



## Houston TX - Land For Sale

1804 Mansfield Street

**EVERMARK**  
COMMERCIAL GROUP  
POWERED BY JLA REALTY

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### Property Highlights

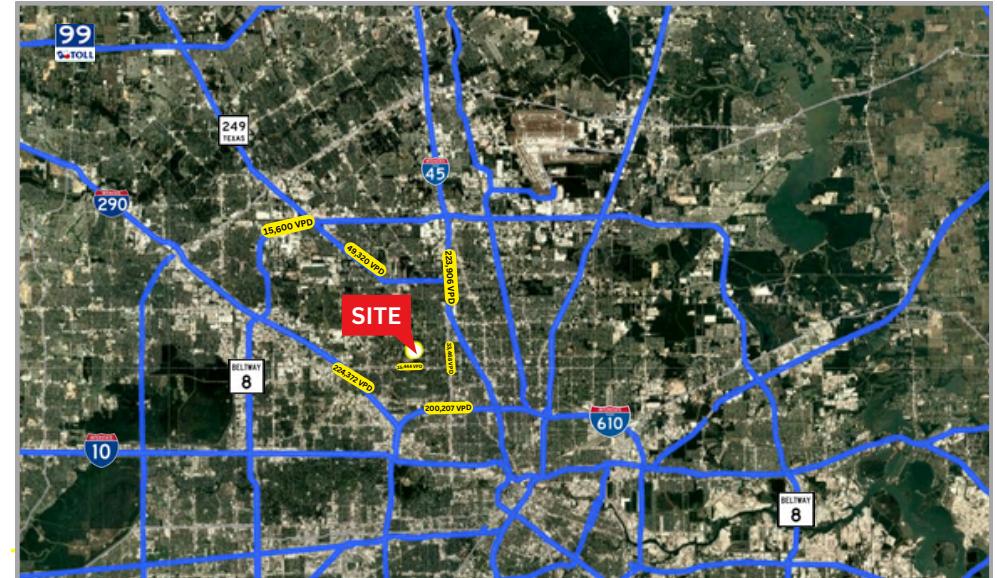
- Full Acre Ready for Development:** The lot has been fully cleared of vegetation and sits 3 feet above grade level, ensuring no flood risk. (Permits were obtained through the City of Houston for foundation elevation.)
- Utilities in Place:** The property is fully equipped with all utility services, saving time and costs for future development.
- Drainage and Retention Pond Completed:** Drainage infrastructure, including swales and a retention pond, has been completed and approved by the City of Houston, meeting all requirements for stormwater management.
- Never Flooded:** Despite Houston's challenges with flooding, this property has remained dry thanks to its elevation and drainage systems.
- Clear Title, No Liens:** Unlike many properties in the area, this lot has a clean title with no legal encumbrances, ensuring a smooth transaction process for potential buyers.

**Location:** Houston Texas, Harris County

### Traffic Counts:

Wheatly St:  $\pm$  15,006 VPD (TXDO)

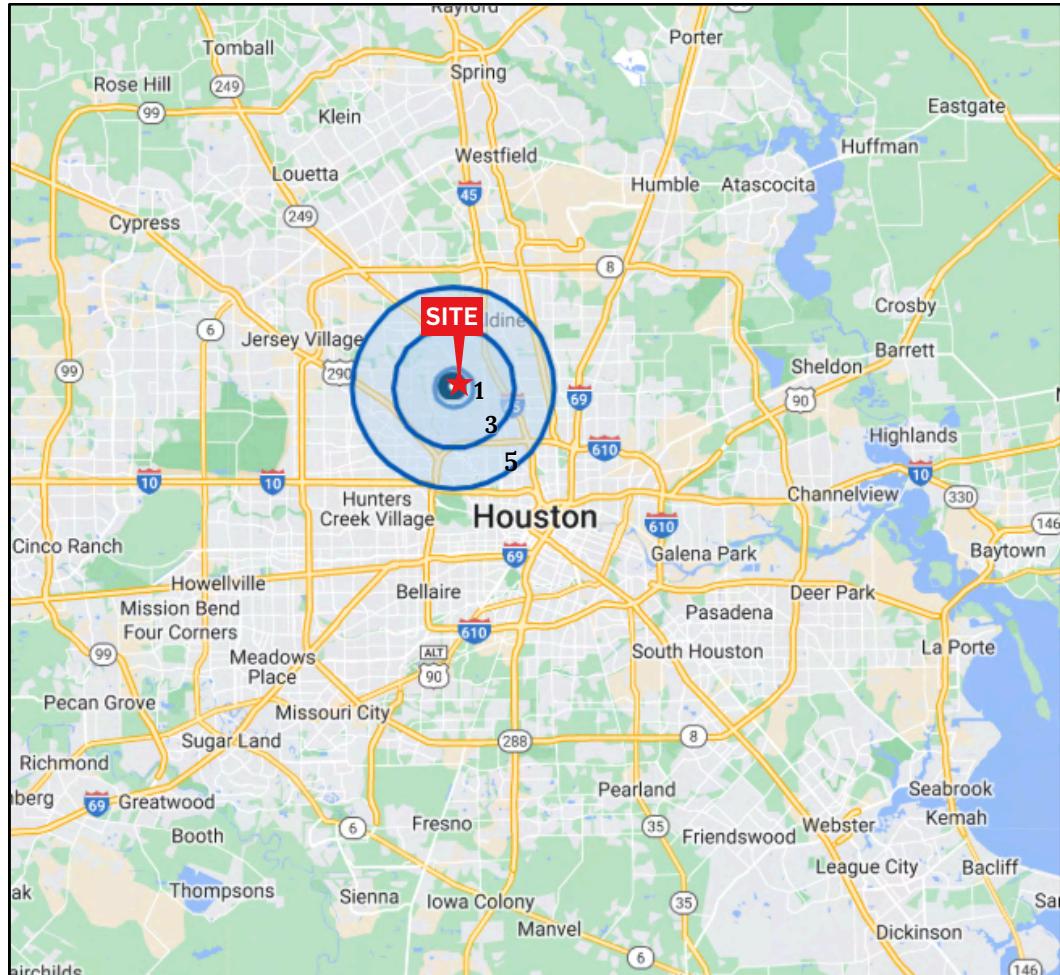
West Tidwell :  $\pm$  17,004 VPD (TXDOT)



For more information Contact: 832-326-0097 | [jblake@evermarkcommercial.com](mailto:jblake@evermarkcommercial.com)

# Summary

## HOUSTON TX - LAND FOR SALE



The proposed site layout allows for 18 residential units (25' x 35' each), depending on permitting with the City of Houston. This flexibility makes the property an excellent choice for:

- Garden-Style Apartments
- Townhomes
- Condos
- Mixed-Use Residential Development

### Area Highlights:

**Proximity to Growth Hubs:** Located minutes from Downtown Houston, The Heights, and the I-45 corridor, the area is experiencing significant growth and redevelopment.

**Thriving Market Demand:** With a growing population and increasing demand for urban housing, this property offers developers the opportunity to address housing needs in one of Houston's high-demand neighborhoods.

**Turnkey Development Site:** With all major groundwork complete, including utilities, drainage, and retention, developers can hit the ground running.

**Superior Location:** Centrally located with easy access to major employment hubs, schools, retail, and public transportation.

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,130	51,000	133,173
Total Population	8,853	138,699	368,662
Median HH Income	\$39,999	\$44,656	\$54,258

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# Mansfield St

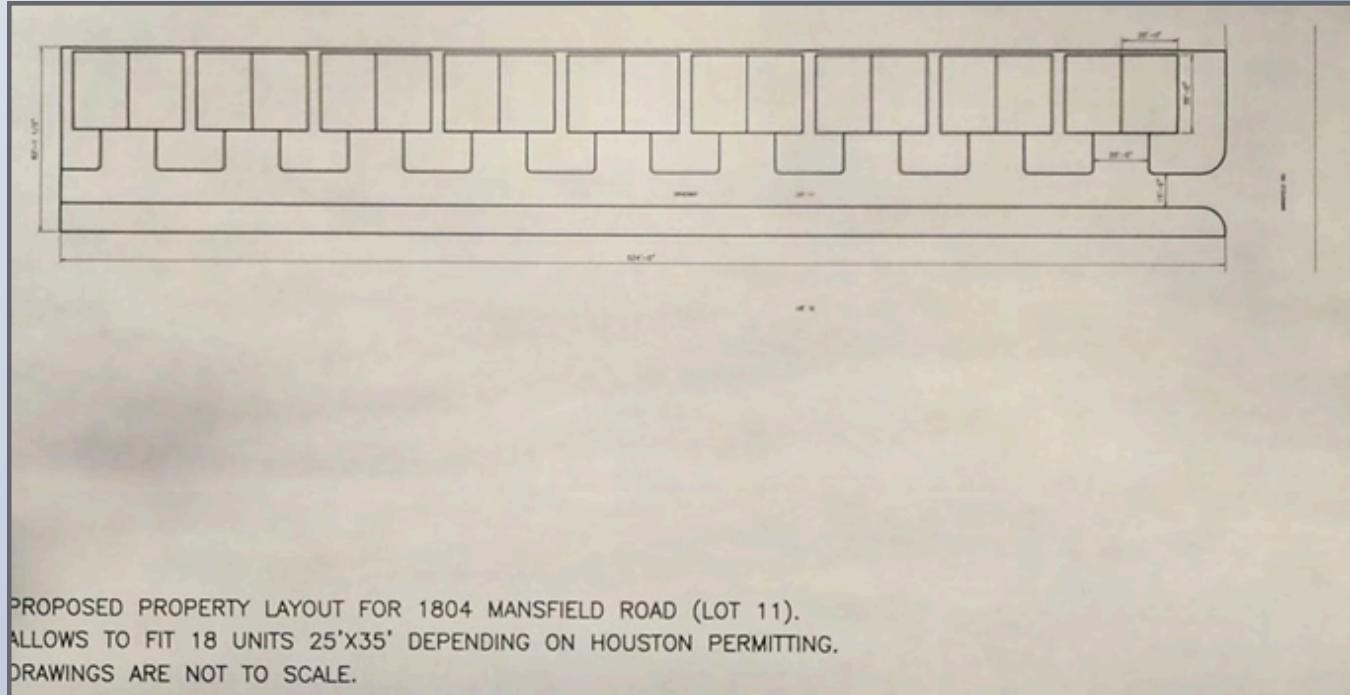
HOUSTON TX - LAND FOR SALE



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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by Evermark Commercial Group or by any agent, independent associate, subsidiary or employee of Evermark Commercial Group. This information is subject to change.

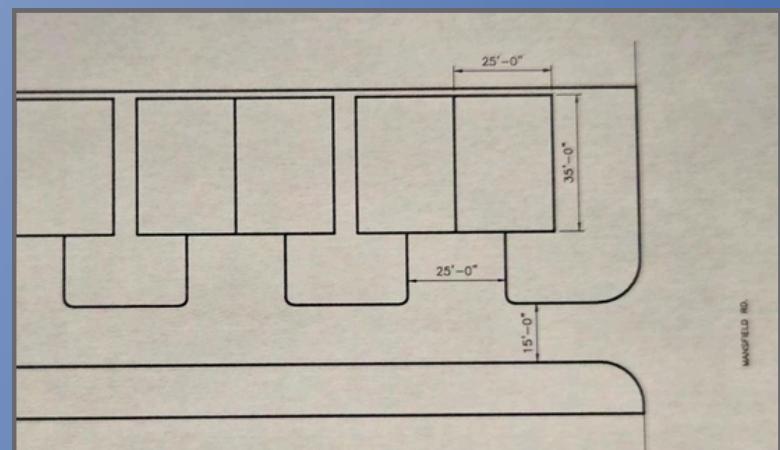




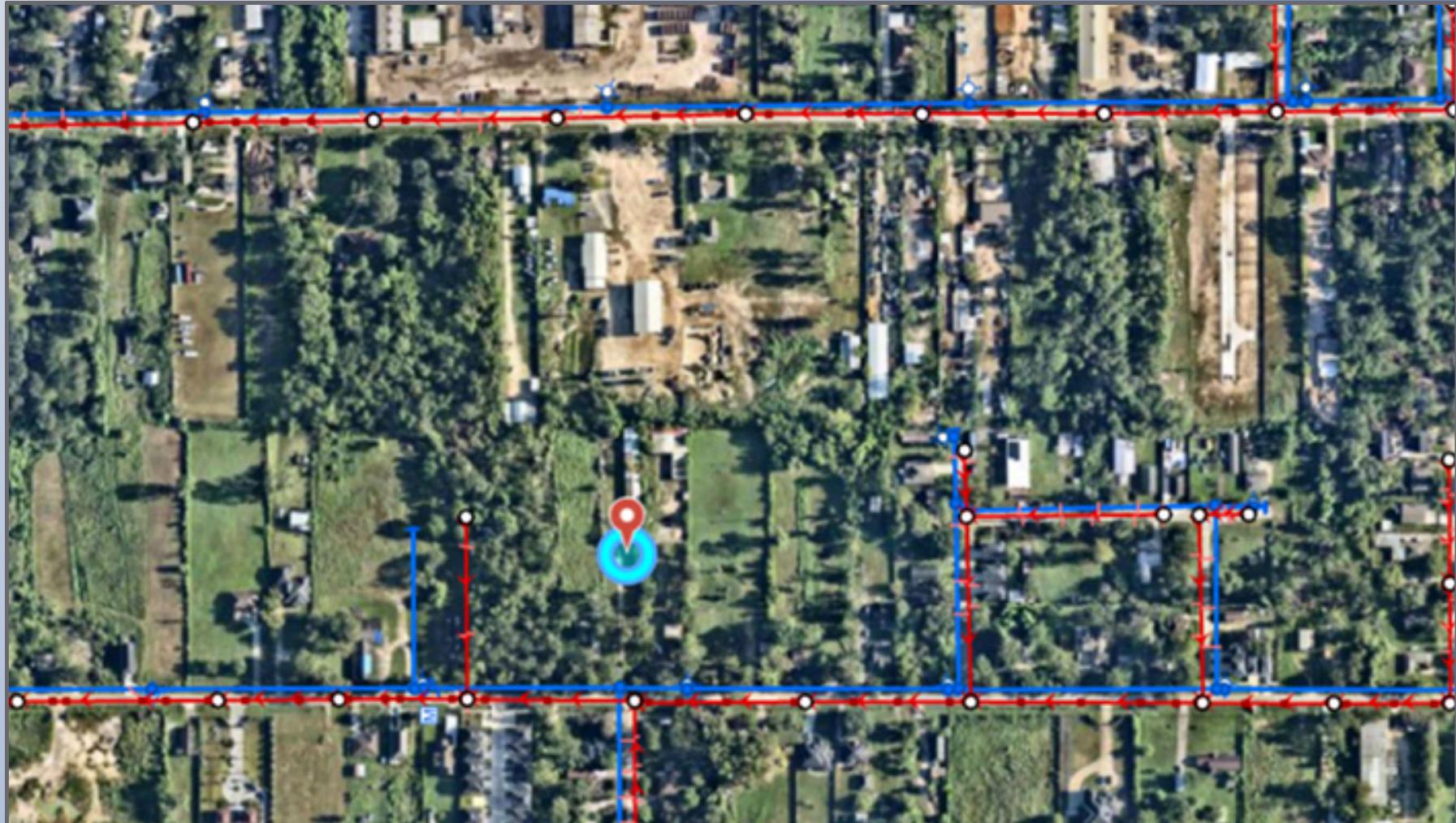
## Proposed Layout

The proposed site layout allows for 18 residential units (25' x 35' each), depending on permitting with the City of Houston.

The property is a full acre cleared of vegetation, has all utilities services. Never flooded as it sits 3 ft above grade level. Permits pulled with COH to raise foundation. Retention pond, drain and swells completed all through COH as well.



### PUBLIC UTILITIES



The following data sets were generated by and for the Houston Public Works Department. The asset information within this map are continually being updated, refined and are being provided to your organization for official use only and remains the property of the Houston Public Works Department. Providing this document to you does not constitute a release under the Freedom of Information Act (5 U.S.C. [section] 552), and due to the sensitivity of the information, this document must be appropriately safeguarded. PLEASE NOTE that these data sets are NOT intended to be used as an authoritative public record for any geographic location or as a legal document and have no legal force or effect. Users are responsible for checking the accuracy, completeness, currency and/or suitability of these datasets themselves. The Department makes no representation, guarantee or warranty as to the accuracy, completeness, currency, or suitability of these datasets, which are provided "AS IS".

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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.

### 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.

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Regulated by the Texas Real Estate Commission			
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		