



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 | GREAT VISIBILITY ■



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/GREENSPOINT

LEASE PRICE: \$6,000 PER MONTH

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HUMBLE, TX 77396**

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

GF NO : N/A

LENDER : N/A

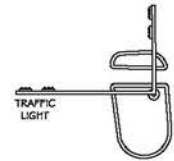
A STANDARD LAND SURVEY OF
LOT 550, 549 & 548
HUMBLE ESTATES
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 24, PAGE 03
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
SAVE & EXCEPT 0.230 ACRE TRACT OF LAND BEING
PARTS OF LOTS 548, 549 & 550 (H.C.C.F. NO. N007067)

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'



SCALE:
1"=30'

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. 48201C0485M 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)

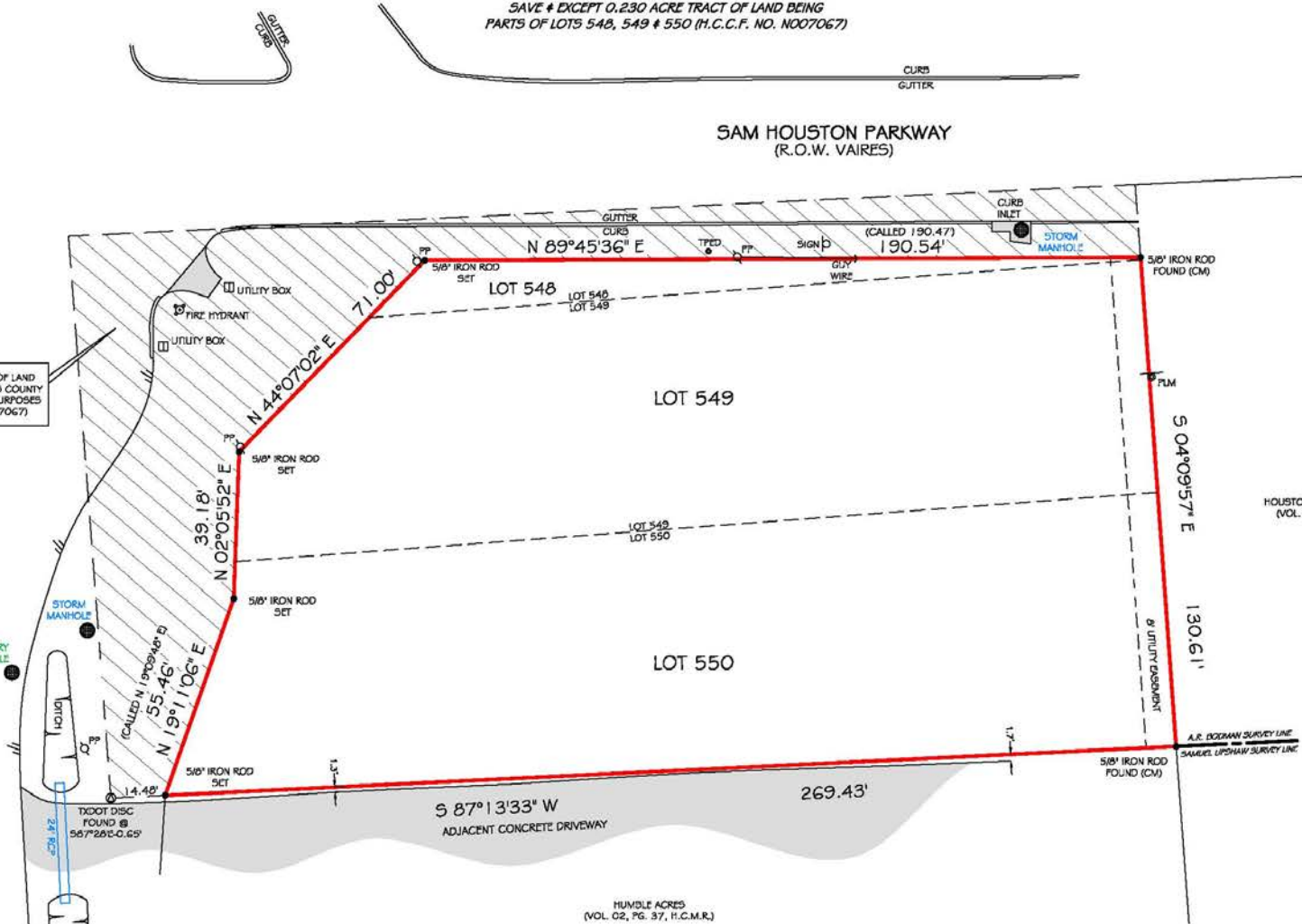
LEE ROAD
(R.O.W. VAIRES)

LEGEND
CM - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
C.C.F. - COUNTY CLERK FILE
PP - POWERPOLE
PLM - 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.primetxsurveys.com



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.



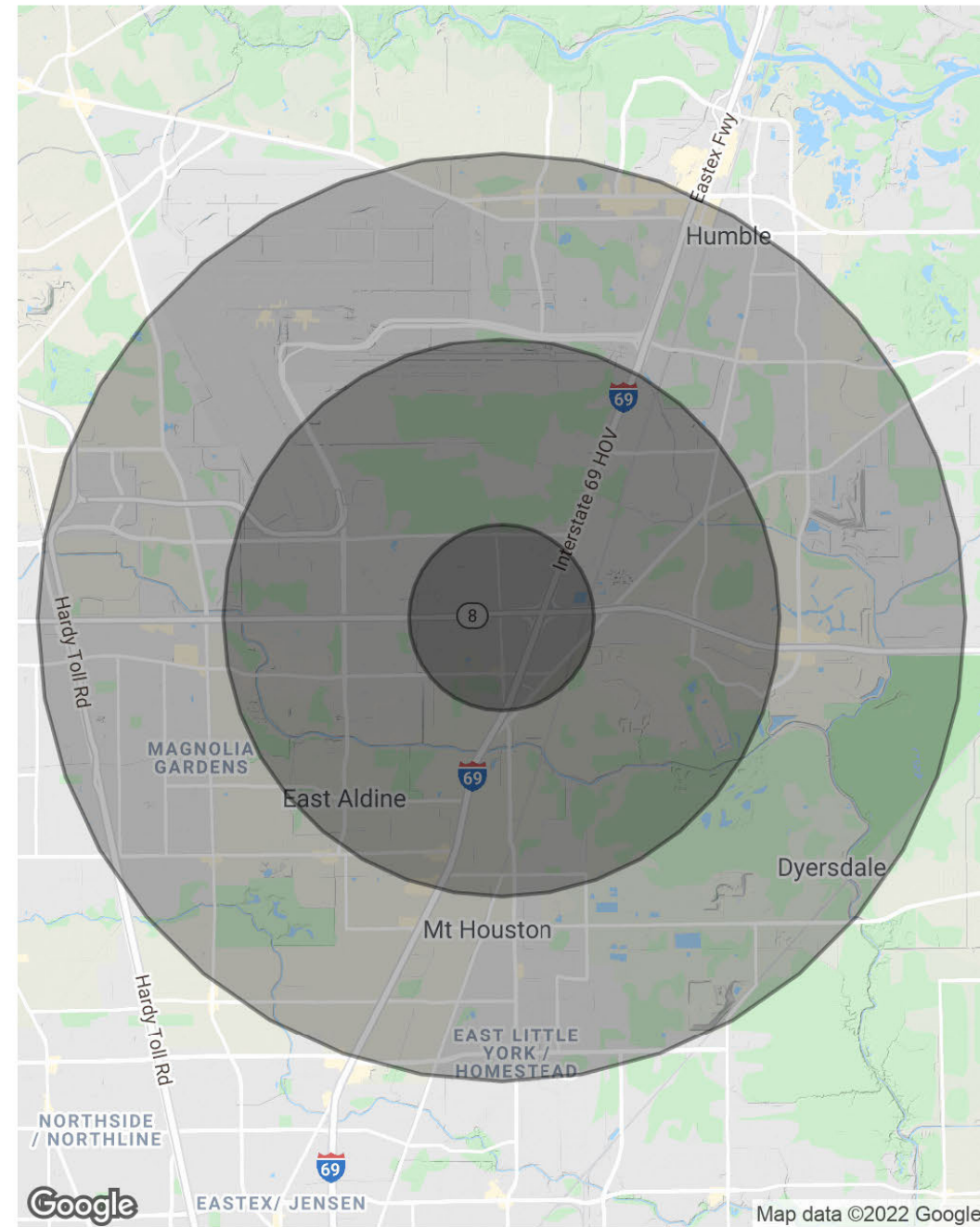
LEO S. BOND
R.P.L.S. NO. 5793

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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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date