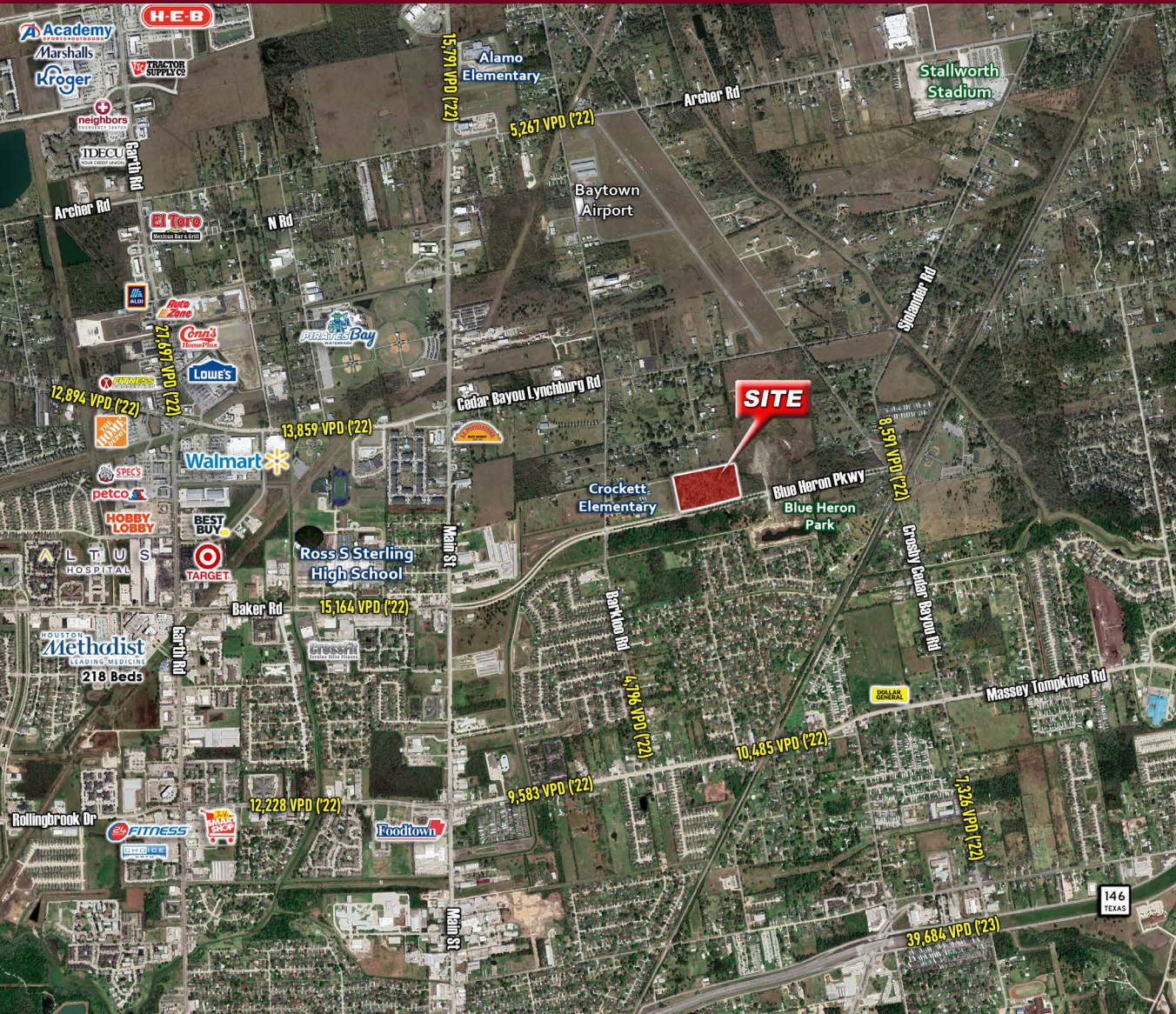




1401 Blue Heron Parkway

±13.34 Acres For Sale | Baytown, Texas



SIZE: ±13.34 Acres

PRICE: Call for Pricing

LOCATION: NEQ of Blue Heron Pkwy & Barkaloo Rd in Baytown

USE: Multi-family, Apartments, Townhomes, Build to Rent

PROPERTY HIGHLIGHTS:

- ±1,000' frontage on Blue Heron Pkwy
- ±2.5 miles south of I-10
- Adjacent to Elementary School & ± 1 mile from High School
- City of Baytown Utilities
- Zoned medium density (15 units per acre)
- Located within an opportunity zone
- Close proximity to the Port of Houston

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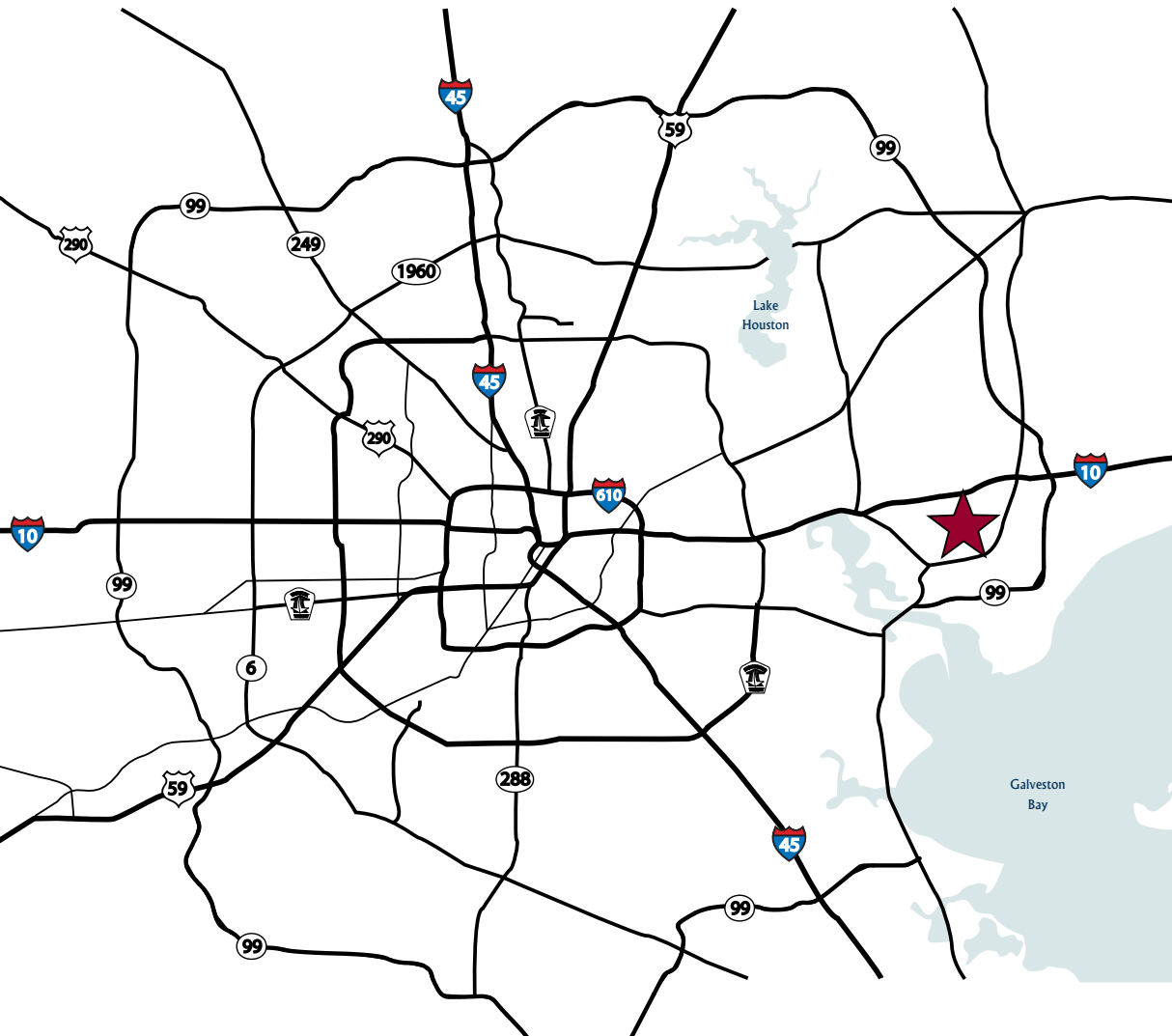
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±13.34 Acres For Sale | Baytown, Texas



LOCATION:

NEQ of Blue Herron Pkwy & Barkaloo Rd
in Baytown, Texas 77521

TAXES:

Goose Creek ISD	\$1.08
Harris County	\$0.35
Harris Co Flood Control	\$0.03
Port of Houston Authority	\$0.01
Harris County Hospital	\$0.14
Harris County Education	\$0.01
Lee Junior College	\$0.21
<u>City of Baytown</u>	<u>\$0.72</u>
TOTAL TAXES	\$2.55

TRAFFIC COUNTS:

Barkaloo Rd: 4,796 VPD | Baker Rd: 15,164 VPD
(TXDOT 2022)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	6,550	63,942	111,335
Daytime Population	6,029	63,822	105,175
Average HH Income	\$77,290	\$83,063	\$90,971

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CONCEPTUAL LAND PLAN



BLDG I - UNIT MIX											# SITE	TOTAL
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL			
1				4	2				6		12	
2				4	2				6		12	
3				4	2				6		12	
TOTAL	0	0	0	12	6	0	0	0	18	2	32	
# ON SITE											24	8

BLDG II - UNIT MIX											# SITE	TOTAL
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL			
1				2	2	1			5		15	
2				2	2	1			5		15	
3				2	2	1			5		15	
TOTAL	0	0	0	6	6	3	0	0	15	3	42	
# ON SITE											18	18

BLDG III - UNIT MIX											# SITE	TOTAL
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL			
1	8	2							10		30	
2	8	2							10		30	
3	8	2							10		30	
TOTAL	24	6	0	0	0	0	0	0	30	3	84	
# ON SITE											72	12

BLDG IV - UNIT MIX											# SITE	TOTAL
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL			
1	2	2		3	3	2	7		17		14	
2	2	2		3	3	2	7		17		14	
3	2	2		3	3	2	7		17		14	
TOTAL	6	6	0	9	9	4	21		42	2	42	
# ON SITE											12	4

TOTAL SITE	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	
72	24	6	0	24	24	36	6	8	200	200

UNIT TYPE	QTY	RATIO	SPACES
1 BED	100	50%	
2 BED	92	46%	
3 BED	8	4%	

UNIT	QTY	SF/UNIT	TOTAL
A1	72	893	64,356
A2	24	940	22,560
A3	4	952	3,808
B1	24	1,060	24,960
B2	26	1,231	32,006
B3	36	1,308	47,088
B4	6	1,764	10,584
C1	8	1,507	12,056
TOTAL	200		217,498

UNIT STORAGE	UNIT	QTY	SF/UNIT	TOTAL
OPEN		240		
HC		13		
CARPORIT	(1 HC)	35		
GARAGE	(1 HC)	35		
TANDEM		24		

Gross Areas	Level	Area
Type I	level 1	10,000
	level 2	9,019
	level 3	5,712
Type II	level 1	11,033
	level 2	9,157
	level 3	6,652
Type III	level 1	13,126
	level 2	12,196
	level 3	9,491
Type IV	level 1	12,647
	level 2	9,101
	level 3	34,395

UNIT GROSS (INCLUDES STORAGE & BALCONY)	UNIT	QTY	SF/UNIT	TOTAL
Type I	A1	72	79	5,688
	A2	24	218	5,232
	A3	4	80	320
Type II	B1	24	195	4,680
	B2	26	229	5,954
	B3	36	159	5,724
Type III	B4	6	438	2,628
	C1	8	133	1,064
	TOTAL	200		28,898
Type IV	A1	72	976	70,272
	A2	24	1,205	28,920
	A3	4	961	3,844
Type V	B1	24	1,167	28,008
	B2	26	1,506	39,156
	B3	36	1,153	41,468
Type VI	B4	6	2,266	13,596
	C1	8	1,665	13,320
	TOTAL	200		251,468

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SITE
±13.34 AC
±1,000'

David Crockett
Elementary
571 Students

Blue Heron
Park

ALSO AVAILABLE
±23.91 AC

Bar/Kalou Rd

Blue Heron Pkwy

4,196 VPD (V27)

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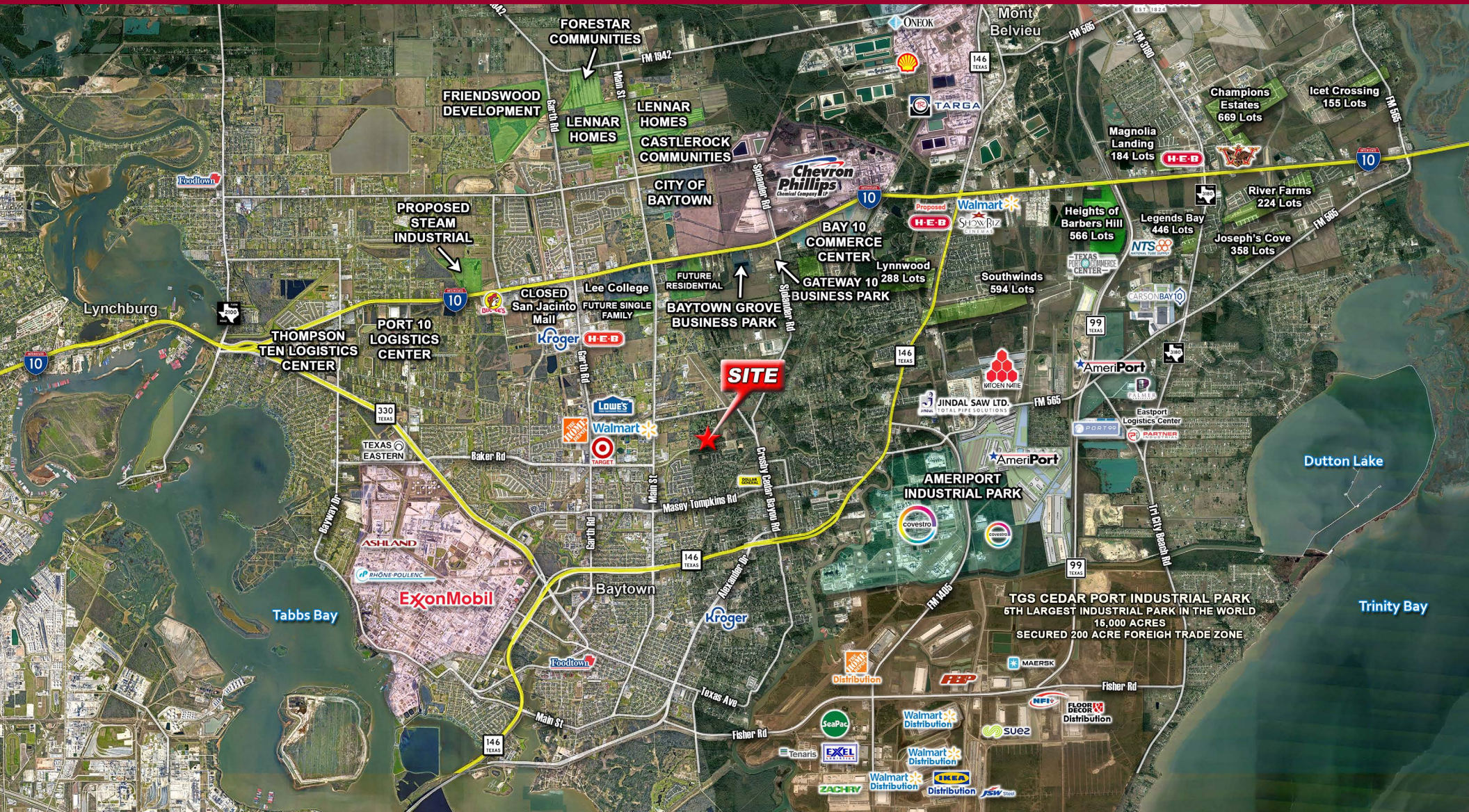
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Information About Brokerage Services

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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 dba Caldwell Land Co	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
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
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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