



0 DEL RIO ST HOUSTON, TX 77021

SHOVEL READY LOTS

FOR PINNACLE HOMES

CONTACT

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CRE BROKERAGE FIRM
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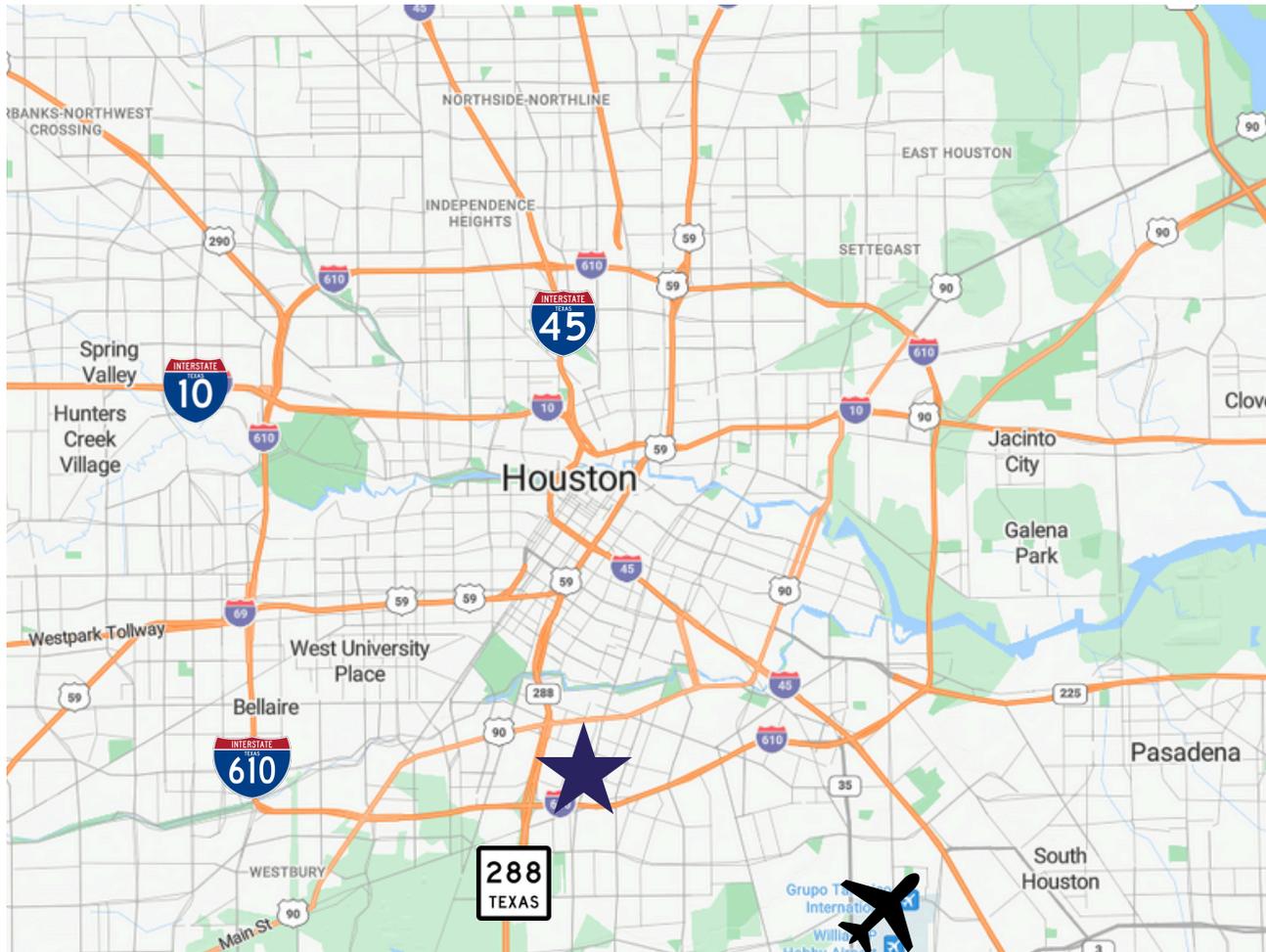
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Minutes from Top Employment & Activity Hubs

- Quick drive to the Texas Medical Center — one of the largest medical complexes in the world.
- Easy access to NRG Park — site of Texans games, concerts, rodeos, and major events.
- Close proximity to Downtown Houston and key job centers.

Near Universities & Transit

- Convenient to University of Houston and Texas Southern University campuses.
- Close to public transportation options like METRORail via nearby stops in the Medical Center area, expanding mobility without a car.

Lifestyle & Amenities

- Close to Hermann Park, Houston Zoo, and Miller Outdoor Theatre — great for recreation and family outings.
- Neighborhood is seeing ongoing development, with new residential construction, retail, and commercial projects in progress.

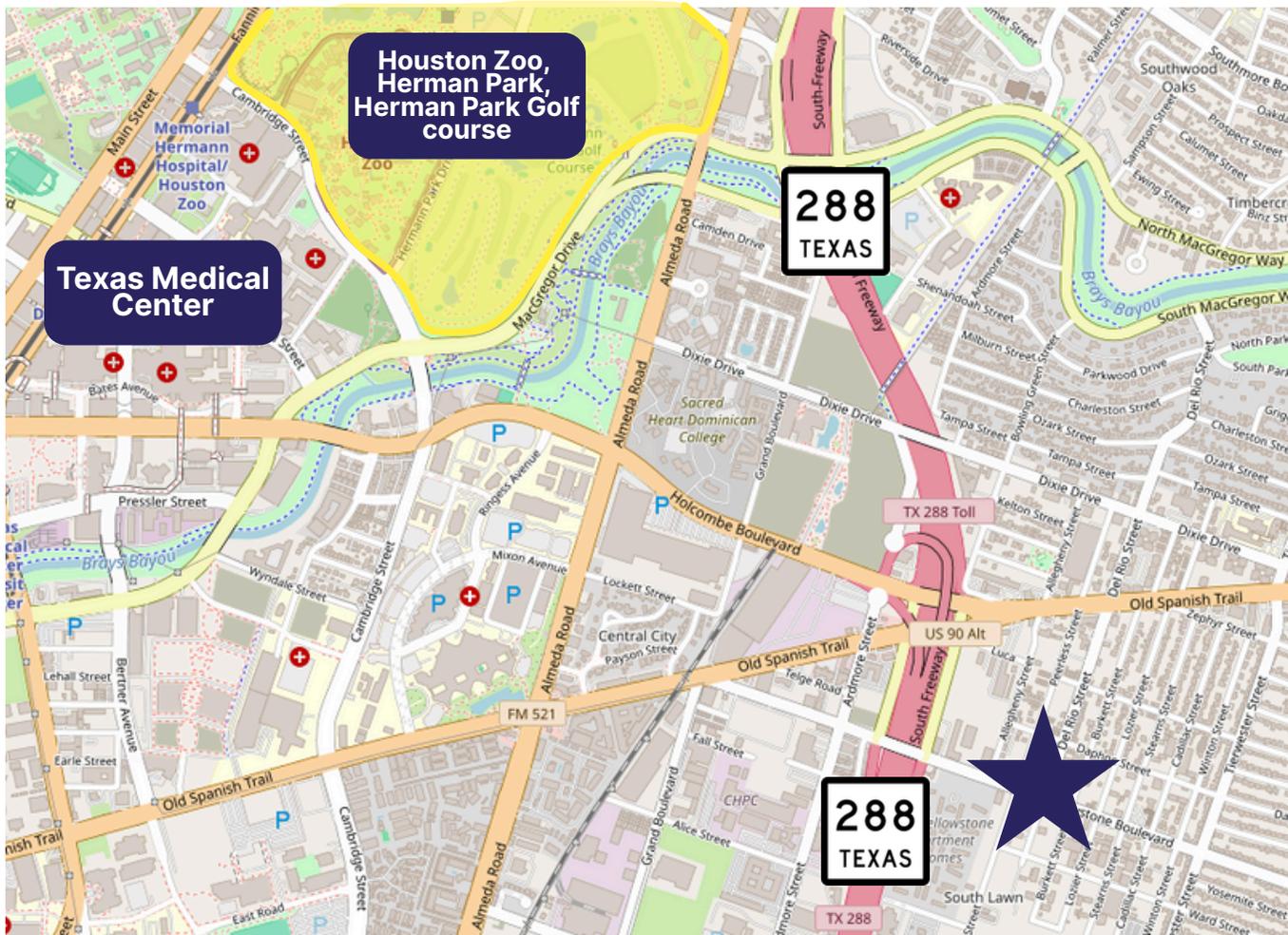
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PROPERTY HIGHLIGHTS



- **Total Size:** 19,804 SF
- **Price:** Call Broker
- **Uses:** Residential Homes
- **Flood Zone:** None
- **Restrictions:** None

Central Access to Major Destinations

~10 minutes to NRG Park
~10 minutes to the Texas Medical Center
~12 minutes to Downtown Houston
~15 minutes to William P. Hobby Airport — ideal for frequent travelers, short-term rental demand, and corporate tenants

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SITE PLAN



Shovel-Ready Lots

12 finished residential lots with utilities in place.



Plans Included

Full architectural plan set included to reduce soft costs.



Flexible Purchase Options

Available as a 12-lot package or two 6-lot tranches.



Seller Financing Available

Flexible terms designed to preserve capital and enhance returns.



Infill Houston Location

Established neighborhood with lower development risk and faster timelines.

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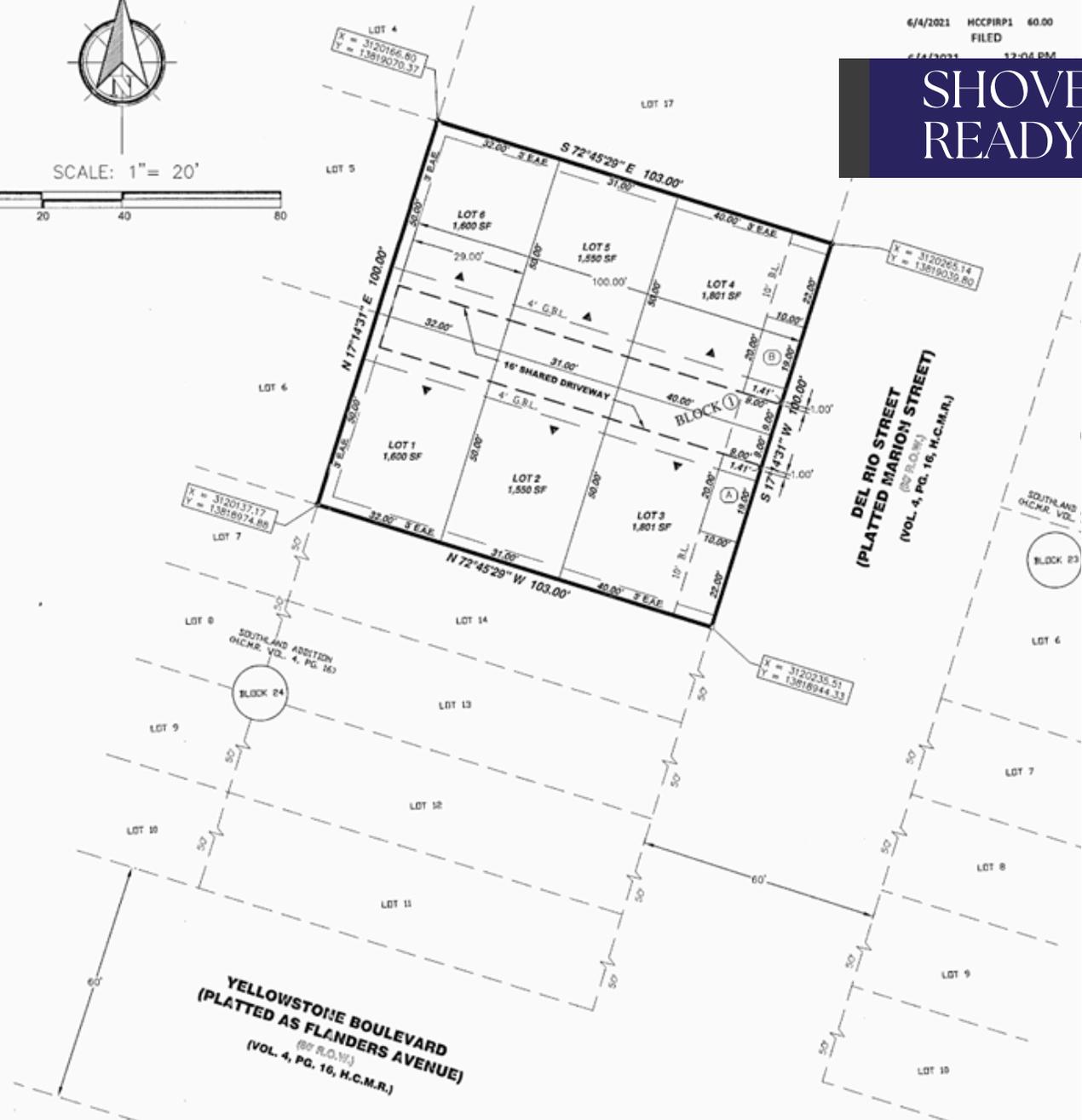
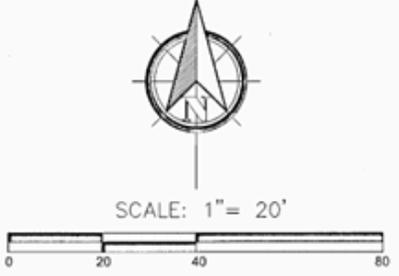


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SURVEY



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Information About Brokerage Services

11-2-2015

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.

<u>XAG Properties, LLC</u>	<u>9009836</u>	<u>info@xagproperties.com</u>	<u>346-843-1281</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Rick E. Gutierrez</u>	<u>464315</u>	<u>rickg@xagproperties.com</u>	<u>346-843-1281</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Neha Abassi</u>	<u>709116</u>	<u>neha.a@xagproperties.com</u>	<u>(832) 868-0303</u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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