



GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM

Beltway 8 Frontage

Lee Rd.



5828 N SAM HOUSTON PKWY E | HUMBLE TX 77396

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

READY FOR DEVELOPMENT | VACANT LAND FOR SALE



SIGNALIZED CORNER PAD SITE AT THE N/E/C OF THE BELTWAY 8 SERVICE ROAD AND LEE ROAD. NEAR HUMBLE, TEXAS. WELL SITUATED FOR A VARIETY OF COMMERCIAL USE. THE NORTHEAST HOUSTON/ HUMBLE REGION IS ONE OF THE FASTEST GROWING AREAS. +/-200' ON BELTWAY 8 SERVICE ROAD +/-145' ON LEE ROAD.

LOT SIZE: 0.75 ACRES | MARKET: HOUSTON/GREENSPPOINT

SALE PRICE: \$30.00 PSF

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DAVID GREENBERG
DAVID@GREENBERGCOMPANY.COM
713-778-0900

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SURVEY

ADDRESS : 0 NORTH SAM HOUSTON PARKWAY EAST
HOUSTON, TEXAS 77396

CLIENT : GREENBURG CO.

TITLE CO : N/A

GP NO : N/A

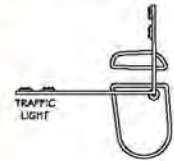
LENDER : N/A

A STANDARD LAND SURVEY OF
LOT 550, 549 & 548
HUMBLE ESTATES
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 24, PAGE 03
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
SAVE & EXCEPT 0.230 ACRE TRACT OF LAND BEING
PARTS OF LOTS 548, 549 & 550 (H.C.C.F. NO. N007067)

NOTES:
1) ALL BEARINGS SHOWN ARE REFERENCED PER H.C.C.F. NO. N007067.
2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJUSTMENT, AND ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK 150595, ELEVATION: 69.74'



FLOOD INFORMATION
BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48201 COASSM REVISION DATE: 06-09-2014. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.



CALLED 0.230 AC. OF LAND DEDICATED TO HARRIS COUNTY FOR RIGHT-OF-WAY PURPOSES (H.C.C.F. NO. N007067)

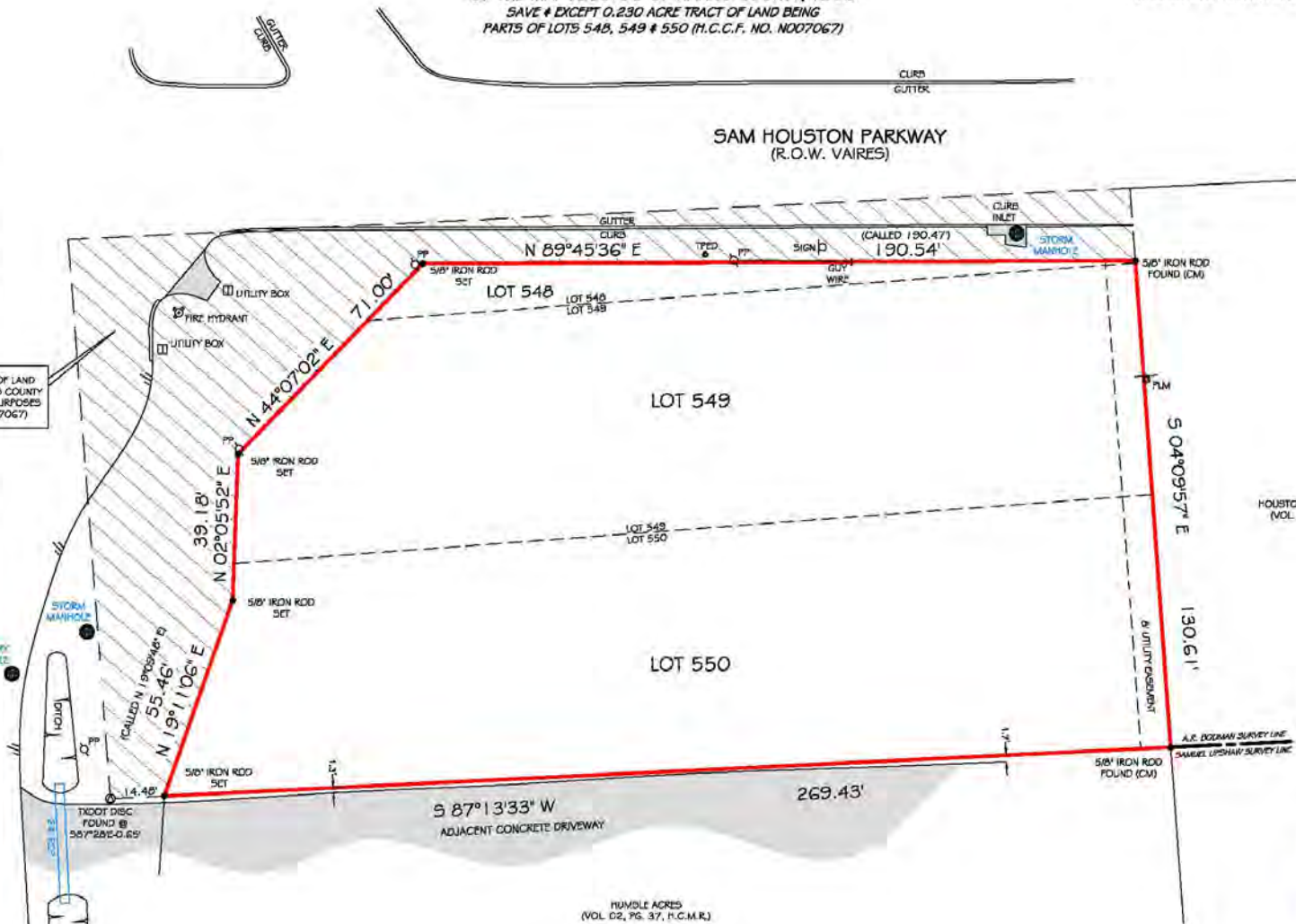
LEE ROAD
(R.O.W. VAIRES)

LEGEND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
C.C.F. - COUNTY CLERK FILE
PM - POWER POLE
PJM - PIPELINE MARKER
TPED - TELEPHONE PEDESTAL

JOB NO: 180574
DATE: APRIL 26, 2018



Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primesurveys.com



HOUSTON LIGHTING & POWER CO.
(VOL. 24, PG. 03, H.C.M.R.)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND.



LEO S. BOND
R.P.L.S. NO. 5793

HUMBLE ACRES
(VOL. 02, PG. 37, H.C.M.R.)

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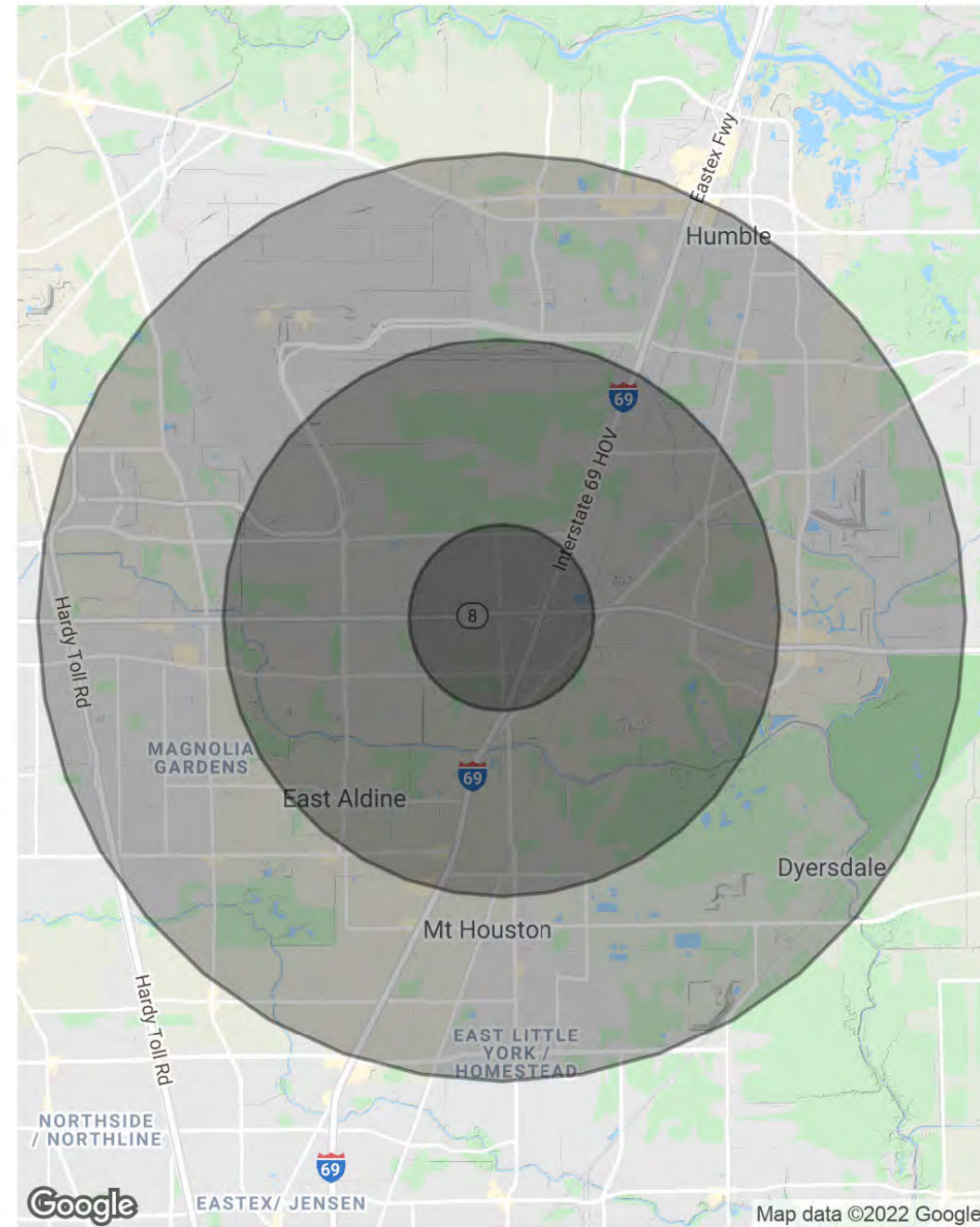
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,176	57,506	151,902
Average Age	30.2	32.0	32.3
Average Age (Male)	27.3	30.1	30.7
Average Age (Female)	32.3	33.1	30.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,347	18,019	46,027
# of Persons per HH	2.8	3.2	3.3
Average HH Income	\$40,600	\$69,004	\$65,605
Average House Value	\$126,695	\$147,965	\$137,155

* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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