



FOR SALE

16518 Jersey Drive | Jersey Village, TX 77040



6 BUILDING COMPLEX (±54.462 SF TOTAL) AVAILABLE ON 4.2 ACRES

LOCATION: SWC of Jersey Dr & Rio Grande St in Jersey Village

BUILDINGS: 54,462 SF

LAND: 4.2 Acres

USE: Ideal for Office / School / Government Offices

SALE PRICE: \$5,099,000

FEATURES:

- Six building complex plus covered/lighted outdoor recreation pavilion
- Surface Parking
- Easy access off 290 via Jersey Drive, or Village Drive to Rio Grande
- Beautifully kept landscaping including mature oak trees
- Zoned City of Jersey Village – 1st Business District, Zone F per official zoning map

For more information, contact
RON ROBERSON CCIM, SIOR
281.664.6640 | RRoberson@CaldwellCos.com



Doing it right. Right now.

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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FOR SALE

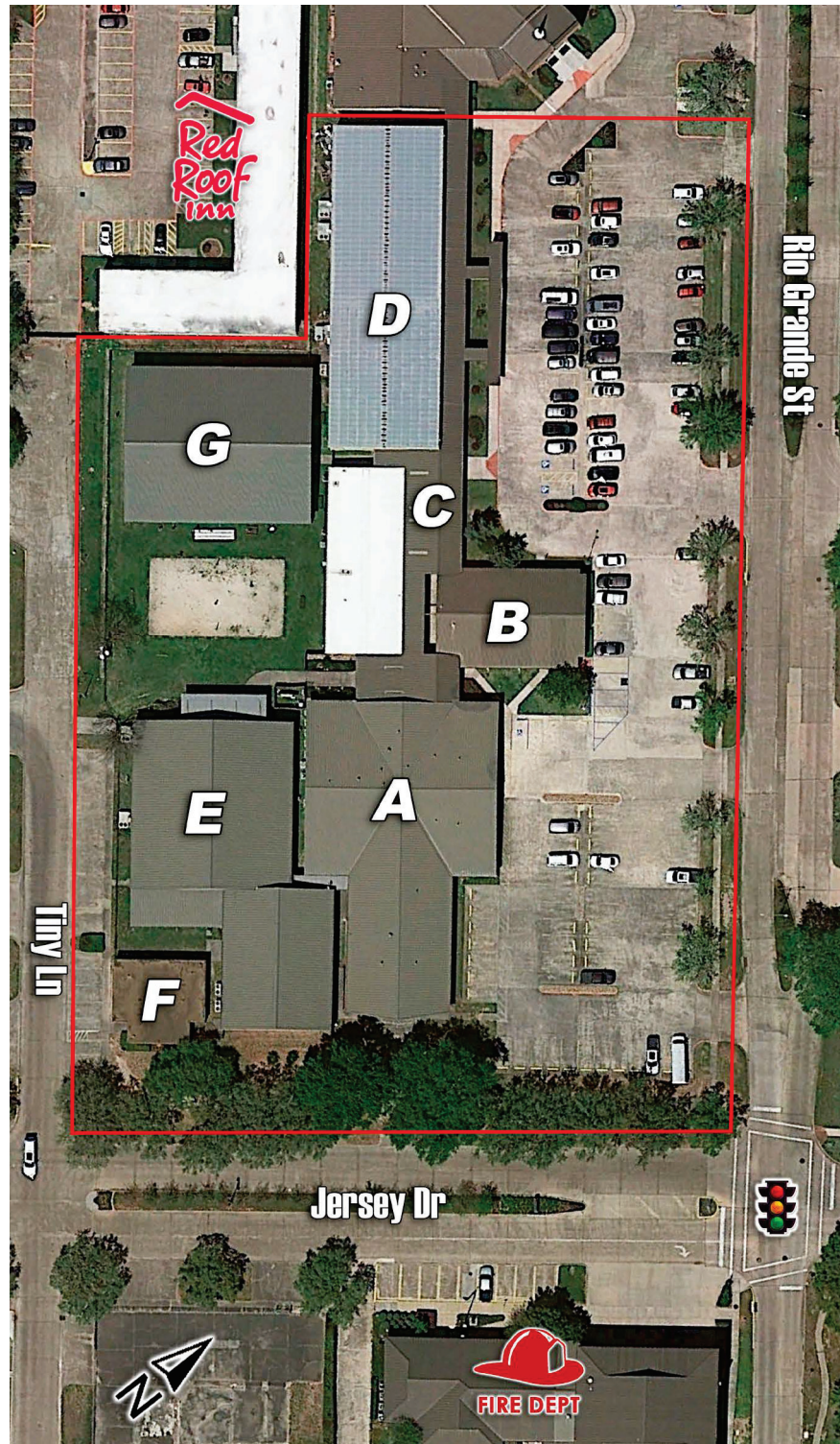
16518 Jersey Drive | Jersey Village, TX 77040

BUILDINGS:

- Building A: 12,340 sf classrooms/assembly
- Building B: 3,520 sf administrative offices
- Building C: 4,000 sf classrooms
- Building D: 10,500 sf classroom/gymnasium
- Building E: 14,170 sf classrooms/assembly/ recreation
- Building F: 1,932 sf offices
- Building G: 8,000 sf outdoor recreation pavilion

CONSTRUCTION TIMELINE: (APPROXIMATE)

- Building A: Original construction 1956, renovated 1975, 2000, 2015
- Building B: Original construction 1963, renovated 2003, 2015
- Building C: Original construction 1974, renovated 1993, 2003
- Building D: Original construction 1979, renovated 2000, 2005
- Building E: Original construction 2005
- Building F: Original construction 1978, acquired 1989
- Building G: Original construction 2007



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Admin



Breezeway



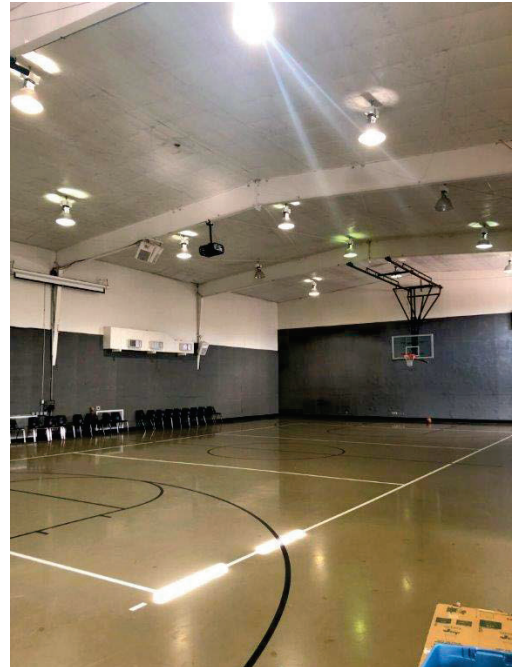
Classrooms



Classroom



Classroom



Indoor Gym

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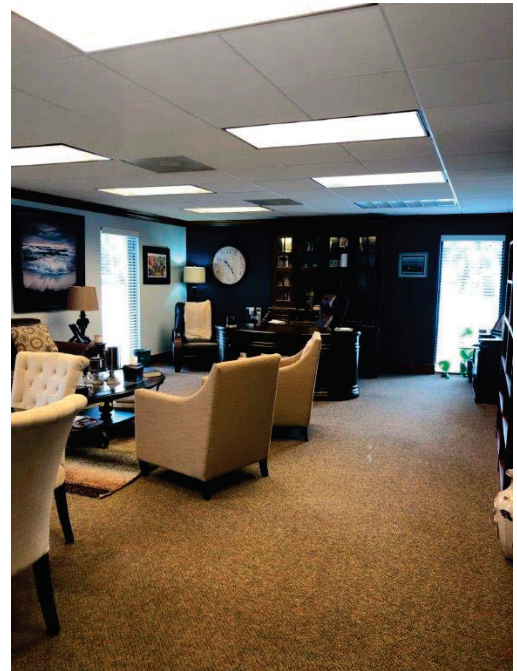
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Meeting Room



Meeting Room



Office



Indoor Recreation Area

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LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



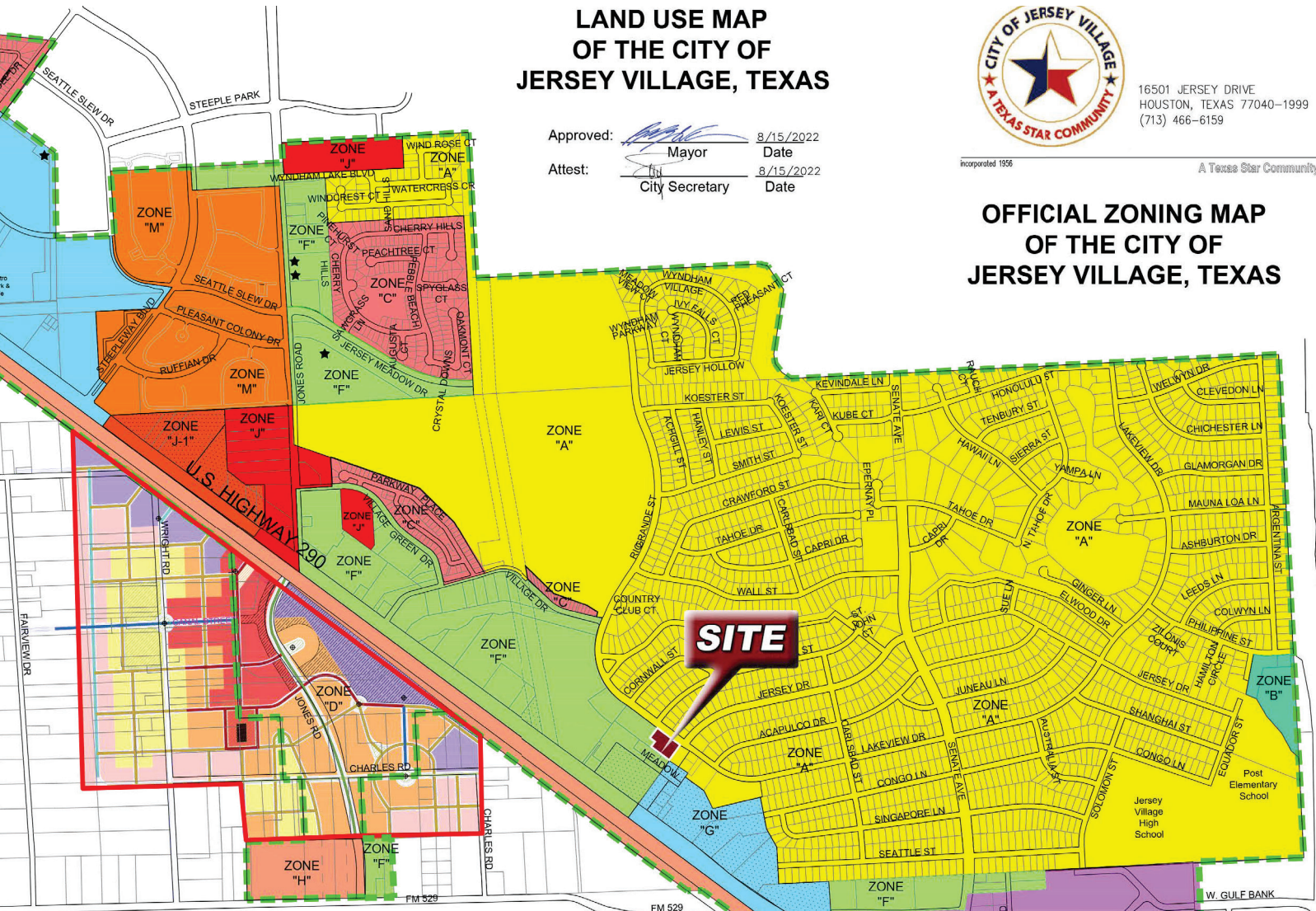
16501 JERSEY DRIVE
HOUSTON, TEXAS 77040-1999
(713) 466-6159

Incorporated 1956

A Texas Star Community

Approved: 8/15/2022
Mayor Date
Attest: 8/15/2022
City Secretary Date

OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



SITE

LEGEND

- | | | | |
|--|---|---|--|
| Zone "A" - Single Family Dwelling District | Zone "D" - Jersey Village Crossing District | Zone "J" - 3rd Business District | Motor Vehicle Sales Overlay District |
| Zone "B" - Single Family & Patio Home District | Zone "F" - 1st Business/Townhouse District | Zone "K" - 5th Business District | Specific Use Permit |
| Zone "C" - Patio Home & Townhouse District | Zone "G" - 2nd Business District | Zone "M" - Multi-Family Business District | Jersey Village Crossing Build-Out Area |
| Zone "C-2" - Residential Housing District | Zone "H" - Industrial District | | |



This is to certify that this is the **official zoning map** referred to in the ordinance of the City of Jersey Village, adopted on the **15th day of August, 2022** which replaces and supercedes the official zoning map, which was adopted on **June 17, 2019**.

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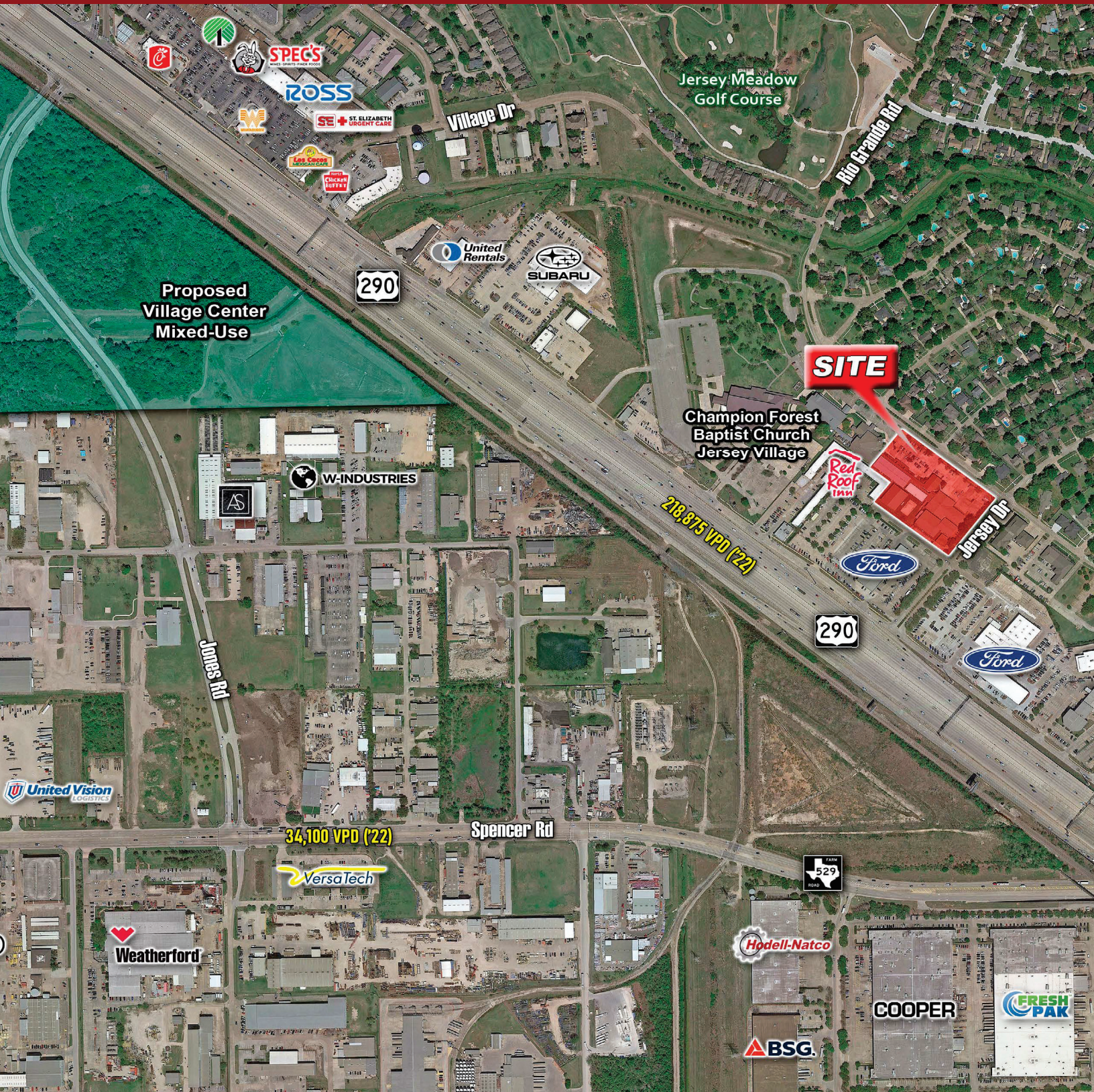
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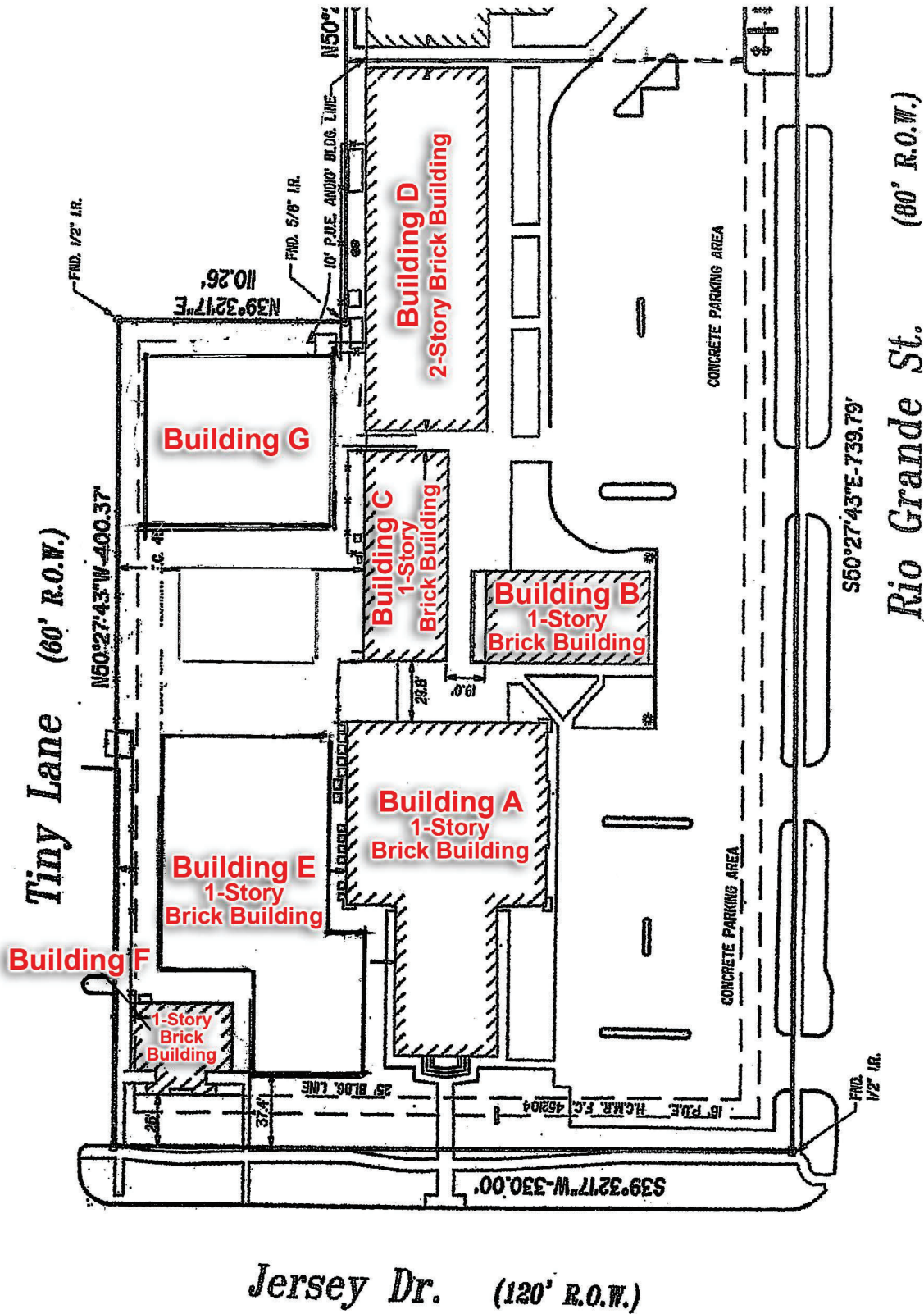
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, 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:
 - 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.

Caldwell Brokerage Company, LLC	9002313	n/a	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ron Roberson	436714	rroberson@caldwellcos.com	281-664-6640
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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RON ROBERSON CCIM, SIOR
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