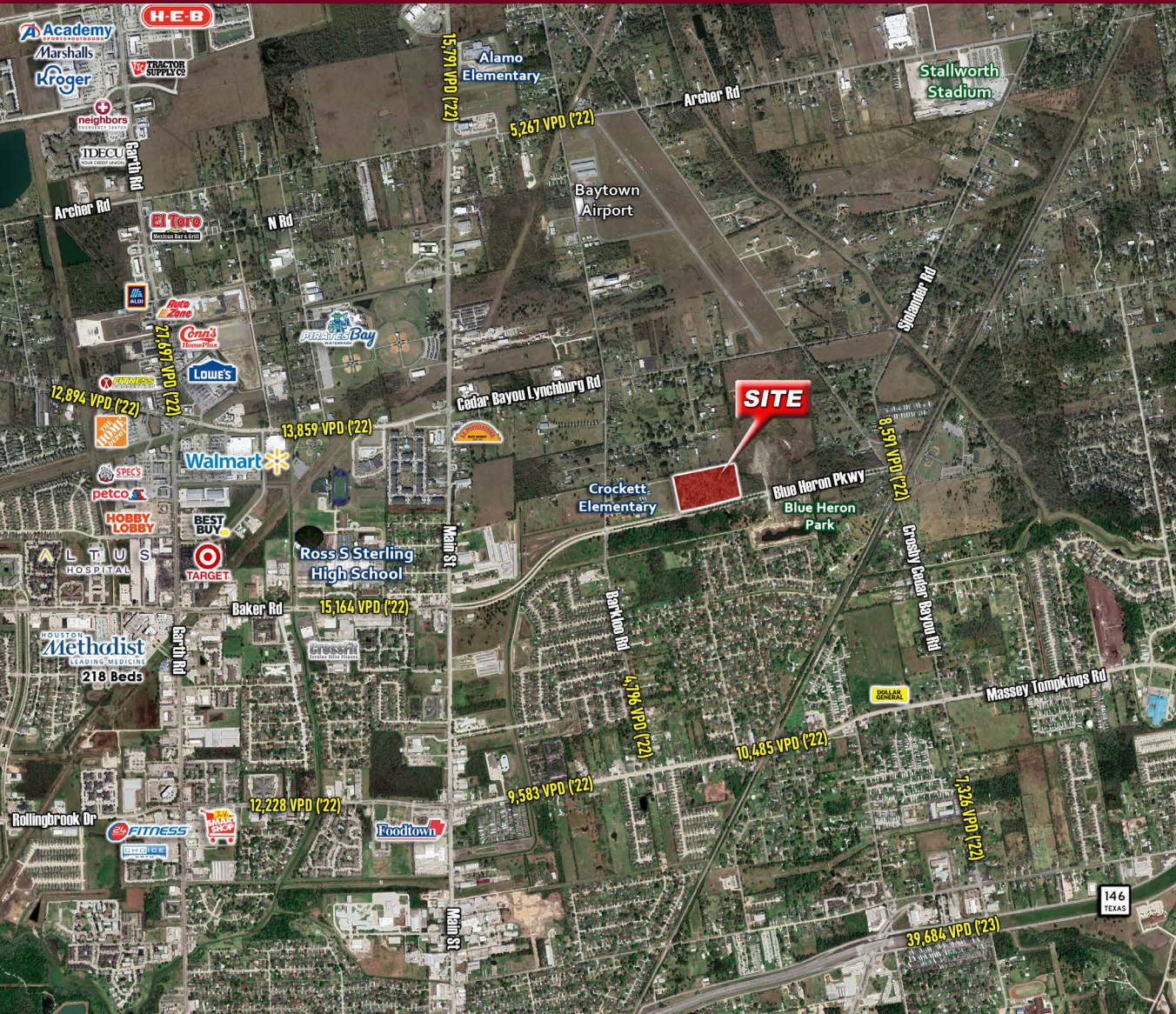




# 1401 Blue Heron Parkway

±13.34 Acres For Sale | Baytown, Texas



**SIZE:** ±13.34 Acres

**PRICE:** \$2,614,906

**LOCATION:** NEQ of Blue Heron Pkwy & Barkaloo Rd in Baytown

**USE:** Multi-family, Apartments, Townhomes, Build to Rent

**PROPERTY HIGHLIGHTS:**

- ±1,000' frontage on Blue Heron Pkwy
- ±2.5 miles south of I-10
- Adjacent to Elementary School & ± 1 mile from High School
- City of Baytown Utilities
- Zoned medium density (15 units per acre)
- Located within an opportunity zone
- Close proximity to the Port of Houston

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



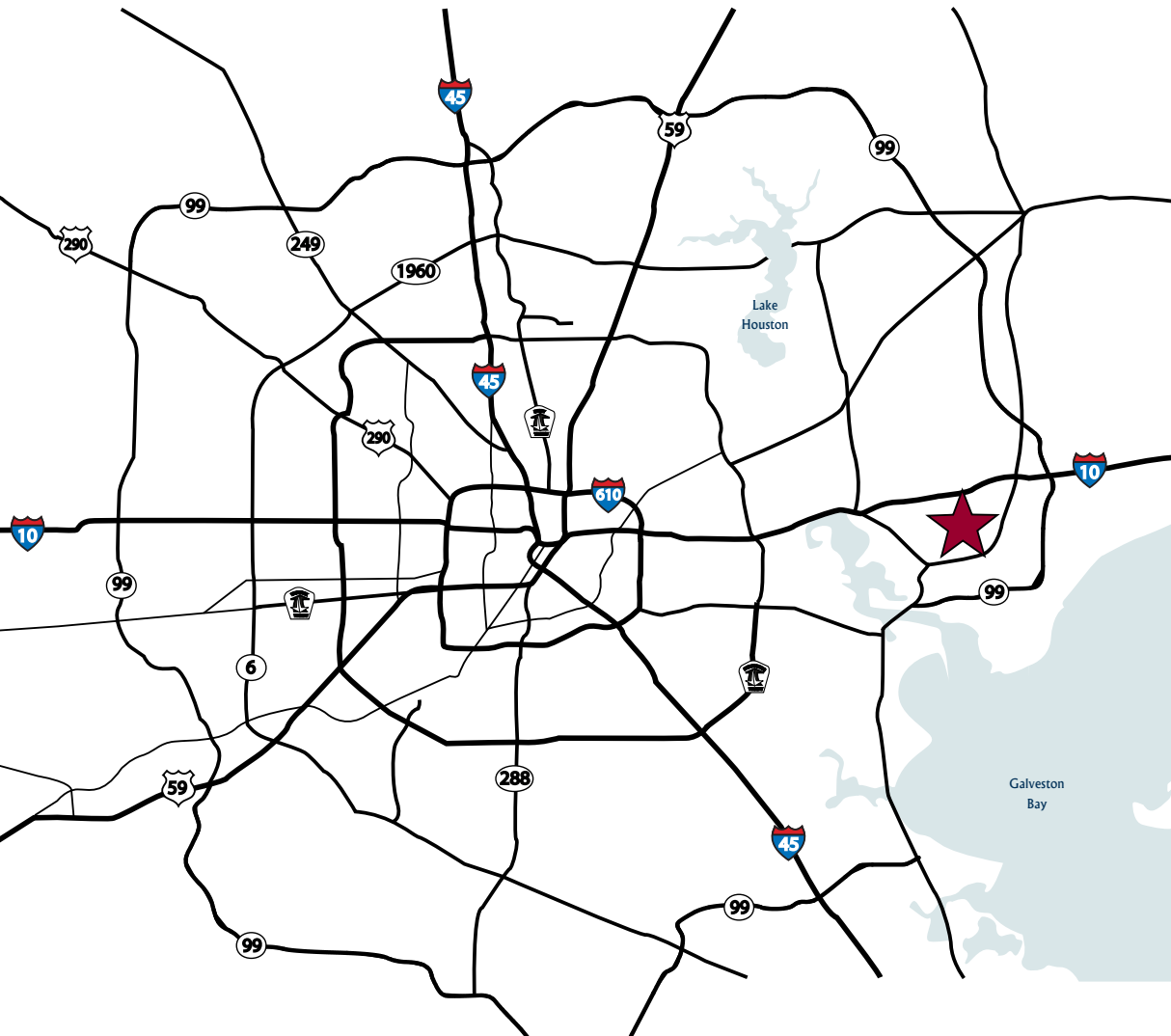
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



# 1401 Blue Heron Parkway

±13.34 Acres For Sale | Baytown, Texas



### LOCATION:

NEQ of Blue Herron Pkwy & Barkaloo Rd  
in Baytown, Texas 77521

### TAXES:

Goose Creek ISD	\$1.08
Harris County	\$0.35
Harris Co Flood Control	\$0.03
Port of Houston Authority	\$0.01
Harris County Hospital	\$0.14
Harris County Education	\$0.01
Lee Junior College	\$0.21
<u>City of Baytown</u>	<u>\$0.72</u>
<b>TOTAL TAXES</b>	<b>\$2.55</b>

### TRAFFIC COUNTS:

Barkaloo Rd: 4,796 VPD | Baker Rd: 15,164 VPD  
(TXDOT 2022)

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>2024 Population</b>	6,550	63,942	111,335
<b>Daytime Population</b>	6,029	63,822	105,175
<b>Average HH Income</b>	\$77,290	\$83,063	\$90,971

**MARK TERPSTRA** | 281-664-6634 | MTerpstra@CaldwellCos.com

**MATTHEW SEYMOUR** | 281.664.6742 | MSeymour@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



713-690-0000 | CaldwellCos.com



# 1401 Blue Heron Parkway

## ±13.34 Acres For Sale | Baytown, Texas

### CONCEPTUAL LAND PLAN



BLDG I - UNIT MIX														
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	# SITE	TOTAL			
1				4	2				6		12			
2				4	2				6		12			
3				4	2				6		12			
TOTAL	0	0	0	12	4	0	0	0	16	2	32			
# ON SITE												24	8	0

BLDG II - UNIT MIX														
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	# SITE	TOTAL			
1				2	2	1			5		15			
2				2	2	1			5		15			
3				2	2	1			5		15			
TOTAL	0	0	0	6	6	3	0	0	14	3	42			
# ON SITE												18	18	6

BLDG III - UNIT MIX														
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	# SITE	TOTAL			
1	8	2							10		30			
2	8	2							10		30			
3	8	2							10		30			
TOTAL	24	6	0	0	0	0	0	0	30	3	84			
# ON SITE												72	12	

BLDG IV - UNIT MIX														
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	# SITE	TOTAL			
1	2			3	3	2			7		14			
2	2			3	3	2			7		14			
3	2			3	3	2			7		14			
TOTAL	6	0	0	9	9	6	0	0	21	2	42			
# ON SITE												12	4	24

TOTAL SITE														
FLOOR	A1	A2	A3	B1	B2	B3	B4	C1	TOTAL	# SITE	TOTAL			
1	10	2		17	5	2			19		58			
2	10	2		17	5	2			19		58			
3	10	2		17	5	2			19		58			
TOTAL	30	6	0	51	15	6	0	0	68	7	200			
# ON SITE												72	24	24

UNIT TYPE			MAX		
1 BED	100	50%			
2 BED	92	46%			
3 BED	8	4%			

PARKING REQUIRED			
UNIT TYPE	QTY	RATIO	SPACES
1BR	100	1.5	150
2BR	92	1.75	161
3BR	8	2	16
TOTAL			327
GUEST		10%	33
TOTAL			360
AVERAGE SF	1,007		

PARKING PROVIDED			
TYPE	QTY	PERCENTAGE	AVG. SF/UNIT
OPEN	250		
HC	13		
CARPPOOL	(1)HC	35	
GARAGE	(1)HC	35	
TANDEM	24		

GROSS AREAS			
TYPE	LEVEL	AREA (SF)	TOTAL
Type I	level 1	10,000	
	level 2	9,019	
	level 3	5,712	
Type II	level 1	24,741	
	level 2	49,482	
	level 3	49,482	
Type III	level 1	11,033	
	level 2	9,157	
	level 3	6,652	
Type IV	level 1	26,943	
	level 2	34,395	
	level 3	68,790	

UNIT PATIO/BALCONY			
UNIT TYPE	QTY	SF/UNIT	TOTAL
A1	72	79	5,688
A2	24	218	5,232
A3	4	80	320
B1	24	195	4,680
B2	26	229	5,954
B3	36	159	5,724
B4	6	438	2,628
C1	8	133	1,064
TOTAL	200		28,896

UNIT GROSS (INCLUDES STORAGE & BALCONY)			
UNIT TYPE	QTY	SF/UNIT	TOTAL
A1	72	976	70,272
A2	24	1,205	28,920
A3	4	963	3,852
B1	24	1,167	28,008
B2	26	1,506	39,356
B3	36	1,513	54,468
B4	6	2,286	13,716
C1	8	1,665	13,320
TOTAL	200		251,468

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com  
 MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



# 1401 Blue Heron Parkway

±13.34 Acres For Sale | Baytown, Texas



**SITE**  
±13.34 AC

±1,000'

David Crockett  
Elementary  
571 Students

Blue Heron  
Park

**ALSO AVAILABLE**  
±23.91 AC

Bar/Kalou Rd

Blue Heron Pkwy



4,196 VPD (22)

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com





# 1401 Blue Heron Parkway

## ±13.34 Acres For Sale | Baytown, Texas



### 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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0

**MARK TERPSTRA** | 281-664-6634 | [MTerpstra@CaldwellCos.com](mailto:MTerpstra@CaldwellCos.com)

**MATTHEW SEYMOUR** | 281.664.6742 | [MSeymour@CaldwellCos.com](mailto:MSeymour@CaldwellCos.com)



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | [CaldwellCos.com](http://CaldwellCos.com)