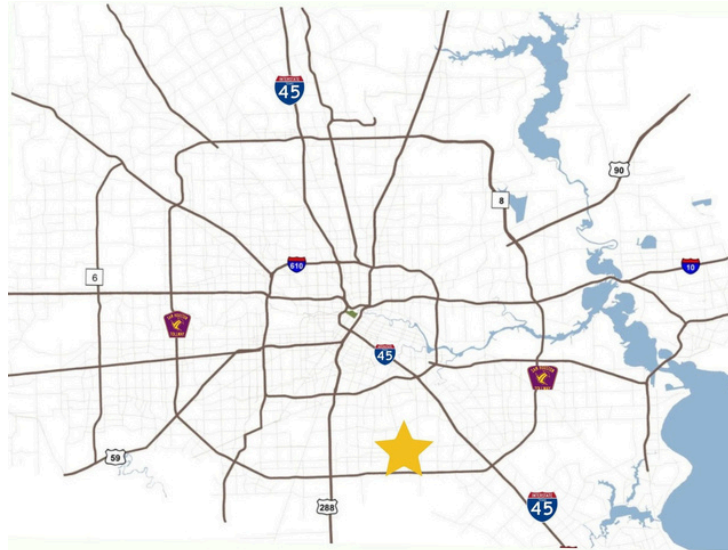
4. Immediate Value Creation:

- Opportunity to start construction without delays, accelerating revenue potential.
- Enhances investment portfolios with high-yield prospects and long-term appreciation potential.

This property is tailored for investors and builders aiming to capitalize on Houston's expanding real estate market. With pre-approved permits and plans, the project offers a fast-track solution to meet the area's housing needs while delivering high ROI potential.

Take the first step toward transforming this prime lot into a lucrative development. Contact us now to schedule a walkthrough and discuss how this project aligns with your investment goals.

PROPERTY INFORMATION >>



PROPERTY

- Size: 5 acres
- Ready for residential development
- Development Scope: 42 townhouses
- Permits & Plans: Included and ready for use
- Zoning: Residential
- High visibility and accessibility
- High-growth area with ongoing development and strong market fundamentals
- Quick access to Beltway 8 and Hwy 288 Between Mykawa and Fuqua Street
- Prime investment opportunity

LOCATION

Positioned just South of Houston, the area offers a dynamic mix of commercial and residential properties, presenting an attractive opportunity for residential development. Close to many new commercial and residential developments

STRATEGIC ADVANTAGES

- Connectivity: Direct access to major roadways ensures seamless transportation to key areas in Houston.
- Growth Potential: Leverage the city's expanding population and job market to maximize returns.
- Economic Viability: Houston's steady economic growth supports sustained demand for housing and rental properties.

NEARBY NEW DEVELOPMENTS >>

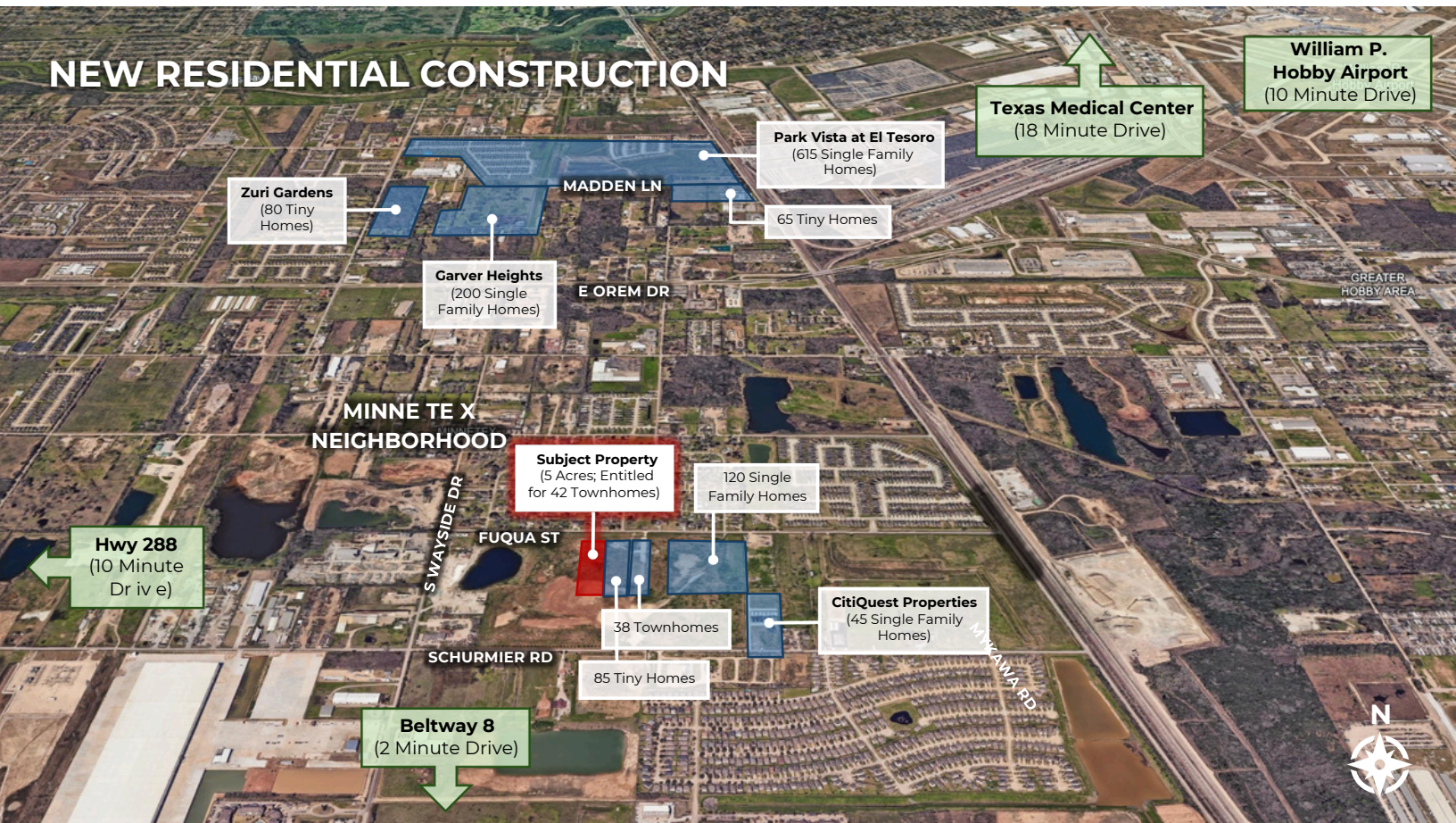
LOCATION

- . Expanding South Beltway 8 through the southern edge of the Minnextex neighborhood has brought new developments to the area.
- . Ideally located between I-45, US 610, Beltway 8 and Hwy 288.
- . Quick commute to Houston Downtown, Houston Museum District, Houston Hobby Airport, Texas Medical Center, the Houston Zoo, and NRG Stadium.

DRIVE TIMES

- Downtown Houston - 20 minutes
- Texas Medical Center - 18 minutes
- Hobby Airport - 10 minutes
- NRG Stadium - 12 minutes
- Beltway 8 - 2 minutes
- Hwy 288 - 10 minutes

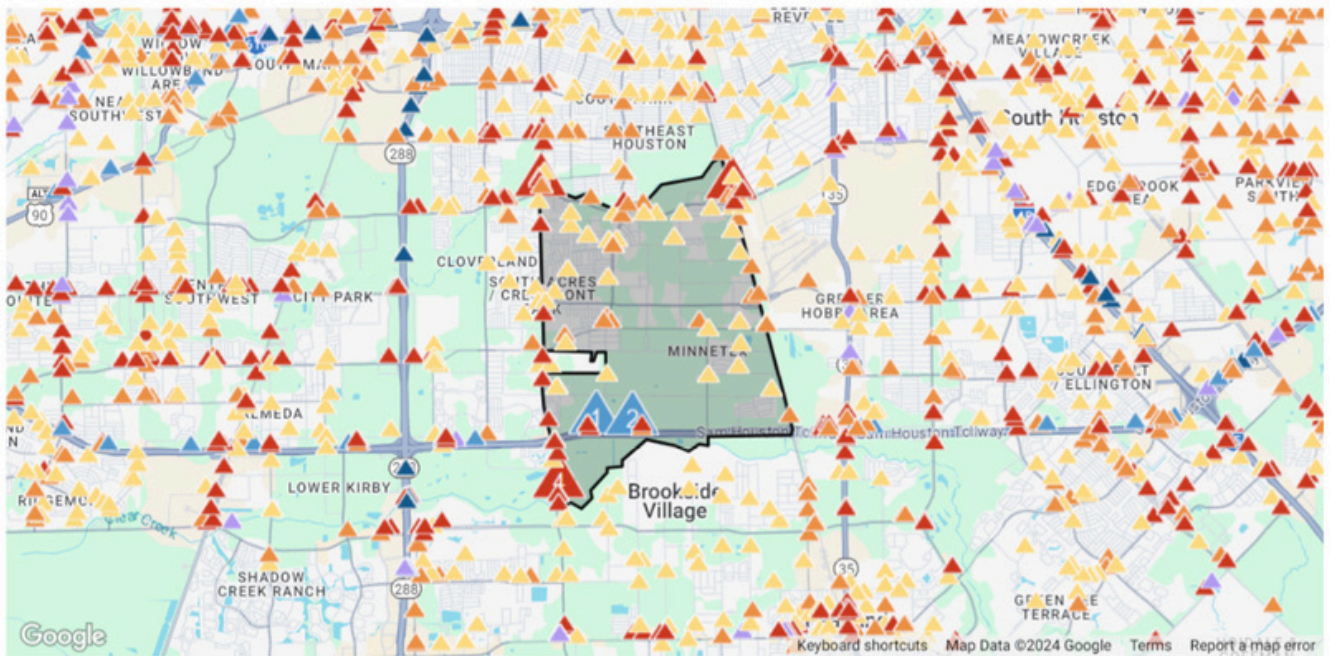
NEW RESIDENTIAL CONSTRUCTION



NEW DEVELOPMENTS

- . Park Vista at El Tesoro, LGI Homes is building 615 single-family homes.
- . Cole Klein Builders will develop 200 homes at Garver Garden on Martindale Road and Carson Road.
- . Zuri Gardens will build 80 homes at Madden Lane and Carson Road .
- . There are several residential projects coming up on the same street of the subject property.

TRAFFIC COUNT >>



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

88,556

2024 Est. daily traffic counts

Street: South Sam Houston Tollway East
 Cross: Cottingham Rd
 Cross Dir: E
 Dist: -

Historical counts

Year	Count	Type
2022	94,773	AADT
2021	68,922	AADT
2020	84,839	AADT
2019	100,154	AADT
2018	101,971	AADT

2

66,376

2024 Est. daily traffic counts

Street: Beltway 8
 Cross: Max Rd
 Cross Dir: E
 Dist: -

Historical counts

Year	Count	Type
2010	68,000	AADT
2009	63,000	AADT

3

22,922

2024 Est. daily traffic counts

Street: Cullen Blvd
 Cross: Palisade Dr
 Cross Dir: S
 Dist: -

Historical counts

Year	Count	Type
2011	22,400	ADT
2006	22,820	ADT
2001	18,530	AADT
1999	16,249	ADT
1996	19,500	ADT

4

18,205

2024 Est. daily traffic counts

Street: Cullen Blvd
 Cross: Kilnar
 Cross Dir: N
 Dist: -

Historical counts

Year	Count	Type
2010	16,000	AADT
2009	20,000	AADT
2006	17,900	AADT
2001	13,920	AADT
1996	5,720	ADT

5

17,266

2024 Est. daily traffic counts

Street: Mykawa Rd
 Cross: Airport Blvd
 Cross Dir: S
 Dist: -

Historical counts

Year	Count	Type
2013	17,108	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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.

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
Jennifer Carnahan	670212	jcarnahan@cbunited.com	713-722-6800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nikki Nguyen	0599249	nikki.nguyen@cbcrealty.com	(713) 876-2253
Sales Agent/Associate's Name			Phone

Buyer/Tenant/Seller/Landlord Initials

Date