

# FOR SALE

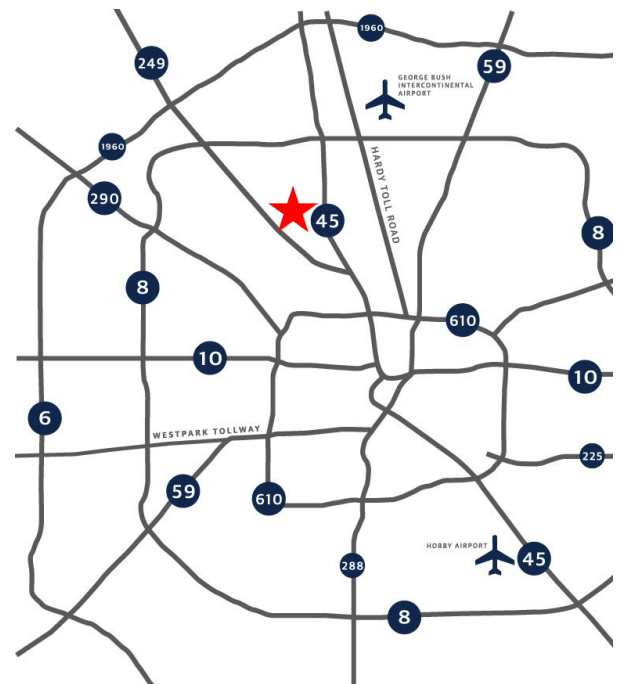
**RUSHCREEK BUSINESS PARK**  
Rushcreek Dr, Houston, TX 77067



## PROPERTY SPECIFICATIONS

Address: Rushcreek Dr, Houston, TX 77055

- Property Features:
- ± 31-35 acres for multiple use opportunities
  - Convenient access to I-45 and Beltway 8
  - Utilities available through Harris County MUD
  - Outside of 500-Year Flood Plain
  - Located in Unincorporated Harris County
  - Multiple access points
  - Utilities are available through City of Houston
  - Located in the city limits of Houston
  - Falls in TIRZ 11
  - Potential DPC reimbursement through City of Houston
  - Located outside all airport tiers
  - No wetlands or faults



## FOR MORE INFORMATION, PLEASE CONTACT:

**Will Austin, SIOR** (713) 589-2235  
waustin@bridgecommercialre.com

**Hunter Johnston, SIOR** (713) 589-3534  
hjohnston@bridgecommercialre.com

The information contained here in has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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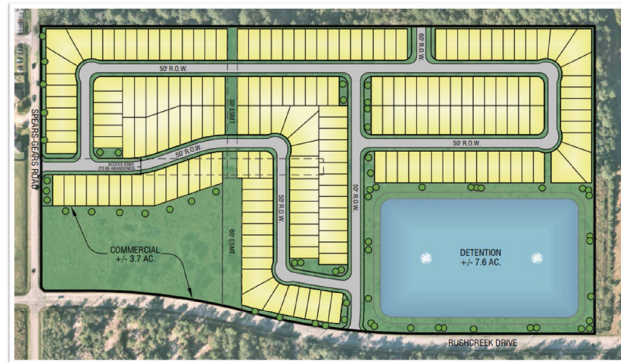
## MIX USE DEVELOPMENT

**Section 1. Permitted Uses.** All of the Building Sites shall be used solely for office, office park, single family, multi-family, townhouse and/or condominium residential development, hotels, motor hotels, retail shopping centers, hospitals, theatres, churches, schools, restaurants and such other uses as the Committee may determine, in its sole discretion, in writing, to be permitted uses which shall not be incompatible with the foregoing uses; subject, however, to the restrictions contained in the Plat, covenants herein contained and covenants which may be contained in any deed or ground lease from Developer, and excluding any non-permitted uses expressly hereinafter set forth. Written approval of the Committee of a particular permitted use shall be conclusive evidence of compliance with the intent of these protective covenants as to the use of the portion of the Properties expressly made the subject of such approval.

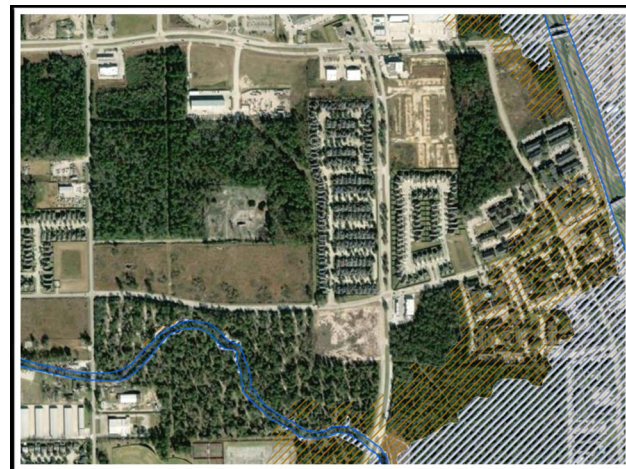


## SINGLE FAMILY DEVELOPMENT

- 200 Single Family Homes
- Pictured lot sizes: 35' x 90'
- Potential to increase density based on COH Ch. 42 Guidelines



## FLOOD MAP



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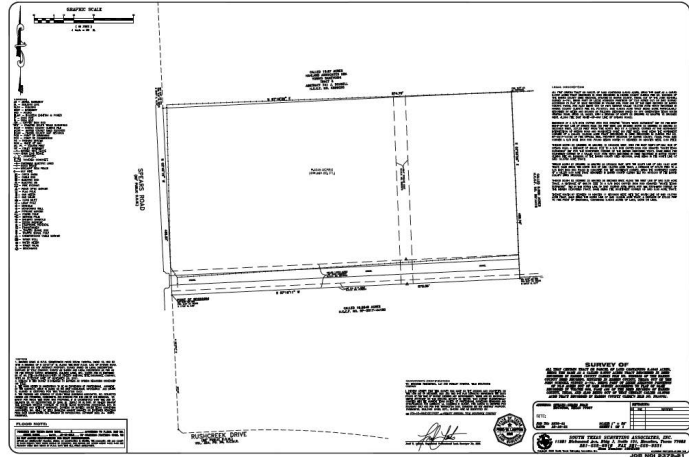


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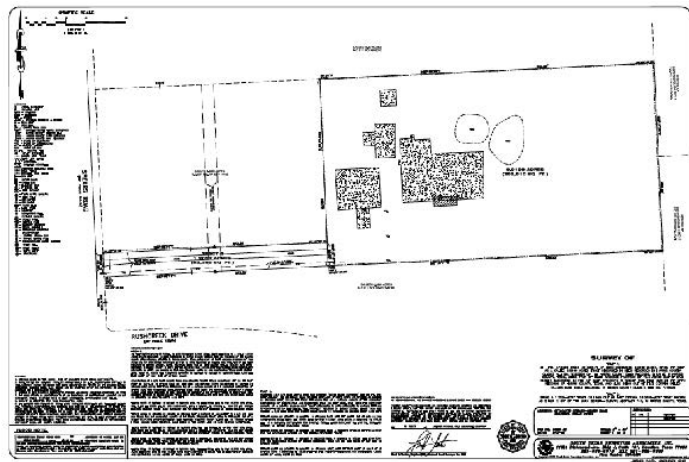
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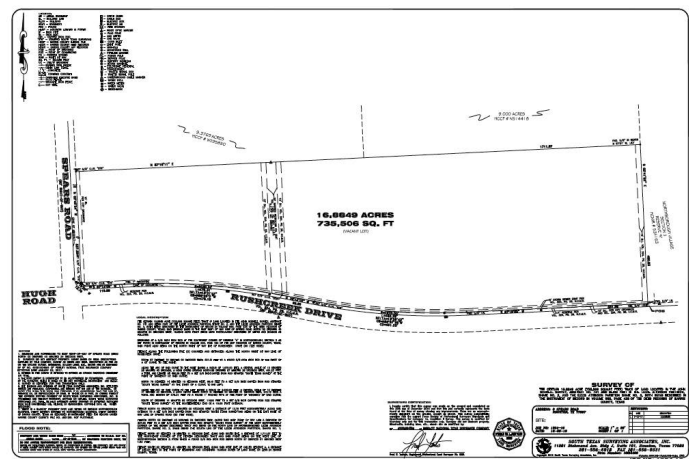
## SURVEY #1



## SURVEY #2



## SURVEY #3



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