



Clay Road

N Fry Road

Westfield Parkway

SITE

**LAND FOR
SALE ±1.64
ACRES
\$1,712,900**



**For inquiries, please contact:
Prem (Paul) Gogia
(281) 989-6935
AcuraRealty@gmail.com**

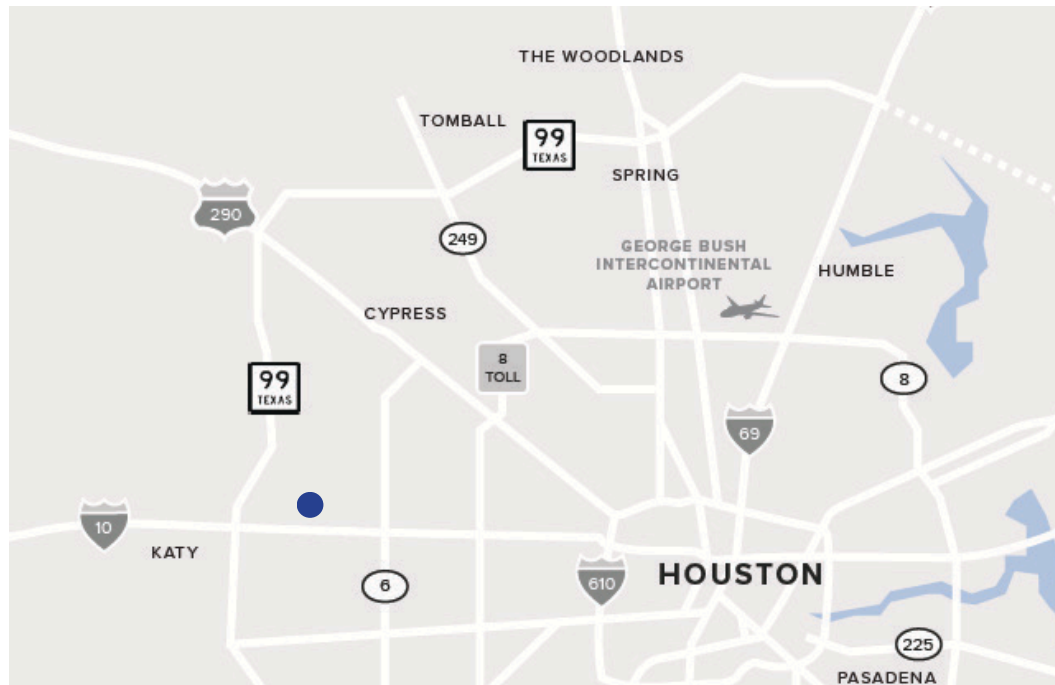
PROPERTY INFORMATION

HIGHLIGHTS

- “Going to Work” Side of Street
- Tremendous Home Growth in Market Area
- Approximately 10% Projected 5-Year Population Growth

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2018 Total Population:	19,623	135,757	297,765
2023 Population: Pop	21,248	149,628	325,967
Growth 2018-2023:	8.28%	10.22%	9.47%
Average Age:	32.80	32.80	33.60



LOCATION

**SW CORNER OF WESTFIELD
PKWY & N FRY ROAD**

SIZE

±1.64 ACRES

FOR SALE

STREET FRONTAGE

**184' N FRY ROAD 335' WESTFIELD
PARKWAY**

UTILITIES

AVAILABLE TO SITE

MUD DISTRICT

RICEWOOD

2017 PROPERTY TAX RATE

\$2.652

FLOOD PLAIN

**ZONE X OUTSIDE OF 500 YEAR
FLOOD PLAIN**

TRAFFIC COUNTS

N FRY ROAD - 32,512 VPD



AREA RETAILER MAP



The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY SURVEY

ADDRESS : 22011 WESTFIELD PARKWAY
KATY, TX 77449

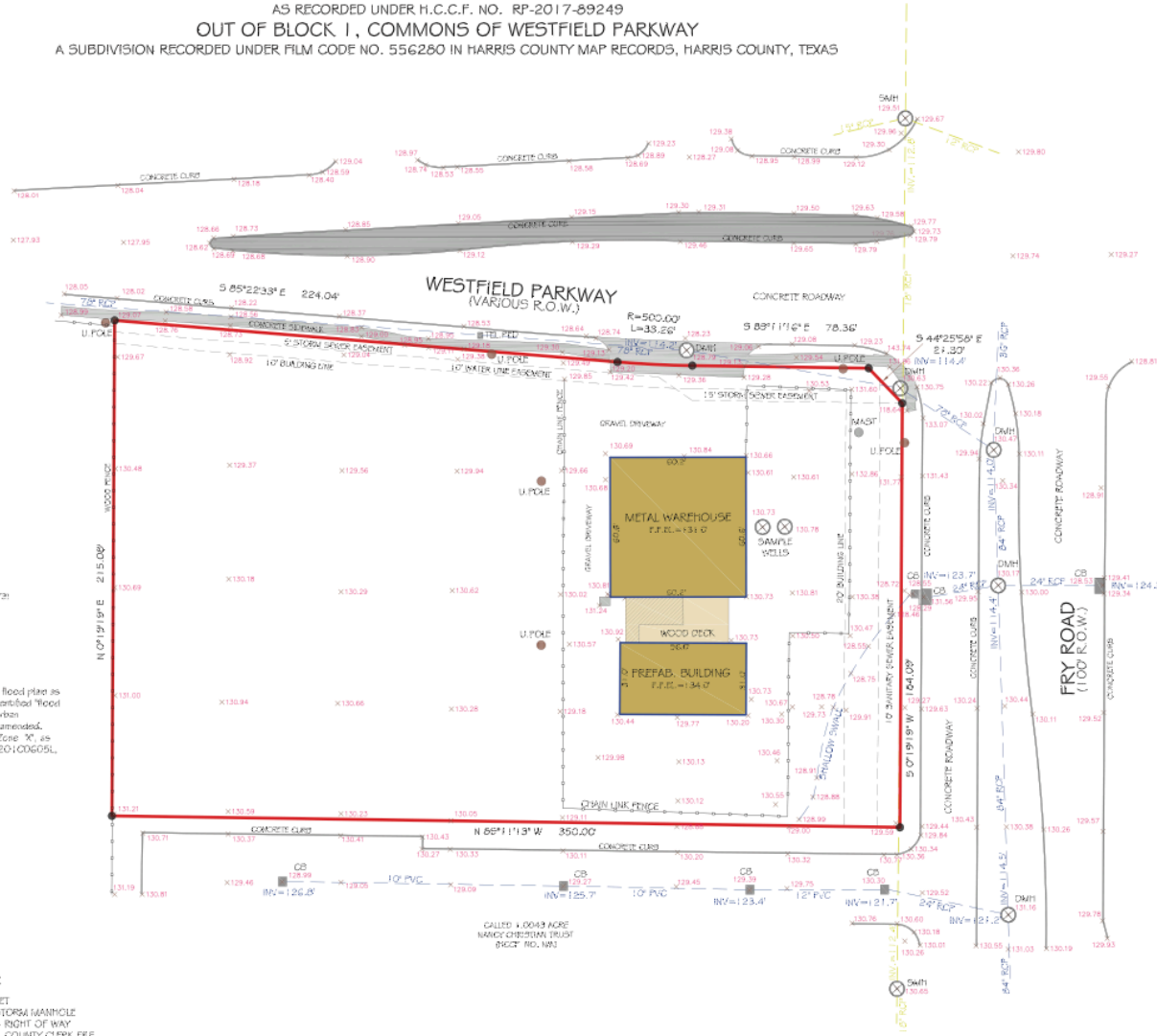
ORDERED BY: MONTICELLO HOUSTON PROPERTIES LLC

TITLE CO. : N/A

GT. NO. : N/A

LENDER : N/A

A TOPOGRAPHIC SURVEY OF A 1.6412 ACRE PART OF RESERVE "A"
AS RECORDED UNDER H.C.C.F. NO. RP-2017-89249
OUT OF BLOCK 1, COMMONS OF WESTFIELD PARKWAY
A SUBDIVISION RECORDED UNDER FILM CODE NO. 556280 IN HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS



NOTES:
1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED DEED.
2) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2007 ADJUSTMENT, AND ARE BASED ON HARRIS COUNTY T-S&F RM20075, ELEVATION = 114.18'
3) ALL THE CURB ELEVATIONS ARE ON THE TOP OF THE CURB 0.55 HIGH.

FLOOD INFORMATION
I certify that no part of the Subject Property is located inside a 100-year flood plain as presently designated by the United States Corps of Engineers, or in an identified "Wood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lies within Zone "X" as depicted on the Flood Insurance Rate Map, Community Flood Number 462010G05L, Revised June 18 2007.



PIOTR A. DEBSKI
1030 DOMINION DR.
KATY, TX 77450
832-878-6760
piotr@sbccglobal.net

LEGEND
CB - WILET
DMH - STORM MANHOLE
R.O.W. - RIGHT OF WAY
C.C.F. - COUNTY CLERK FILE
SMH - SEWER MANHOLE
U-POLE - UTILITY POLE

I hereby certify that the survey was made on the ground under my supervision, and that it correctly represents the facts found at the time of the survey.



PIOTR A. DEBSKI R.F.S. NO. 5902
JOB NO. 17-1-22
DATE: NOVEMBER 22, 2017

FOR MORE INFORMATION, PLEASE CONTACT:

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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 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.

Smart Referral Network, LLC	9011772	N/A	602-230-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kelly Lynne Snodgrass	621956	SoldbySnodgrass@gmail.com	972-401-1400
Designated Broker of Firm	License No.	Email	Phone
Kelly Lynne Snodgrass	621956	SoldbySnodgrass@gmail.com	972-401-1400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Prem P. Gogia	689882	AcuraRealty@gmail.com	281-989-6935
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date