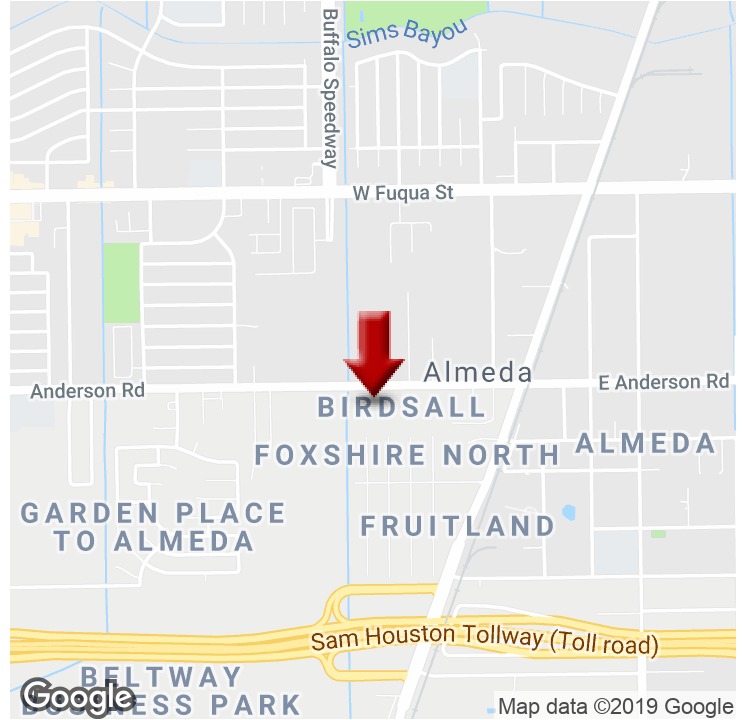


LAND FOR SALE

3501 ANDERSON RD

3501 Anderson Rd , Houston, TX 77053



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	9.039 Acres
ZONING:	none
MARKET:	Houston
SUBMARKET:	Pearland, Fort Bend
PRICE / SF:	\$1.90

PROPERTY OVERVIEW

Nice 9.039 ac tract with utilities

PROPERTY HIGHLIGHTS

- Utilities available to site
- Only .47 miles West of Alameda Rd
- Only 1 mile from Beltway 8 South
- Houston City limits

KW COMMERCIAL
18050 Saturn Lane., Ste. 100
Houston, TX 77058

JAMES E GERLAND
Agent
O: 281.335.0335
C: 713.818.1144
jim@gerlandteam.com
TX #0489148

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Owner and Property Information								
Owner Name & Mailing Address: TAYLOR ANGELA 2702 FIELDCROSS LN HOUSTON TX 77047-7546				Legal Description: LT 2 & TR 1 BLK 21 FRUITLAND				
				Property Address: 3501 ANDERSON RD HOUSTON TX 77053				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
A1 -- Real, Residential, Auxiliary Buildings	2001 -- Residential Improved	393,764 SF	0 SF	7603	1260	121 -- 1B South of US 90, West of SH 288	5251D	572T

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	001	HOUSTON ISD	Pending	Pending	1.206700	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.100263	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

Valuations					
Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	393,764		Land		
Improvement	4,059		Improvement		
Total	397,823	397,823	Total	Pending	Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	2001 -- Res Improved Override	SF1	SF	120,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	2001 -- Res Improved Override	SF3	SF	273,764	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building					
Vacant (No Building Data)					
Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	4 Side closed Metal Pole Barn	Fair	Poor	7,080.00	1992

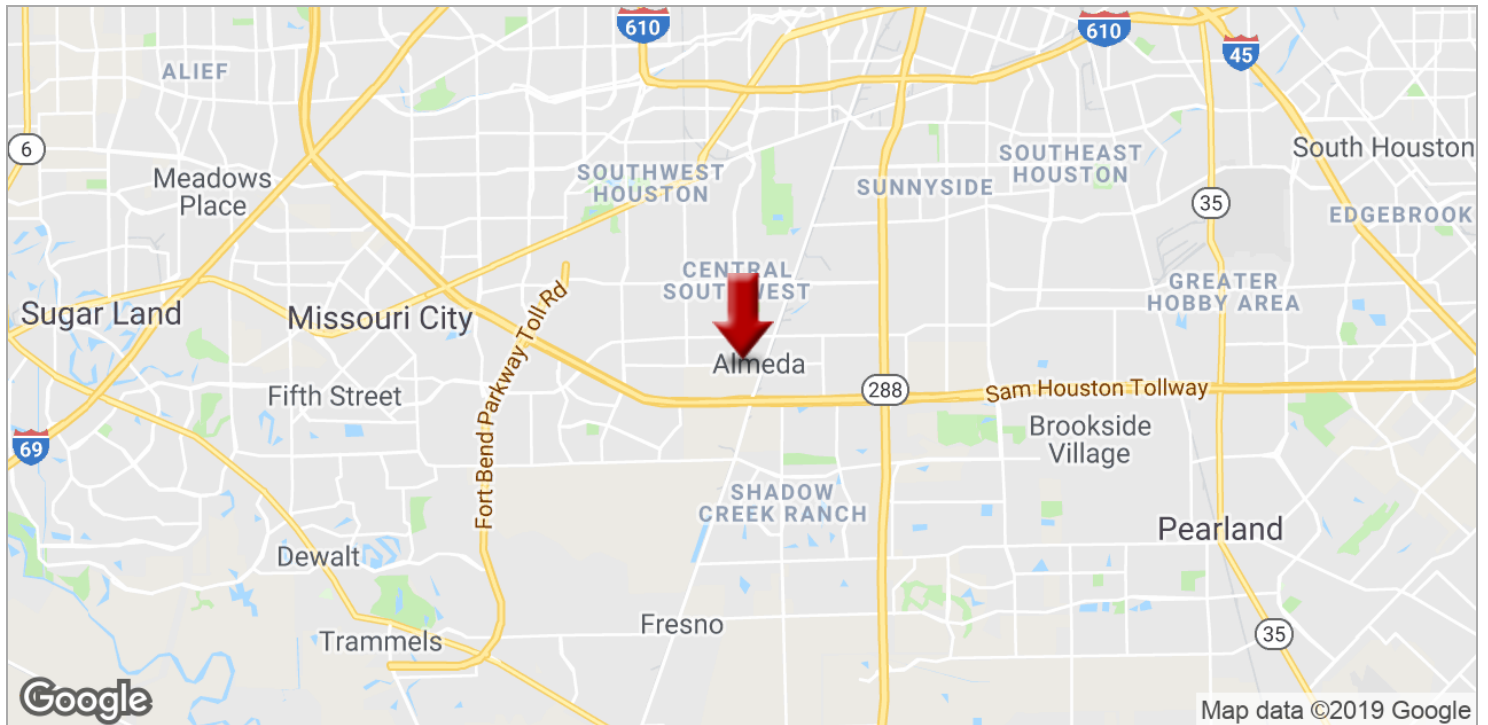
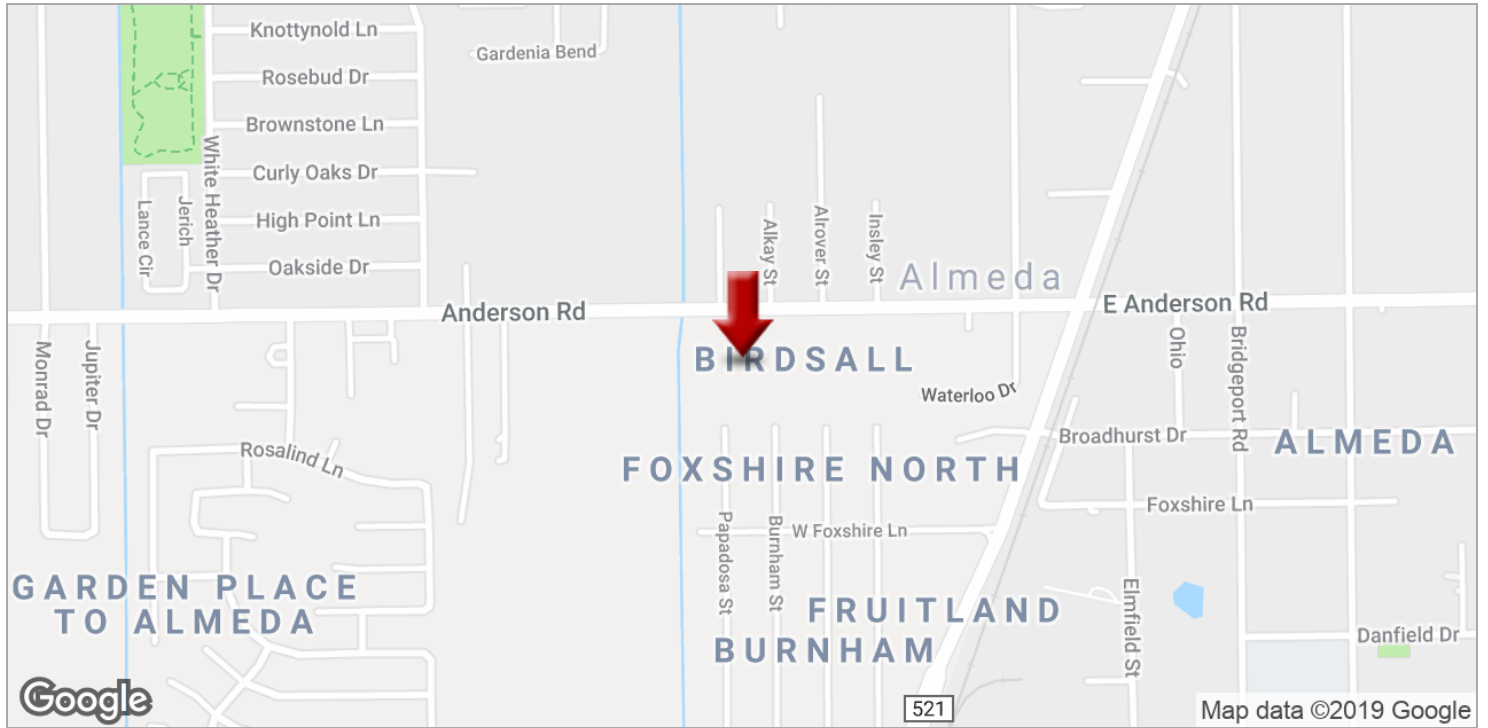
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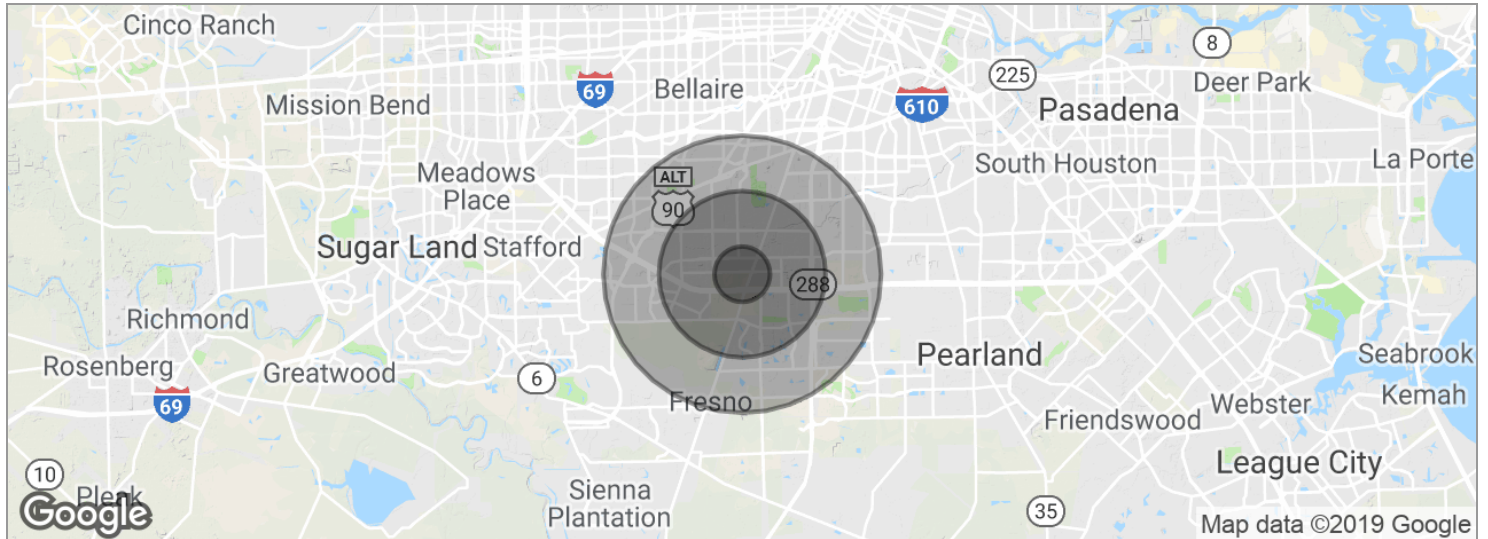
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LAND FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,482	67,981	167,018
Median age	30.5	29.9	31.9
Median age (male)	28.9	28.4	30.0
Median age (Female)	31.4	30.9	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,017	19,991	53,187
# of persons per HH	3.5	3.4	3.1
Average HH income	\$51,632	\$53,700	\$63,389
Average house value	\$91,647	\$113,530	\$136,845

* Demographic data derived from 2010 US Census

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