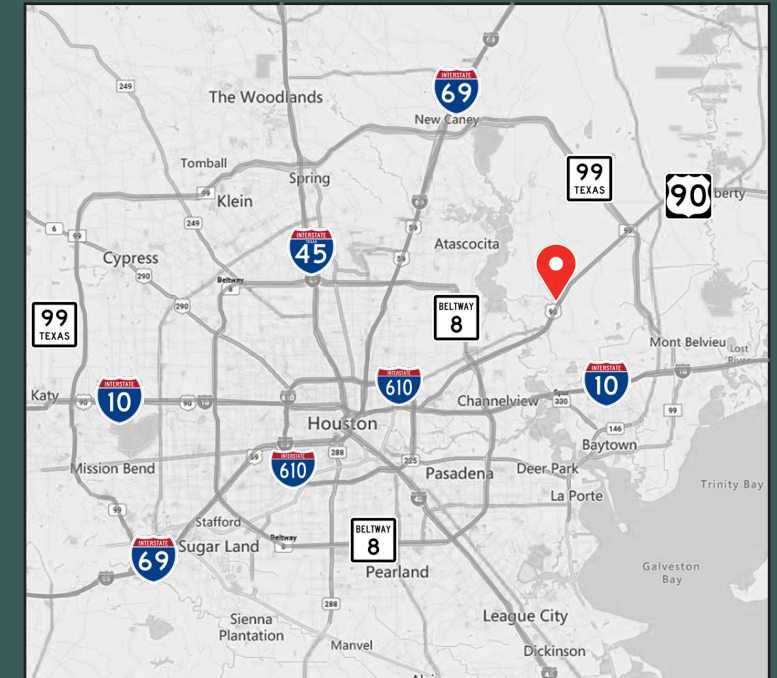


Land for Sale:

±15.64 AC

16018 Ramsey Road

Crosby, TX 77532



Contact

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Property Features

- **PRICE:** \$3.00/SF
- **LOCATION:** 16018 Ramsey Rd, Crosby, TX 77532
- **SIZE:** ±15.64 AC
- **FRONTAGE:**
 - US Hwy 90: ±380'
 - Ramsey Rd: ±315'
- **UTILITIES:** Crosby MUD
- **ZONING:** None
- **ENCUMBRANCES:**
 - Floodplain: Minimal 100-yr
 - Pipelines: (1) one bisecting the western portion
- **SCHOOL DISTRICT: Crosby ISD**
 - Barrett Primary School
 - Crosby Middle School
 - Crosby High School



Area Overview

Demographics & Traffic Counts

Population

2 Mile	5 Miles
6,115	21,280

Average Household Income

2 Mile	5 Miles
\$85,934	\$95,636

Traffic Counts

US Hwy 90	16,409 CPD
Ramsey Rd	1,820 CPD

Source: CoStar



Property Data & Survey

2023 Tax Rates

District	Description	2023 Rate
005	Crosby ISD	1.237500
040	Harris County	0.350070
041	Harris Co Flood Cntrl	0.031050
042	Port of Houston Authy	0.005740
043	Harris CO Hosp Dist	0.143430
044	Harris CO Educ Dept	0.004800
146	Crosby MUD	0.370000
669	HC Emerg Srv Dist 80	0.050000
675	HC Emerg Srv Dist 5	0.030000
	Total	2.22259



US HIGHWAY 90
AKA CROSBY ROAD
(RIGHT OF WAY VARIES)

POINT OF BEGINNING
N89°51'21"E 2200.13'
SUBJECT PROPERTY
15.64± ACRES
L3
L4
L5
L6
STATE OWNED FOR JACKSON BAYOU PROJECT
1951.70'
RUNNEBERG ESTATES
POINT OF COMMENCEMENT

RAMSEY ROAD
(50' RIGHT OF WAY)

LINE TABLE	
LINE	BEARING
L1	N00°59'27"W
L2	N00°59'27"W
L3	S28°05'41"W
L4	S89°51'21"W
L5	N45°08'39"W
L6	S89°51'21"W

DESCRIPTION:
A TRACT OF LAND BEING 15.64 ACRES, MORE OR LESS, LOCATED IN THE TIPTON WALKER SURVEY, BEING A PORTION OF ABSTRACT NO. 853, HARRIS COUNTY, TEXAS, CONVEYED TO L. HOOKS, ET UX, IN A DEED DATED OCTOBER 31, 1946, RECORDED IN VOLUME 1433, PAGE 87, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 90 AS WIDENED PER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBERS D760849 AND J317224, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HOOKS TRACT, THE NORTHEAST CORNER OF LOT 1, RUNNEBERG ESTATES, SECTION 2, AN UNRECORDED SUBDIVISION; THENCE SOUTH 89° 51' 21" WEST, ALONG THE SOUTH LINE OF SAID HOOKS TRACT, AND THE NORTH LINE OF RUNNEBERG ESTATES, SECTION 2, AND RUNNEBERG ESTATES SECTION 1, RECORDED IN VOLUME 50, PAGE 57 HARRIS COUNTY MAP RECORDS (H.C.M.R.), A DISTANCE OF 1951.70 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF RAMSEY ROAD (WIDTH VARIES), FOR THE SOUTHWEST CORNER OF SAID HOOKS TRACT, AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AGNES F. FLORES, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER K860828; THENCE NORTH 00° 59' 27" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF RAMSEY ROAD, AND THE WEST LINE OF SAID HOOKS TRACT, A DISTANCE OF 135.01 FEET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE NORTH 00° 59' 27" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 90 A DISTANCE OF 380.47 FEET TO THE NORTHWEST CORNER OF SAID HOOKS TRACT, A DISTANCE OF 315.23 FEET FOR THE NORTHWEST CORNER OF SAID HOOKS TRACT; THENCE NORTH 89° 51' 21" EAST, PARALLEL WITH THE SOUTH LINE OF SAID HOOKS TRACT, A DISTANCE OF 2200.13 IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. 90 FOR THE NORTHEAST CORNER OF SAID HOOKS TRACT; THENCE SOUTH 28° 05' 32" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. 90 A DISTANCE OF 380.47 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89° 51' 21" WEST, PARALLEL WITH THE SOUTH LINE OF SAID HOOKS TRACT, A DISTANCE OF 739.30; THENCE NORTH 45° 08' 39" WEST, A DISTANCE OF 28.28; THENCE SOUTH 89° 51' 21" WEST, PARALLEL WITH THE SOUTH LINE OF SAID HOOKS TRACT, A DISTANCE OF 1256.16 FEET TO THE POINT OF BEGINNING, CONTAINING 15.64 ACRES (681,145 SQUARE FEET) OF LAND MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 1 OF 1
JOB # 32881 DATE: 01-05-15 HARRIS COUNTY, TEXAS L.B. #6623	ANDREW W. POWSHOK P.L.S. No. 5383 	3970 MINTON ROAD WEST MELBOURNE, FL 32904 (321) 768-8110

SCALE: 1" = 100'

The Team



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