

## FOR PRICING CALL BROKER

**AMIT MEHTA** 

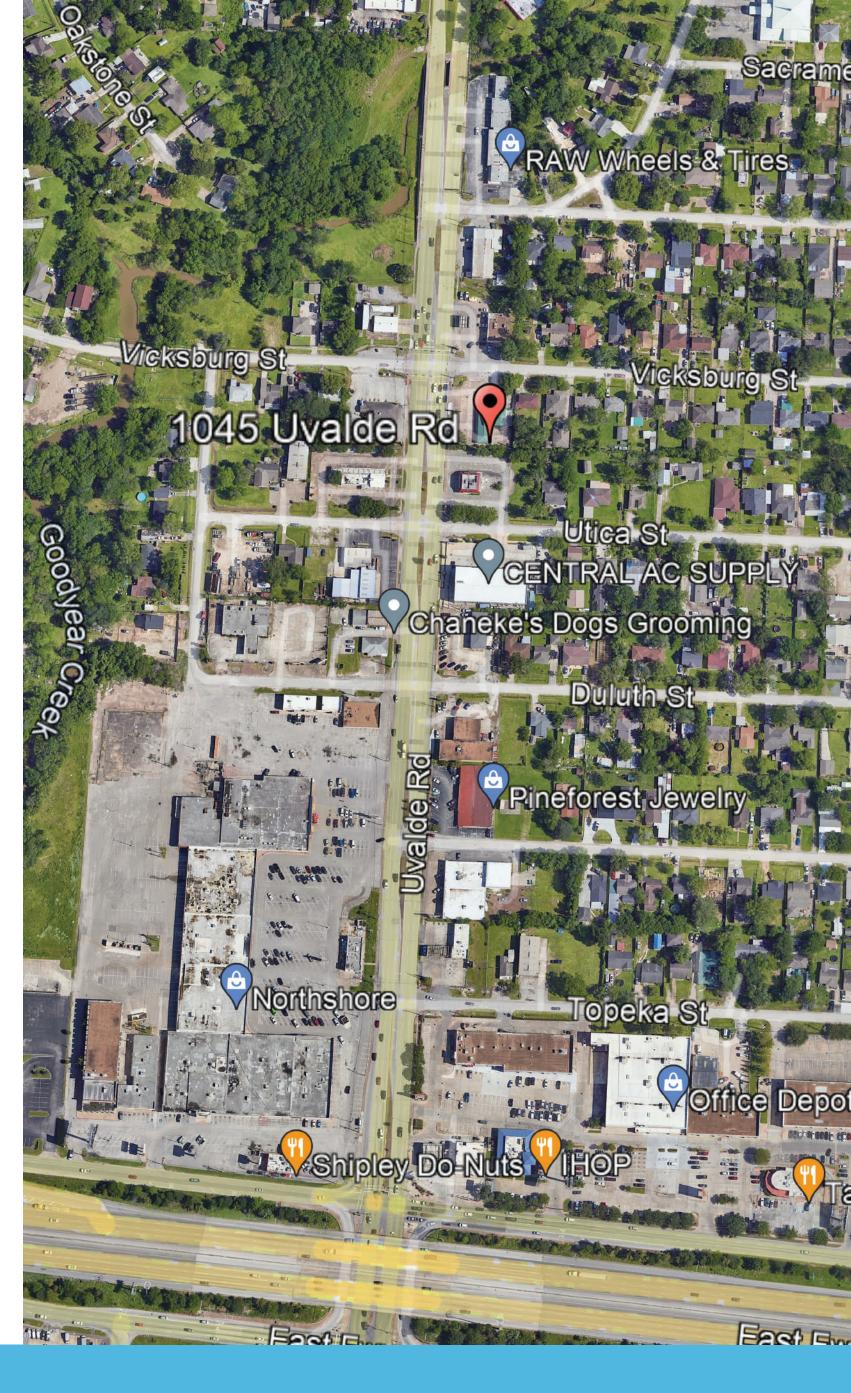
Broker Phone: 832-607-1579

Email: universalproperties@gmail.com



### PROPERTY DETAILS

LOCATION:	1045 UVALDE HOUSTON,TX 77015
TYPE:	LAND
PARCEL SIZE:	0.41 AC
BUILDING:	SQFT 497 APPROXIMATELY
RISTRICTION USE:	C STORE , GAS STATION , BANK / CREDIT UNION,SMOKE SHOP.
FACILITIES:	6 DRIVE THROUGH LANES. CITY UTILITIES , METRO STOP ON THE CORNER AND SIGN .



### FOR PRICING CALL BROKER

**AMIT MEHTA** 

Broker

Phone: 832-607-1579

Email: universalproperties@gmail.com



### FOR PRICING CALL BROKER

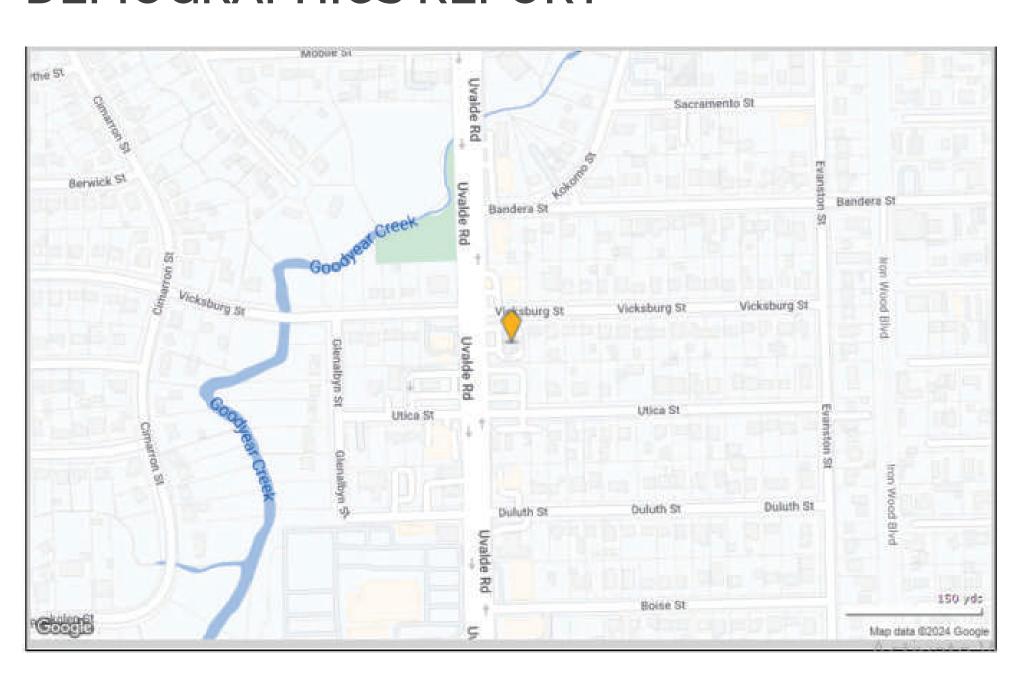
**AMIT MEHTA** 

Broker

Phone: 832-607-1579

Email: universalproperties@gmail.com

## **DEMOGRAPHICS REPORT**



### TRAFFIC COUNT REPORT

BUILDING TYPE: LAND
CLASS: RBA: TYPICAL FLOOR: TOTAL AVAILABLE: 0 SF
% LEASED: 0%
RENT/SF/YR: -

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Vicksburg St	Glenalbyn St	0.04 W	2022	2,177	MPSI	.08
2	Uvalde Rd	Duluth St	0.02 S	2022	14,428	MPSI	.09
3	Uvalde Rd	Bandera St	0.04 S	2022	26,965	MPSI	.12
4	Bandera St	Evanston St	0.07 E	2022	1,507	MPSI	.16
5	Cimarron St	Vicksburg St	0.02 S	2022	1,937	MPSI	.22
6	Uvalde Rd	N Shore Dr	0.01 S	2022	24,207	MPSI	.28
7	Rockglen St	Candlewick St	0.05 NE	2022	3,276	MPSI	.41
8	Market St	Market	0.05 E	2022	10,264	MPSI	.45
9	Nadolney St	East Fwy	0.01 S	2022	1,370	MPSI	.48
10	Freeport St	Duncum St	0.01 S	2018	9,909	MPSI	.50

### FOR PRICING CALL BROKER

**AMIT MEHTA** 

Broker Phone: 832-607-1579

Email: universalproperties@gmail.com

## **DEMOGRAPHICS REPORT**

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	15,093	115,789	195,552
2023 Estimate	14,902	112,766	191,129
2010 Census	13,572	93,265	162,266
Growth 2023 - 2028	1.28%	2.68%	2.31%
Growth 2010 - 2023	9.80%	20.91%	17.79%
2023 Population by Hispanic Origin	12,149	74,449	130,463
2023 Population	14,902	112,766	191,129
White	13,647 91	1.58% 82,250	72.94% 146,650 76.73%
Black	666 4	1.47% 24,342	21.59% 34,613 18.11%
Am. Indian & Alaskan	255 1	2,017	1.79% 3,154 1.65%
Asian	121 0	2,315	2.05% 3,604 1.89%
Hawaiian & Pacific Island	13 0	).09% 115	0.10% 193 0.10%
Other	200 1	1,727	1.53% 2,915 1.53%
U.S. Armed Forces	16	27	27
Households			
2028 Projection	4,245	35,798	59,896
2023 Estimate	4,184	34,738	58,326
2010 Census	3,762	27,945	48,203
Growth 2023 - 2028	1.46%	3.05%	2.69%
Growth 2010 - 2023	11.22%	24.31%	21.00%
Owner Occupied	2,446 58	•	57.74% 35,888 61.53%
Renter Occupied	1,738 41	1.54% 14,679	42.26% 22,437 38.47%
2023 Households by HH Income	4,182	34,739	58,326
Income: <\$25,000	1,045 24	,	20.07% 11,296 19.37%
Income: \$25,000 - \$50,000	1,297 31	•	28.51% 15,996 27.43%
Income: \$50,000 - \$75,000	934 22	,	21.11% 12,146 20.82%
Income: \$75,000 - \$100,000	470 11	,	11.64% 7,177 12.30%
Income: \$100,000 - \$125,000	316 7	•	7.51% 4,790 8.21%
Income: \$125,000 - \$150,000		•	4.02% 2,592 4.44%
Income: \$150,000 - \$200,000		1,788	,
Income: \$200,000+		0.31% 694	2.00% 1,197 2.05%
2023 Avg Household Income	\$52,181	\$65,684	\$67,473
2023 Med Household Income	\$43,850	\$51,481	\$53,441

## **SURVEY**

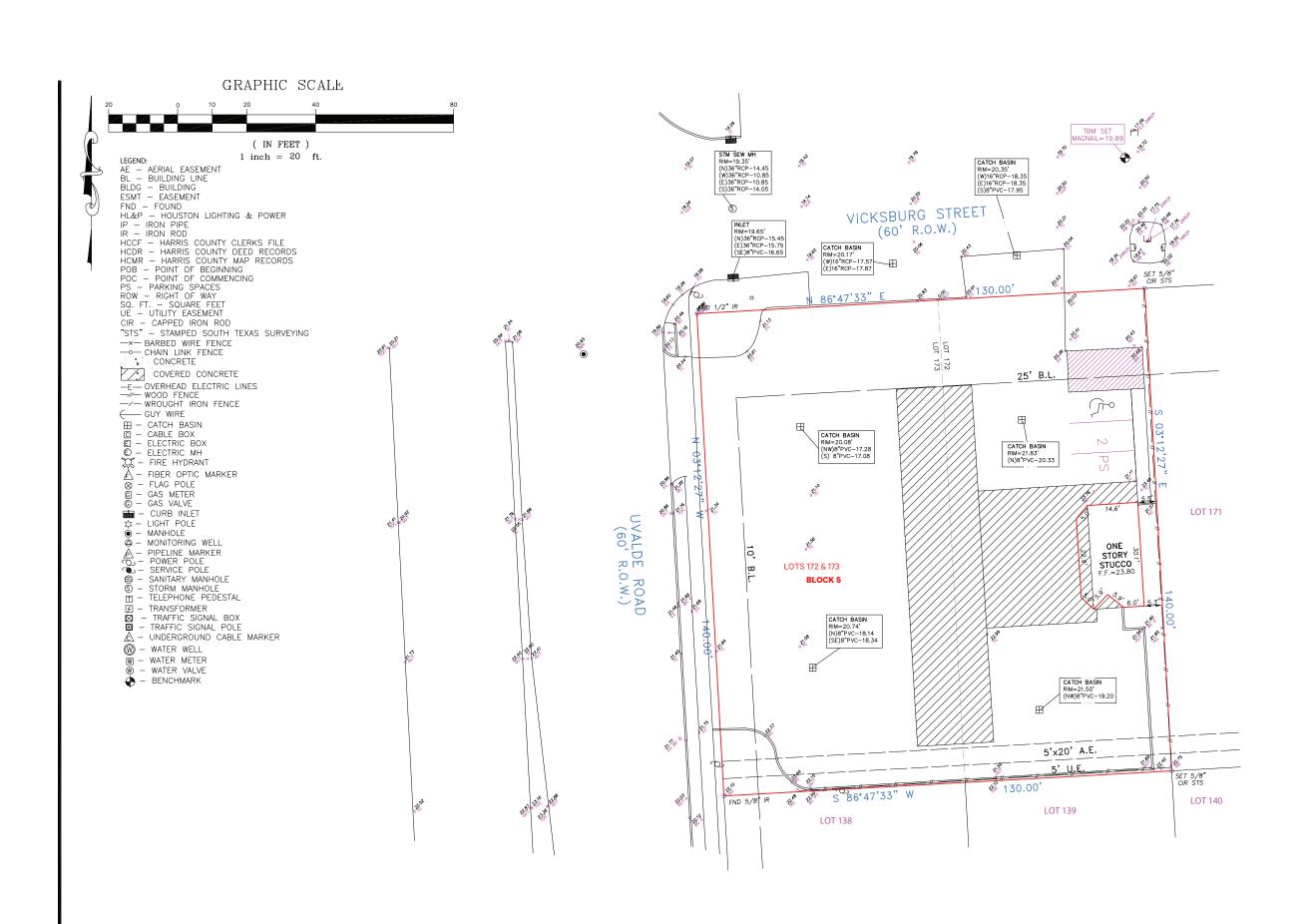
#### FOR PRICING CALL BROKER

#### **AMIT MEHTA**

Broker

Phone: 832-607-1579

Email: universalproperties@gmail.com



#### **BENCHMARK**

RM NO. 150010 A HCFCD BRASS DISK STAMPED 150010 FROM THE INTERSECTION OF IH 10 AND MARKET STREET, TRAVEL SOUTHWEST ON MARKET STREET APPROXIMATELY 0.2 MILE TO BRIDGE. MONUMENT IS LOCATED ON THE SIDEWALK OVER THE SOUTH END ABUTMENT OF THE SOUTHEAST BOUND BRIDGE IN KEYMAP 497J IN THE GREENS BAYOU WATERSHED NEAR STREAM P-100-00-00 ELEV. =30.07 FEET NAVD 88, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT

TOPOGRAPHIC SURVEY OF

ADDRESS: 1045 UVALDE ROAD HOUSTON, TEXAS 77015

JOB NO.: 1441-23 SCALE: 1" = 20' DATE: 10-04-23 SHEET 1 OF 1



OF TENENTS

FRED W. LAWTON

2321 VO ESSION O SURVE

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave. Suite J-101 Houston, Texas 77082 (281) 556-6918 FAX (281) 556-9331 Firm Number: 10045400

1. 1. ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 86'47'33" E, ALONG THE R.O.W. LINE OF VICKSBURG STREET.

2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 232131-AW.

3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE "X SHADED", ACCORDING TO F.I.R.M. MAP NO. 48201C 0715M , DATE 1-06-2017 . BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY
IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND
FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



SURVEYOR'S CERTIFICATION

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

I, hereby certify that this survey was made on the ground and completed on this 4th day of October 2023 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

FIRST AMERICAN TITLE INSURANCE COMPANY

**DEMOGRAPHICS REPORT** 

#### FOR PRICING CALL BROKER

#### **AMIT MEHTA**

Phone: 832-607-1579

Email: universalproperties@gmail.com



#### 11/2/2015 **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

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;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

Amit Mehta Inc	9005803	universalproperties@gmail.com	(713)333-1448
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Amit Mehta	0511295	universalproperties@gmail.com	(832)607-1579
Sales Agent/Associate's Name	License No.	Email	Phone
Buver	/Tenant/Seller/Landlord In	itials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax: 2816577759

IABS 1-0 Date

13629 Alief