

## **SITE ANALYSIS**

### **LOCATION:**

The subject property is located within the City of Manvel Central Business District. It is physically situated along the south side of SH 6, aka locally as Morris Avenue.

### **SIZE:**

The tract is mostly rectangular in shape, and contains a total area of 34,236 SqFt

### **ACCESS:**

Access to the property is provided by frontage along SH 6. Note: The western portion of the site receives access via an existing, but unimproved Right-of-Way referred to as Elm Street. The City of Manvel has never formally abandoned this portion of Elm Street.

### **ZONING:**

LC; Light Commercial

### **UTILITIES:**

Public

### **EASEMENTS / RIGHTS-OF-WAY:**

Typical public utility easements and Rights-of-Way present. None adverse noted. As previously mentioned, the adjacent Elm Street right-of-way borders the subject's west property line. Although unimproved, the City of Manvel has extended the subject permission to access this area for overflow parking. Indeed the retail portion of the subject property contains an asphalt parking surface in this right-of-way. The surface was constructed and is maintained at the subject owner's expense.

### **TOPOGRAPHY / TERRAIN / DRAINAGE:**

The terrain is basically level and flat and available topographical maps indicate the natural elevation to be approximately 52 feet above mean sea level.

### **F.E.M.A. DESIGNATION:**

According to F.E.M.A. flood maps, panel number 48039C0130K, the subject property is situated within a designated zone "X", an area outside the limits of 500 year flooding and not subject to excessive buildup requirement. Note: The zone X designated are in this portion of Manvel is a very small area, completely encircled by zone AE, within the 100 year flood zone.

**CENSUS TRACT:**

The subject is situated within census tract number 6615.01.

**SURROUNDING LAND USES:**

Surrounding land uses are commercial with adjacent residential areas.

**EXISTING OR POTENTIAL ENVIRONMENTAL HAZARDS:**

Reasonable inspection of the property revealed no known or obvious existing or potential environmental hazards. The value expressed in this report is based on the property being free of contamination or exposure to hazardous materials.

The value in this report assumes no diminution in value due to the results of any environmental assessments, studies, or remediation reports.

**CURRENT USE:**

**The subject property consists of three commercial use sites. For purposes of this report, the appraiser has had to value the land, taking onto account the fact that a significant portion of the land is either unimproved or marginally improved excess land. The appraiser has reviewed available survey documents in order to estimate the amount of excess land. The estimated breakdown of area is summarized below, and the areas utilized to estimate the land value contained in the Land Value section.**

**20350 Morris Avenue retail warehouse site**

**13,331 SqFt**

**Excess land including the area improved with the small office building**

**20,905 SqFt**