

**FOR SALE**

**0 Red Bluff @ Genoa Red Bluff Pasadena, TX 77505**

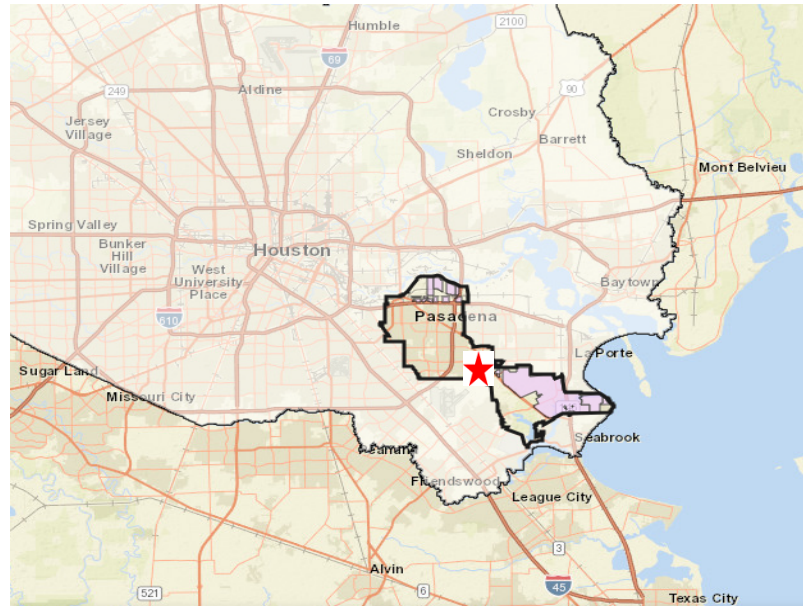
**TRACT A - 9.68 ACRES LEFT**



**Red Bluff @ Genoa Red Bluff Road Features**

- **Tract A: 9.68 Acres- 80 Feet Frontage -AVAILABLE**
- Mixed Use Development Opportunity
- Deed Restricted for Commercial/Industrial Use
- Beautiful Wooded Tract w/Armand Bayou Frontage, Enhanced by Jogging/Bike Path on Red Bluff Rd Frontage.
- Located in Booming Growth Area in SE Quadrant Of Houston's Metro, inside City Limits of Pasadena. Within minutes of Hobby Airport, Refineries, Bayport and Barbour's Cut Terminals.
- Great Access to Major Arteries including Sam Houston Pkwy, I-45S, Hwy 225 East, and Hwy 146.
- Note: Adjoining 69 acres (Tracts B & G) Sold and Closed For Future Development

**Marketing Price: \$1,100,000**



**Smith Raines Company**

**CAROLYN FINCHER, BROKER**

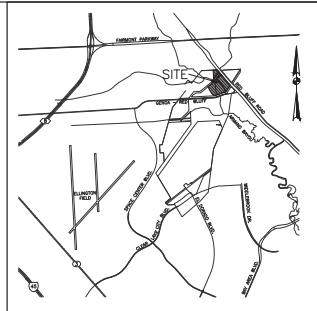
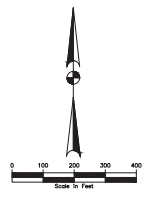
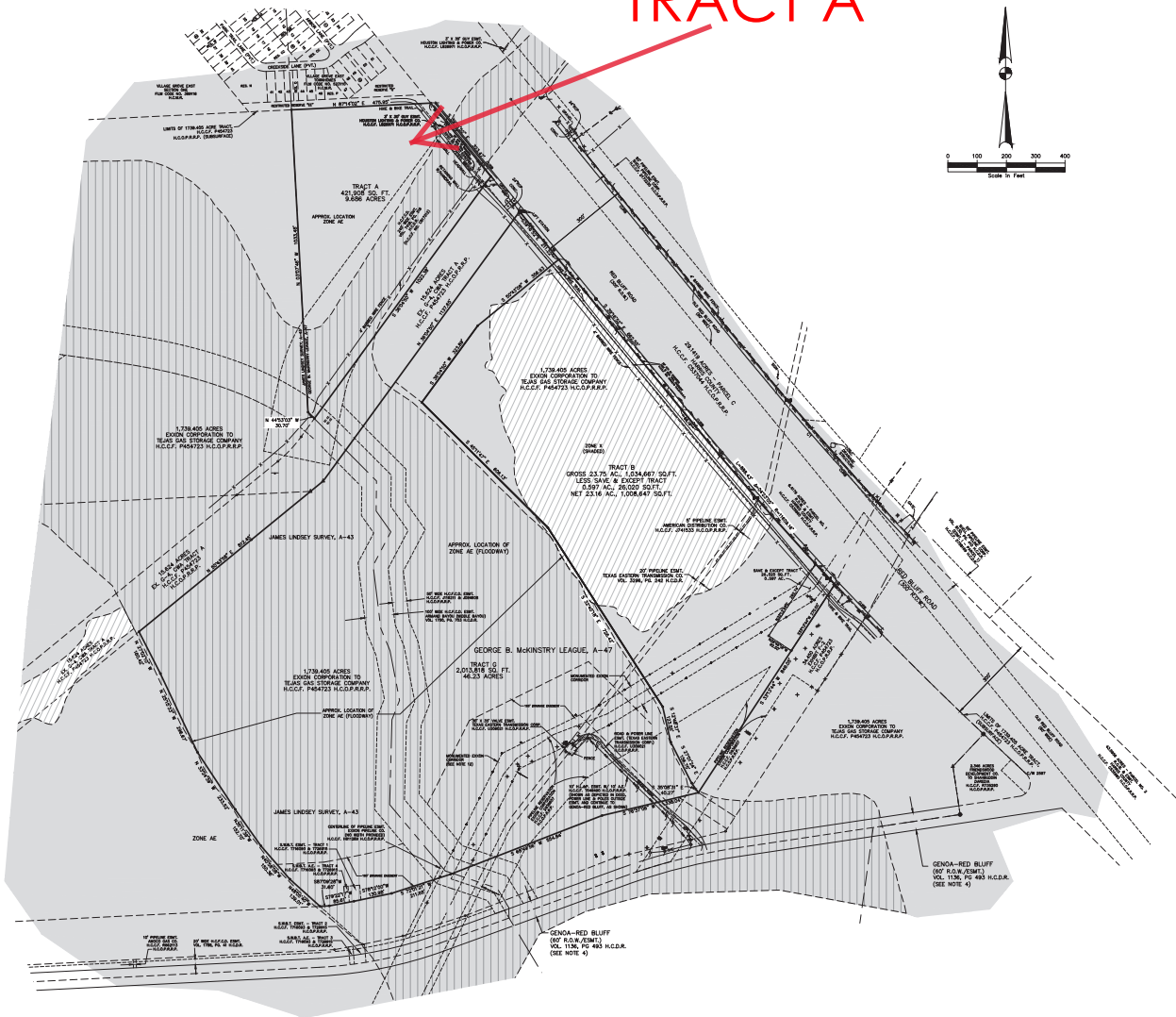
**(o)281.486.1400 (c)713.299.3192**

**smithraines@yahoo.com**

**1307 Bluebonnet Drive Taylor Lake Village, TX 77586**

The Information above has been obtained from sources deemed reliable. While SRC does not doubt its accuracy we make no guarantee, warranty or representation. You should conduct a careful, independent investigation of the property to determine the suitability of the property for you intended use.

# TRACT A



VICINITY MAP  
(N.T.S.)

- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
  2. THIS MAP IS A COMPOSITE DRAWING BASED ON SEVERAL PRIOR SURVEYS. HOWEVER, IT IS NOT TO BE CONSIDERED AS OR USED AS A BOUNDARY SURVEY. IT IS FOR GENERAL INFORMATION PURPOSES ONLY.
  3. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 4820100040M, DATED JANUARY 6, 2017, A PORTION OF THE PROPERTY LIES WITHIN ZONE "X" (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND A PORTION LIES WITHIN ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED. A PORTION OF THE AREA COVERED BY ZONE "AE" IS DESIGNATED AS A FLOODWAY. THE FLOODWAY IS DEFINED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. THIS INFORMATION IS AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND MCKIM & CREED, INC. ACCEPTS NO RESPONSIBILITY FOR ITS CONTENT OR COMPLETENESS.
  4. IT IS BELIEVED THAT THE RIGHT-OF-WAY OF GENOA-RED BLUFF ROAD MAY HAVE BEEN WIDENED SINCE THE DATE OF THE LAST SURVEY.
  5. THE EASEMENTS AND OTHER APPURTENANCES SHOWN HEREON ARE BASED ON A PRIOR SURVEY AND MAY HAVE CHANGED SINCE THAT TIME. AN UPDATED SURVEY WILL BE REQUIRED IN ORDER TO VERIFY THIS INFORMATION.

FLOOD ZONE DESIGNATIONS

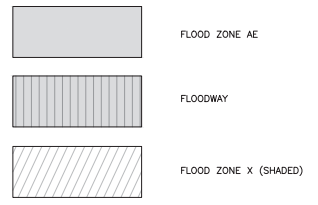


EXHIBIT MAP  
THREE TRACTS OF LAND TOTALING  
79.08 ACRES (3,032,171 SQ.FT.)  
IN THE  
JAMES LINDSEY SURVEY, A-43  
AND THE  
GEORGE B. MCKINSTRY LEAGUE, A-47  
HARRIS COUNTY, TEXAS

**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
9960 West Sam Houston Parkway South, Suite 200  
Houston, TX 77059  
713.659.0021  
www.mckimcreed.com  
TSPS Firm Registration No. 222798-00

SCALE: 1" = 200'	JOB NO. 07729-0001
DATE: 05-01-19	F.B. NO.
DRN: INI	CHK: BT
PROJECT: GENOA-RED BLUFF	



## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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.

<u>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>LeDon Wissner</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jacob Jones</u>	<u>799684</u>	<u>jacobjones@smithrainescompany.com</u>	<u>(214)552-2974</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586  
Carolyn Fincher

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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