

**FOR SALE**



***14.6+/- & 4.2+/- Acres on South Belt  
Houston, Texas 77048***

***\$5,263,880 (\$8.25 psf) 14.6+/- acre tract  
\$1,857,920 (\$10.00 psf) 4.2+/- acre tract  
\$6,566,744 (\$8.00 psf) for both tracts***

***Excellent Freeway location with extensive frontage on the  
South Belt and Mykawa***

***Water and sanitary sewer being brought to the 14 acre tract  
Great for office, industrial, distribution, flex space, office  
warehouse, multi-family and multi-user commercial site***

***Approximately 600' of depth***

***Seller will consider seller financing, build-to-suit,  
lease/purchase, land lease or trade opportunities***

*For More information, please contact:*

Brad Dill

[bdill@bdrealty.com](mailto:bdill@bdrealty.com)

(281) 272-2560

BD Realty Advisors, L.L.C., Broker

5010-F Louetta Road #543, Spring, Texas 77379

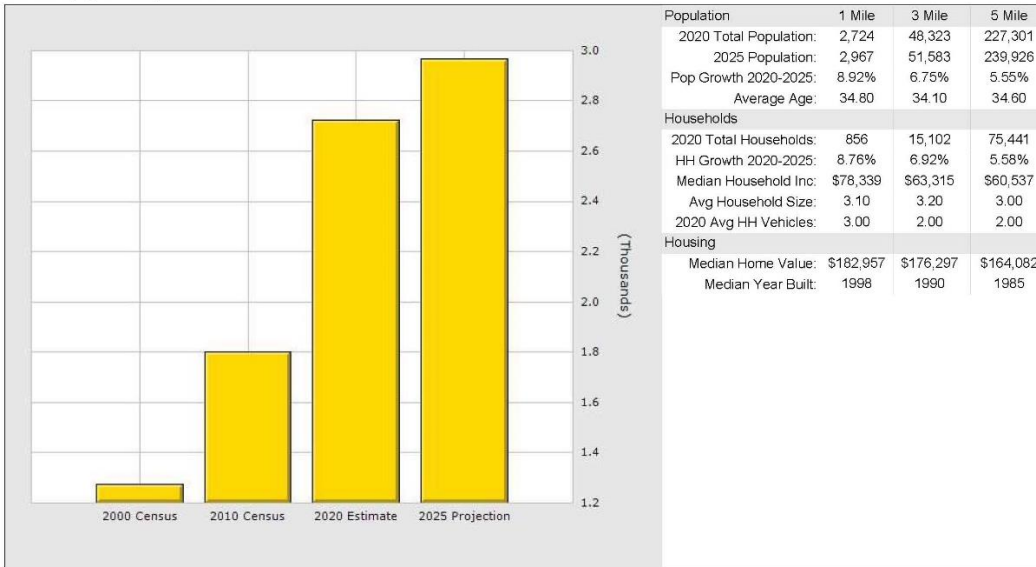
[www.bdrealty.com](http://www.bdrealty.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

# Demographics

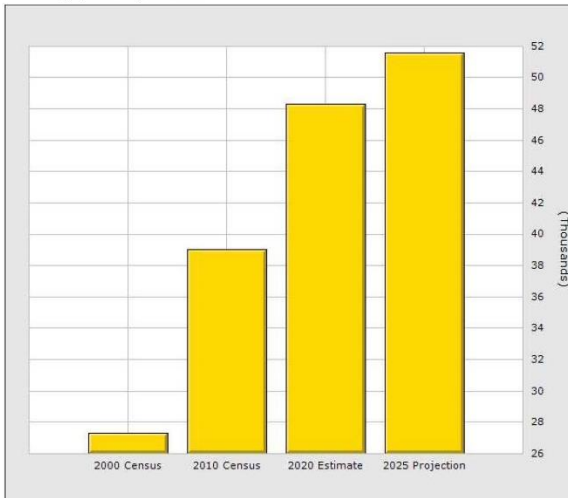
## Population for 1 Mile Radius

S Beltway 8, Houston, TX 77048



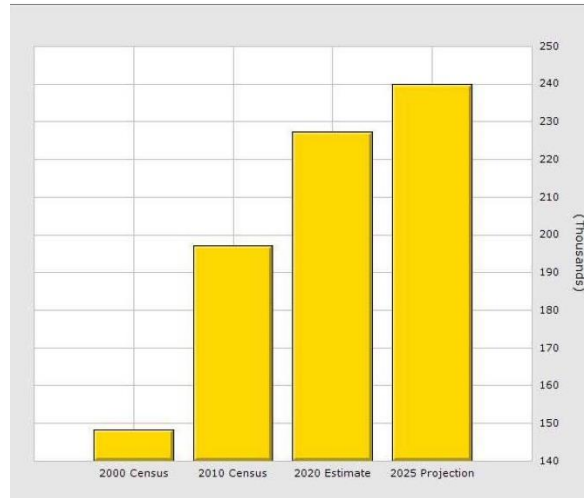
## Population for 3 Mile Radius

S Beltway 8, Houston, TX 77048



## Population for 5 Mile Radius

S Beltway 8, Houston, TX 77048



# Traffic

<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Vol</i>	<i>Year</i>	<i>Distance</i>
<i>Mykawa Rd</i>	<i>Beltway 8 S</i>	<i>10,172</i>	<i>2018</i>	<i>0.36 mi</i>
<i>Schurmier Rd</i>	<i>Mykawa Rd E</i>	<i>632</i>	<i>2018</i>	<i>0.38 mi</i>
<i>Mykawa Rd</i>	<i>Schurmier Rd N</i>	<i>4,974</i>	<i>2018</i>	<i>0.41 mi</i>
<i>Mykawa Rd</i>	<i>Beltway 8 N</i>	<i>6,191</i>	<i>2018</i>	<i>0.58 mi</i>
<i>Fuqua St</i>	<i>Mc Doyle Rd E</i>	<i>387</i>	<i>2018</i>	<i>0.76 mi</i>

Made with TrafficMetrix® Products

**102,709 vehicles per day on the South Belt in 2019 according to the Harris County Toll Road Authority**



BD Realty Advisors, LLC, Broker (281) 272-2560 [www.bdrealty.com](http://www.bdrealty.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

**NOTES**

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 163, ACTS, 1989, AS AMENDED.
2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
3. THE BOUNDARIES OF THE TRACTS ARE SHOWN AS APPROXIMATE UNLESS OTHERWISE NOTED.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF INTEREST IN THE TRACTS.
6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF INTEREST IN THE TRACTS.

**SCHEDULE "B" ITEMS**

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.

**LEGAL DESCRIPTION**

A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**LEGAL DESCRIPTION**

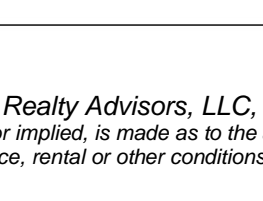
A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**LEGAL DESCRIPTION**

A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 100'-0"

- 1. 1/8" = 10' CURVE
- 2. 1/4" = 20' CURVE
- 3. 3/8" = 30' CURVE
- 4. 1/2" = 40' CURVE
- 5. 5/8" = 50' CURVE
- 6. 3/4" = 60' CURVE
- 7. 7/8" = 70' CURVE
- 8. 1" = 80' CURVE
- 9. 1 1/8" = 90' CURVE
- 10. 1 1/4" = 100' CURVE
- 11. 1 1/2" = 110' CURVE
- 12. 1 3/4" = 120' CURVE
- 13. 1 7/8" = 130' CURVE
- 14. 2" = 140' CURVE
- 15. 2 1/8" = 150' CURVE
- 16. 2 1/4" = 160' CURVE
- 17. 2 3/8" = 170' CURVE
- 18. 2 1/2" = 180' CURVE
- 19. 2 5/8" = 190' CURVE
- 20. 2 3/4" = 200' CURVE
- 21. 2 7/8" = 210' CURVE
- 22. 3" = 220' CURVE
- 23. 3 1/8" = 230' CURVE
- 24. 3 1/4" = 240' CURVE
- 25. 3 3/8" = 250' CURVE
- 26. 3 1/2" = 260' CURVE
- 27. 3 5/8" = 270' CURVE
- 28. 3 3/4" = 280' CURVE
- 29. 3 7/8" = 290' CURVE
- 30. 4" = 300' CURVE



**44+/- ACRES**

**14.6+/- ACRES**

**SOLD 10 ACRES**

**SOLD 6 ACRES**

**BOUNDARY SURVEY OF**  
 A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**BOUNDARY SURVEY OF**  
 A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**BOUNDARY SURVEY OF**  
 A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**BOUNDARY SURVEY OF**  
 A 29.6465 ACRE OR 1,291,400 SQ. FT. TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, L. 258, HARRIS COUNTY, TEXAS, BEING OUT OF AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464 AND BEING OUT OF AND A PART OF H.C.C.F. NO. 20110475464, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**ASI**

ADVANCE SURVEYING, INC.

11018 EDIP WAY SUITE 202 HOUSTON, TEXAS 77057

REGISTERED PROFESSIONAL SURVEYOR

STATE OF TEXAS

NO. 11018

EXPIRES 08/31/2024

ISSUED 08/31/2020

11018 EDIP WAY SUITE 202 HOUSTON, TEXAS 77057

**STAKEHOLDER INFORMATION**

PROPERTY SUBJECT TO EASEMENTS, ENCUMBRANCES AND RESTRICTIONS

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.

**STAKEHOLDER INFORMATION**

PROPERTY SUBJECT TO EASEMENTS, ENCUMBRANCES AND RESTRICTIONS

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.

**STAKEHOLDER INFORMATION**

PROPERTY SUBJECT TO EASEMENTS, ENCUMBRANCES AND RESTRICTIONS

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.

**STAKEHOLDER INFORMATION**

PROPERTY SUBJECT TO EASEMENTS, ENCUMBRANCES AND RESTRICTIONS

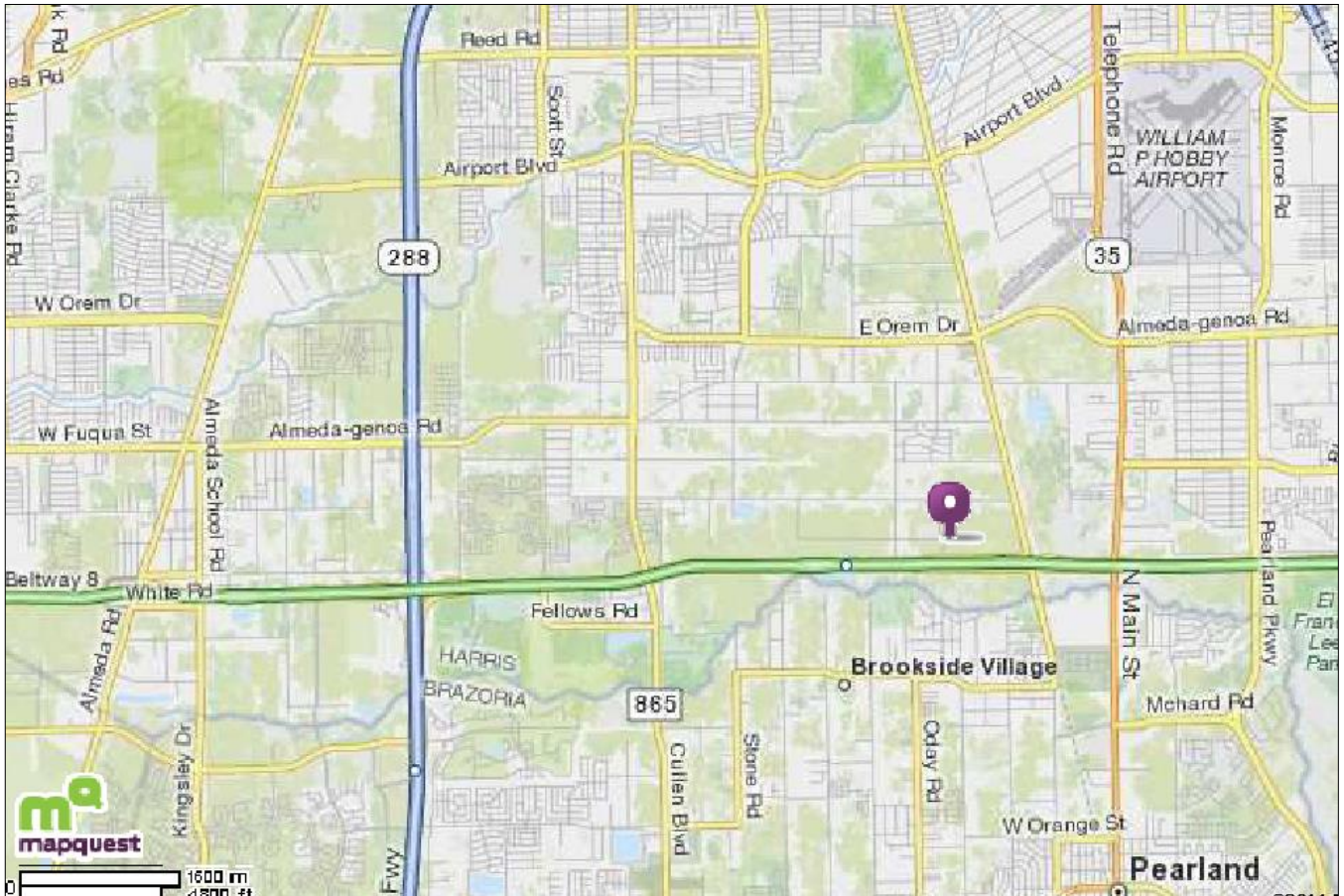
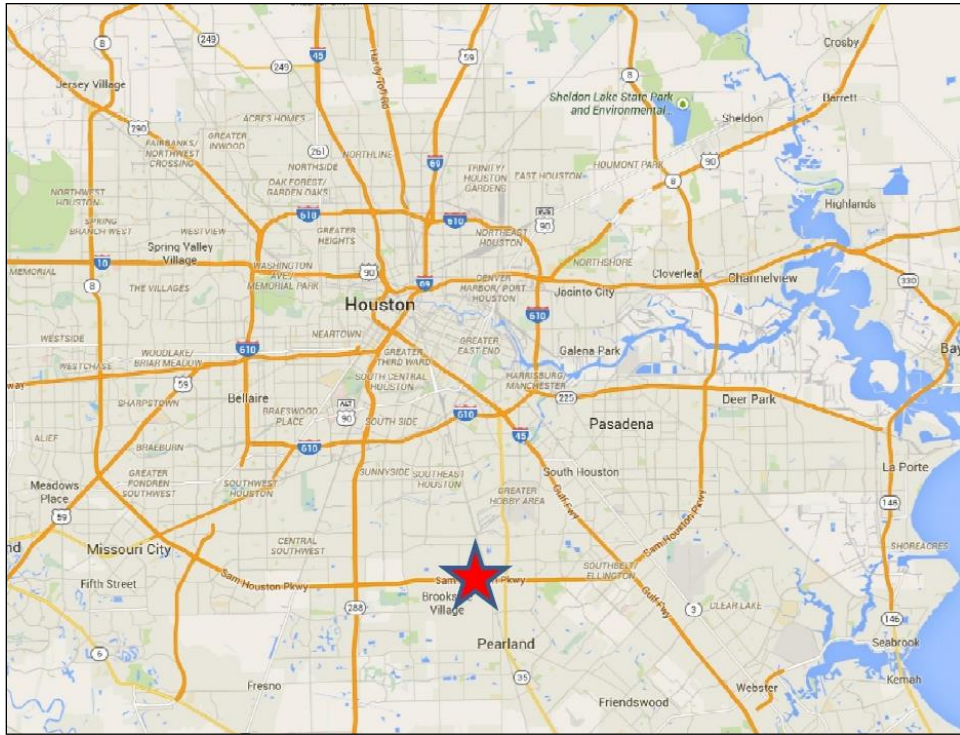
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND HAS FOUND NO INTERFERING LINES OR STRUCTURES.

**CURVE TABLE**

CURVE	BEARING	DELTA	ARC	CHORD	CHORD BEARING	CHORD DELTA
1	S 89° 59' 59" W	179° 59' 58"	100.00	199.98	S 89° 59' 59" W	179° 59' 58"
2	S 89° 59' 59" W	179° 59' 58"	100.00	199.98	S 89° 59' 59" W	179° 59' 58"

**FLOOD NOTE**

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 163, ACTS, 1989, AS AMENDED.



BD Realty Advisors, LLC, Broker (281) 272-2560 [www.bdrealty.com](http://www.bdrealty.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.



# 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 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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Designated Broker of Firm	License No.	Email	Phone
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

BD Realty Advisors, LLC, Broker, represents the Owner. Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



BD Realty Advisors, LLC, Broker (281) 272-2560 [www.bdrealty.com](http://www.bdrealty.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principles.