



+/- 8.0333 ACRES FOR SALE

W. Fairmont Parkway @ Canada Road, La Porte, Texas 77571

PROPERTY INFORMATION

TOTAL LAND:	+/- 8.0333 Acres
Traffic Count:	+/- 36,000 CPD
Price Per SF:	\$6.25/SF
Asking Price:	\$2,186,985

PROPERTY HIGHLIGHTS

- +/- 400 of Frontage on Fairmont
- Zoned General Commercial
- Outside of 100 & 500 Year Floodplain
- Located in City of La Porte
- Rectangular Tract
- Utilities: Electric & Water on W. Fairmont
Sewer on Canada Road

PROPERTY OVERVIEW

8.0333 Acres of Land on W Fairmont Parkway @ Canada Road. Property is located close to San Jacinto College & Houston Safety Council

FOR MORE INFORMATION

Sam Rayburn

srayburn@moodyrambinint.com
713.373.0441

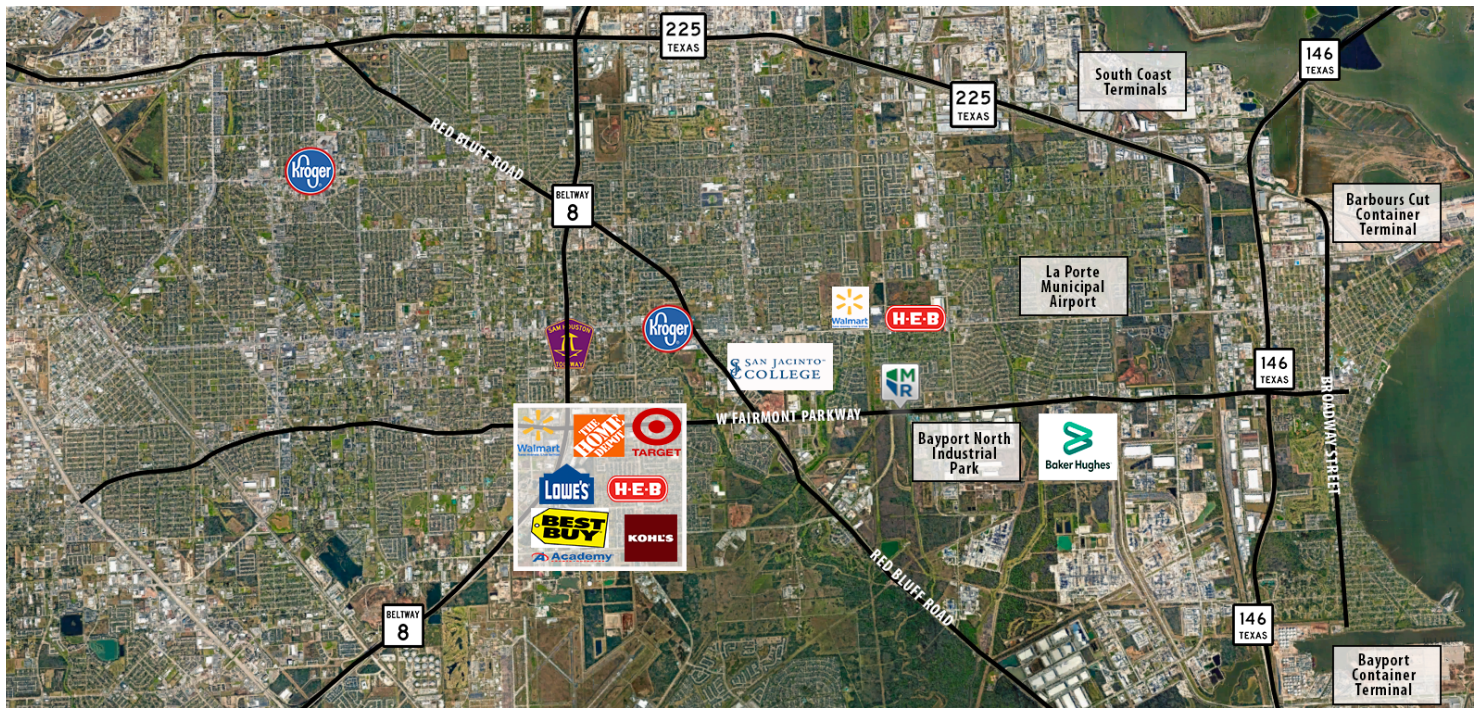
Jim Autenreith

jautenreith@moodyrambinint.com
713.773.5593



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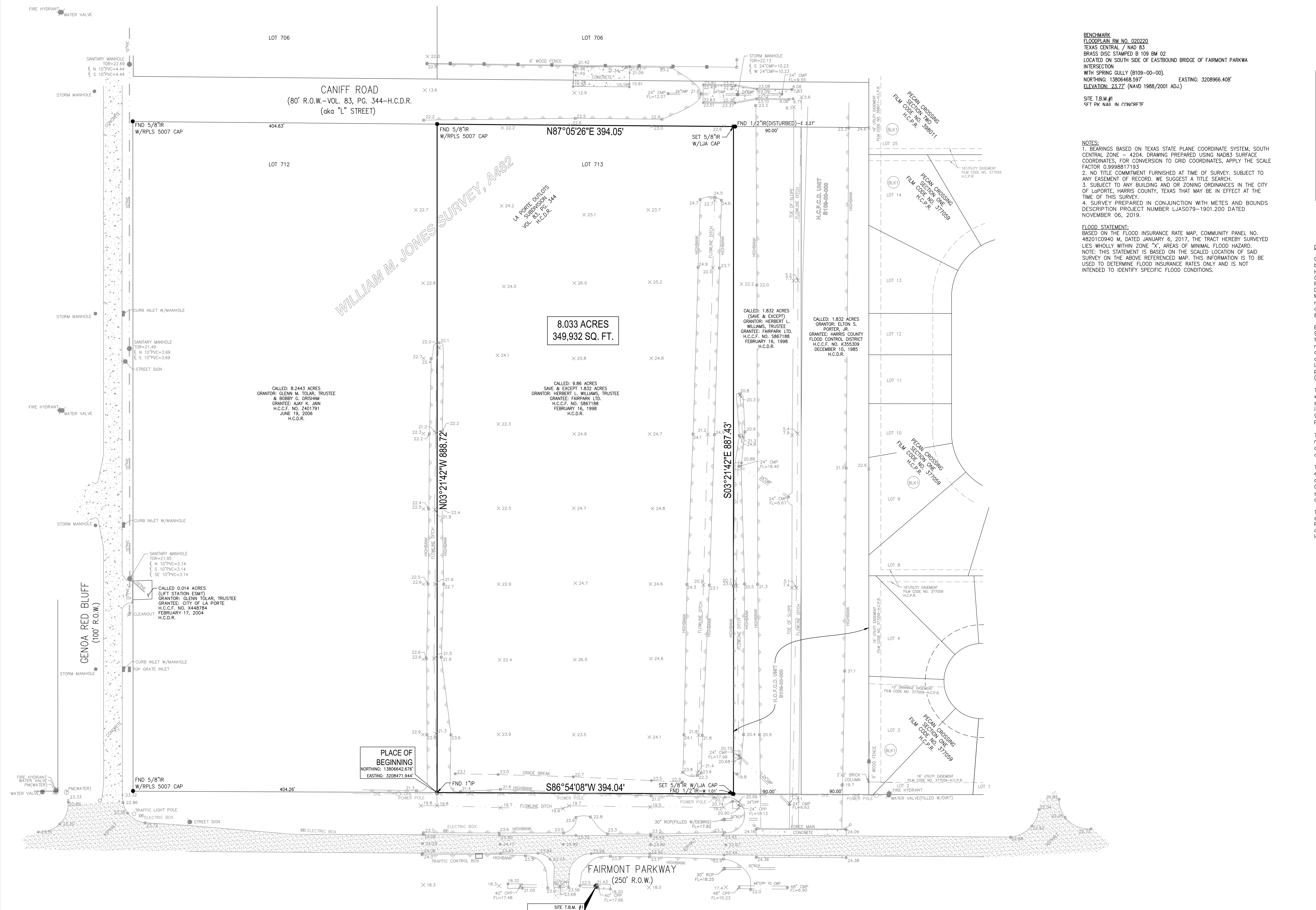
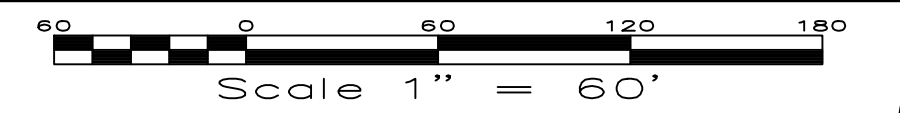
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BENCHMARK
 FLOODPLAIN RM NO. 020220
 TEXAS CENTRAL / NAD 83
 BRASS DISC STAMPED B 109 BM 02
 LOCATED ON SOUTH SIDE OF EASTBOUND BRIDGE OF FAIRMONT PARKWAY
 INTERSECTION
 WITH SPRING GULLY (B109-00-00).
 NORTHING: 13806468.597 EASTING: 3208966.408
 ELEVATION: 23.77' (NAVD 1988/2001 ADJ.)

SITE T.B.M.#1
 5' FT PK NAIL IN CONCRETE

NOTES:
 1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE - 4204. DRAWING PREPARED USING NAD83 SURFACE COORDINATES. FOR CONVERSION TO GRID COORDINATES, APPLY THE SCALE FACTOR 0.9999871193.
 2. NO TITLE COMMITMENT FURNISHED AT TIME OF SURVEY. SUBJECT TO ANY EASEMENT OF RECORD, WE SUGGEST A TITLE SEARCH.
 3. SUBJECT TO ANY BUILDING AND OR ZONING ORDINANCES IN THE CITY OF LAFORTE, HARRIS COUNTY, TEXAS THAT MAY BE IN EFFECT AT THE TIME OF THIS SURVEY.
 4. SURVEY PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTION PROJECT NUMBER LJA5079-1901.200 DATED NOVEMBER 06, 2019.

FLOOD STATEMENT:
 BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4821C0940 M, DATED JANUARY 6, 2017, THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

LEGEND		AKA	ALSO KNOWN AS
●	MANHOLE	CPP	CORRUGATED PLASTIC PIPE
○	HIGHBANK ELEVATION	FL	FLOWLINE
○	GRADE BREAK ELEVATION	FND	FOUND
○	CONCRETE ELEVATION	H.C.C.F.	HARRIS COUNTY CLERK'S FILE
○	SIGN	H.C.D.R.	HARRIS COUNTY DEED RECORDS
○	IRON ROD	H.C.M.R.	HARRIS COUNTY MAP RECORDS
○	FENCE CORNER	IR	IRON ROD
○	NATURAL GROUND ELEVATION	PM	PAINT MARK
○	POWER POLE	PP	POWER POLE
○	CITY WIRE	RCP	REINFORCED CONCRETE PIPE
○	WATER VALVE	CMP	CORRUGATED METAL PIPE
○	FIRE HYDRANT	ROW	RIGHT OF WAY
○	WATER METER	TOR	TOP OF RIM

DESCRIPTION
 Of 8.033 acres of land being out of a called 9.86 acres tract conveyed by deed dated February 16, 1998, to FAIRPARK, LTD., as recorded in Harris County Clerk's File No. SB67188 of the Deed Records of Harris County, Texas. Said 8.033 acres being part of and out of Lot 713, La Porte Outlots Subdivision, as recorded in Volume 83, Page 344, of the Deed Records of Harris County, Texas and being situated in the William M. Jones Survey, Abstract No. 482, Harris County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Coordinates based on Texas State Plane Coordinate System - NAD 83 - South Central Zone 4204)

BEGINNING at a 1 inch iron pipe found for the southwest corner of said 9.86 acres, same being the southeast corner of a called 8.2443 acres tract conveyed by deed dated June 19, 2006, to ALAY K. JAIN, as recorded in Harris County Clerk's File No. Z401791 of the Deed Records of Harris County, Texas, and being at the intersection of the north line of Fairmont Parkway (based on a 250' R.O.W.) with the common line of Lots 713 and 712 of said La Porte Outlots Subdivision. Said beginning point having surface coordinates of N13806642.676 - E3208471.944 (scale factor 0.9999871193)

THENCE North 03 21' 42" West a distance of 888.72 feet along the west line of said 9.86 acres and the east line of said 8.2443 acres, same being the common line of said Lots 713 and 712 to a 5/8 inch iron rod with RPLS 5007 cap found for the northwest corner of said 9.86 acres and being in the south line of Caniff Road (80' ROW Vol.83, Pg.344 H.C.D.R.);

THENCE North 87 05' 26" East a distance of 394.05 feet along the north line of said 9.86 acres and the south line of said Caniff Road to a 5/8 inch iron rod with LJA cap set for corner, from which a 1/2" iron rod (disturbed) was found E - 2.27 feet;

THENCE South 03 21' 42" East a distance of 887.43 feet along the east line of the herein described tract, same being the west line of a called 1.832 acres (save & except) tract as described in said Harris County Clerk's File No. SB67188 to a 5/8 inch iron rod with LJA cap set for corner, from which a 1/2" iron rod was found W - 1.01 feet and being in the north line of said Fairmont Parkway;

THENCE South 86 54' 08" West a distance of 394.04 feet along the south line of said 9.86 acres and the north line of said Fairmont Parkway to the PLACE OF BEGINNING of herein described tract of land and containing within these calls 8.033 acres or 349,932 square feet of land.

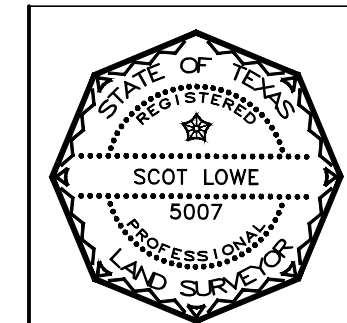
BOUNDARY & TOPOGRAPHIC SURVEY OF 8.033 ACRES WILLIAM M. JONES SURVEY, A-482 HARRIS COUNTY, TEXAS

LJA Surveying, Inc.
 7438 Evie Lane Phone 281.930.0201
 Deer Park, Texas
 77536 T.B.P.L.S. Firm No. 10193971

DATE: NOVEMBER 06, 2019 SCALE: 1"=60'
 JOB NO. LJA5079-1901.200 SHEET No. 01 Of 01

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2019.
 SCOT LOWE
 P.L.S. NO. 5007



FLOODPLAIN RM NO. 020220
 TEXAS CENTRAL/NAD83
 BRASS DISC STAMPED B 109 BM 02
 NORTHING: 13806468.597
 EASTING: 3208966.408
 ELEVATION: 23.77' (NAVD 1988/2001 ADJ.)

SITE T.B.M.#1
 PK NAIL SET IN CONCRETE
 NORTHING: 13806530.565
 EASTING: 3208960.370
 ELEVATION: 21.05'
 (NAVD 1988/2001 ADJ.)

PLACE OF BEGINNING
 NORTHING: 1380642.676
 EASTING: 3208471.944

WILLIAM M. JONES SURVEY, A-482
 LA PORTE OUTLOTS
 VOL. 83, PG. 344
 H.C.D.R.

8.033 ACRES
 349,932 SQ. FT.

CALLED: 9.86 ACRES
 SAVE & EXCEPT 1.832 ACRES
 GRANTOR: HERBERT L. WILLIAMS, TRUSTEE
 GRANTEE: FAIRPARK LTD.
 H.C.C.F. NO. SB67188
 FEBRUARY 16, 1998
 H.C.D.R.

CALLED: 1.832 ACRES
 (SAVE & EXCEPT)
 GRANTOR: HERBERT L. WILLIAMS, TRUSTEE
 GRANTEE: FAIRPARK LTD.
 H.C.C.F. NO. SB67188
 FEBRUARY 16, 1998
 H.C.D.R.

CALLED: 1.832 ACRES
 GRANTOR: ELTON S. PORTER, JR.
 GRANTEE: HARRIS COUNTY FLOOD CONTROL DISTRICT
 H.C.C.F. NO. K35309
 DECEMBER 10, 1985
 H.C.D.R.

CALLED: 8.2443 ACRES
 GRANTOR: GLENN M. TOLAR, TRUSTEE & BOBBY C. GRISHAM
 GRANTEE: ALAY K. JAIN
 H.C.C.F. NO. Z401791
 JUNE 19, 2006
 H.C.D.R.

CALLED: 0.014 ACRES
 (LIFT STATION ESM)
 GRANTOR: GLENN TOLAR, TRUSTEE
 GRANTEE: CITY OF LA PORTE
 H.C.C.F. NO. 4448784
 FEBRUARY 17, 2004
 H.C.D.R.

H:\LJA5079 (B Seabranco)\1901 (La Porte Best)\09-Deliverables\LA PORTE STORAGE-SURF ADJ-SENT 11 6 2019.dwg 11/6/2019

DISCOVERY TRACT HA985 FAIRMONT PARKWAY TRACT

APPROX. 8 AC.

FLOODPLAIN EXHIBIT

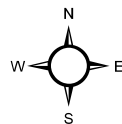
ARMAND BAYOU WATERSHED

JANUARY 2022

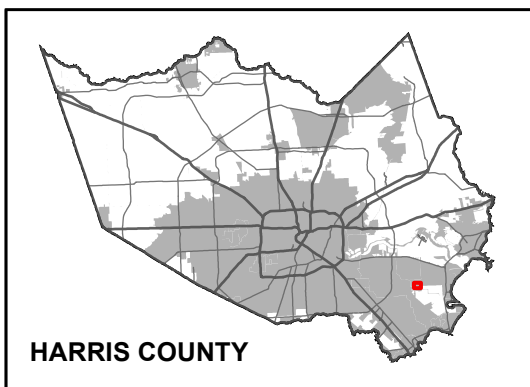
LEGEND

- DISCOVERY TRACT
- SUBWATERSHED BOUNDARY
- CHANNELS
- CONTOURS
- FLOODWAY
- 100 YEAR
- 500 YEAR
- ZONE AO
- ZONE A
- AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

DATA SOURCE: EFFECTIVE: FLOODPLAIN DATA, CHANNELS, AND CROSS SECTIONS - FEMA, FIRM PANELS: 48201C0940M - 1/5/2017, CONTOURS (2 FT) - TNRIS AND HCFCO 2018, SUB-WATERSHED LINE - HCFCO



0 200 400 800 FEET

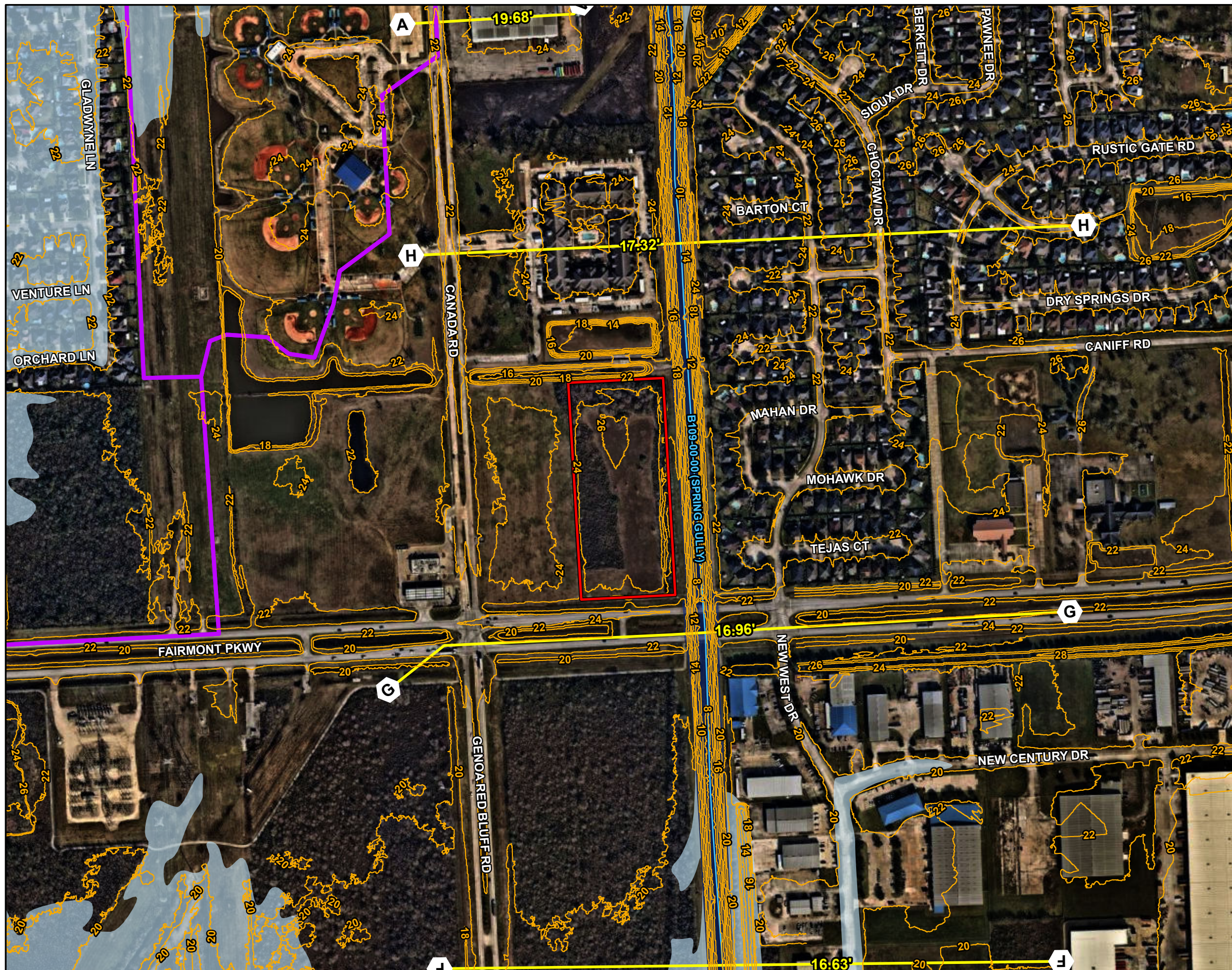


AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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Houston, Texas 77042
Phone 713.953.5200 TBPE F-1386
LJA.com



THE AUTHORS OF THIS EXHIBIT HAVE USED THEIR BEST EFFORTS IN ITS PREPARATION. THESE EFFORTS INCLUDE THE DEVELOPMENT, RESEARCH, AND TESTING OF THE THEORIES AND PROGRAMS TO DETERMINE THEIR EFFECTIVENESS. HOWEVER, NEITHER THE AUTHORS NOR THE U.S. GOVERNMENT NOR ANY AGENCY THEREOF, NOR ANY OF THEIR EMPLOYEES, NOR ANY OF THEIR CONTRACTORS, SUBCONTRACTORS, OR THEIR EMPLOYEES, MAKE ANY WARRANTY EXPRESS OR IMPLIED, OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR USEFULNESS OF ANY INFORMATION APPARATUS, ALGORITHM, PRODUCT, OR PROCESS DISCLOSED, OR REPRESENT THAT ITS USE WOULD NOT INFRINGE ON PRIVATELY OWNED RIGHTS.

DISCOVERY TRACT HA985



FAIRMONT PARKWAY TRACT

APPROX. 8 AC.

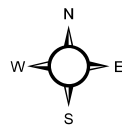
POTENTIAL WETLANDS EXHIBIT

JANUARY 2022

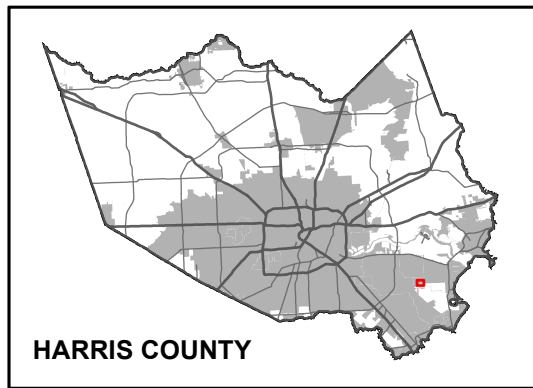
LEGEND

-  DISCOVERY TRACT
-  POTENTIAL WETLANDS

DATA SOURCE: POTENTIAL WETLANDS - U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY (NWI)



0 200 400 800 FEET



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LJA ENGINEERING
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THE POTENTIAL WETLAND AREA FEATURES ON THIS MAP WERE IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE FOR THE NATIONAL WETLANDS INVENTORY PROGRAM. THESE MAPS ARE ONLY TO BE USED TO IDENTIFY POTENTIAL WETLANDS AND SHOULD NOT BE USED TO MAKE JURISDICTIONAL DETERMINATIONS TO DETERMINE THE PRESENCE OF JURISDICTIONAL WETLANDS OR STREAMS. ADDITIONAL WETLAND AREAS MAY EXIST THAT ARE NOT MAPPED. FOR AREAS THAT ARE MAPPED, A CERTAIN MARGIN OF ERROR WILL EXIST FOR BOUNDARIES OR LOCATIONS OF POTENTIAL WETLANDS. A WETLAND DELINEATION WAS CONDUCTED ACCORDING TO THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (V.2), THE USACE AND THE EPA ARE THE FINAL AUTHORITY OVER THE JURISDICTIONAL STATUS OF BOTH WETLANDS AND WATERS OF THE U.S. PER SECTION 404 OF THE CLEAN WATER ACT. THIS MAP SHOULD NOT BE USED FOR ANY PLANNING OR ENGINEERING PURPOSES. LJA RECOMMENDS CONDUCTING SITE RECONNAISSANCE FOR A WETLAND DUE DILIGENCE STUDY OR WETLAND DELINEATION PRIOR TO LAND PLANNING OR ENGINEERING.

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DISCOVERY TRACT HA985







FAIRMONT PARKWAY TRACT

APPROX. 8 AC.

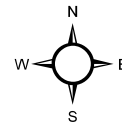
PIPELINE AND WELL EXHIBIT CLEAR LAKE SALT DOME

JANUARY 2022

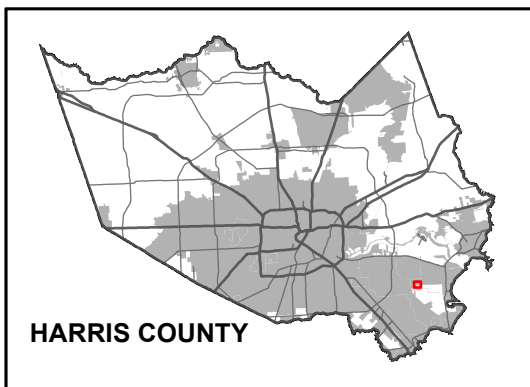
LEGEND

-  DISCOVERY TRACT
-  SALT DOME
-  POTENTIAL FAULTS
-  SURFACE WELL
-  ABANDONED PIPELINE
-  PIPELINE IN SERVICE

DATA SOURCE: PIPELINE AND SURFACE WELL - RAILROAD COMMISSION OF TEXAS (RRC), FAULTS - BEG-UT & USGS, SALT DOME - USGS

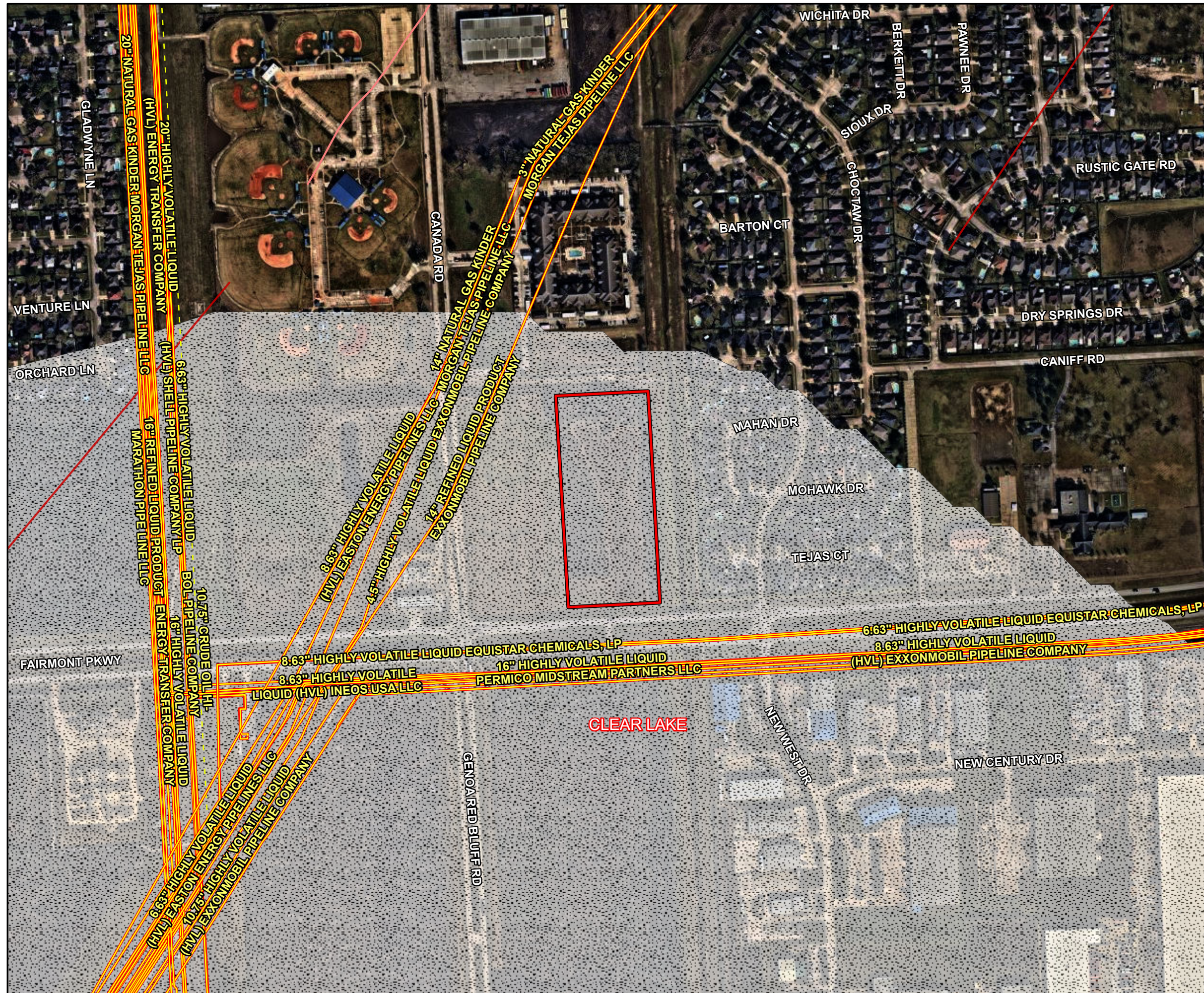


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DISCOVERY TRACT HA985 FAIRMONT PARKWAY TRACT







APPROX. 8 AC.

UTILITY EXHIBIT

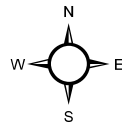
CITY OF LA PORTE

JANUARY 2022

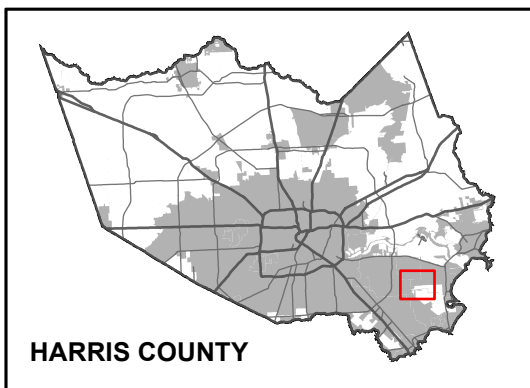
LEGEND

-  DISCOVERY TRACT
-  CITY AND ETJ LIMITS
-  SANITARY FORCE MAIN
-  SANITARY LINE
-  WATER LINE
-  STORM LINE

DATA SOURCE: UTILITY - CITY OF HOUSTON GIMS, CITY OF LA PORTE, CITY OF PASADENA, CITY OF HOUSTON LIMITS AND ETJ - CITY OF HOUSTON, CITY OF LA PORTE LIMITS AND ETJ - CITY OF LA PORTE, CITY OF PASADENA LIMITS AND ETJ - CITY OF PASADENA



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FEET

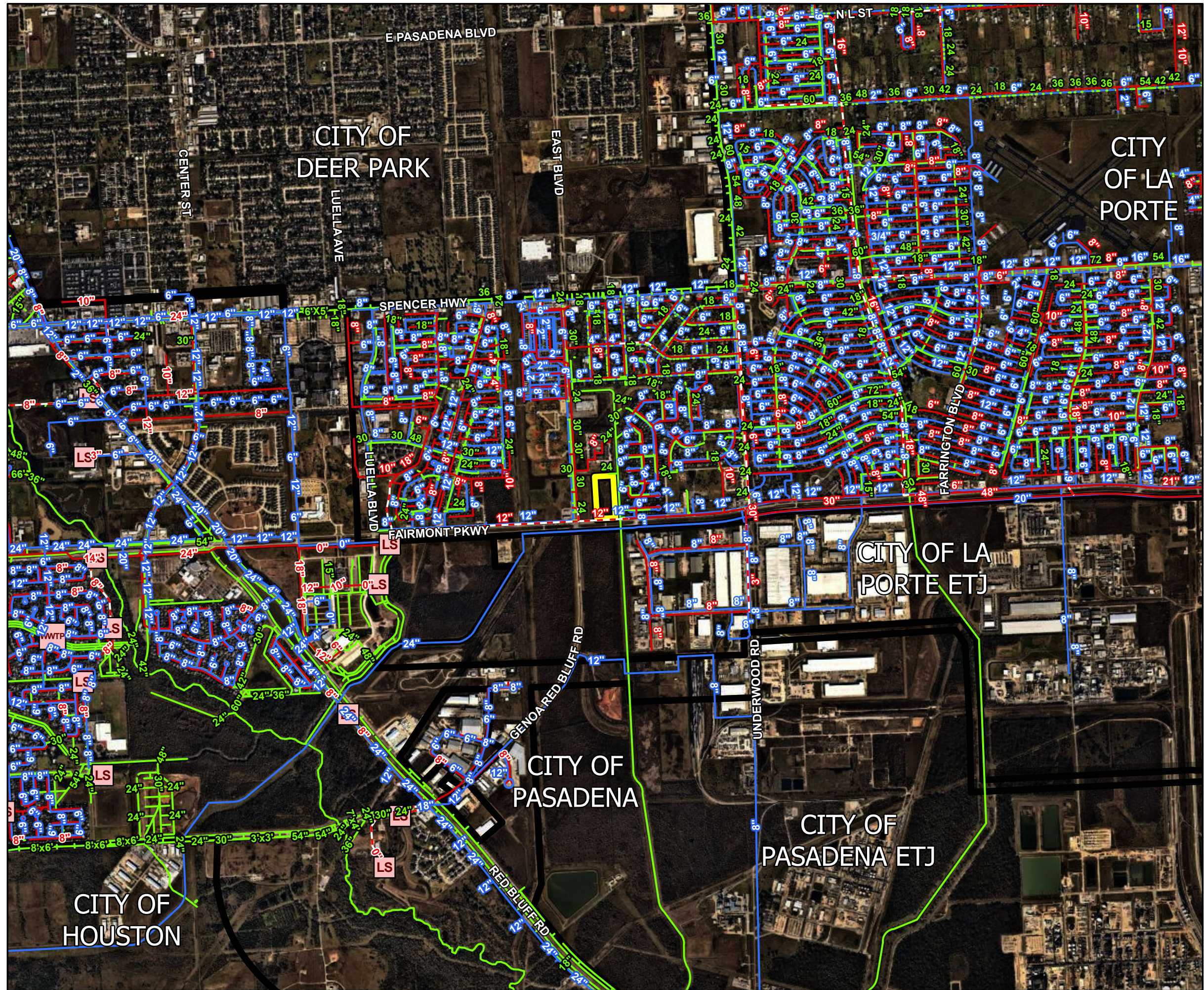


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DISCOVERY TRACT HA985 FAIRMONT PARKWAY TRACT









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VICINITY EXHIBIT

CITY OF LA PORTE
LA PORTE I.S.D.

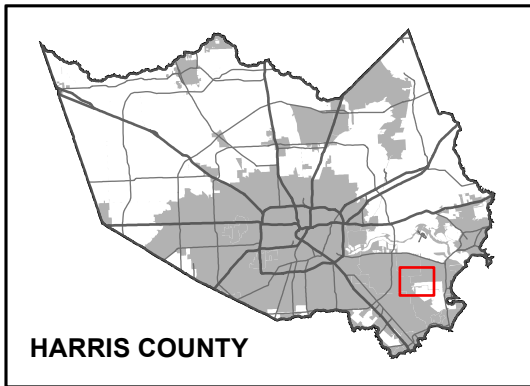
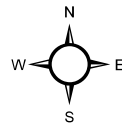
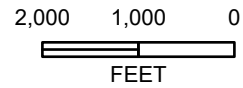
JANUARY 2022

LEGEND

-  DISCOVERY TRACT
-  SCHOOL DISTRICTS
-  MAJOR THOROUGHFARE PLAN
-  RAILROAD
-  MMD MUNICIPAL MANAGEMENT DISTRICT
-  WCID WATER CONTROL AND IMPROVEMENT DISTRICT
-  CCN SEWER BOUNDARIES*
-  CCN WATER BOUNDARIES*

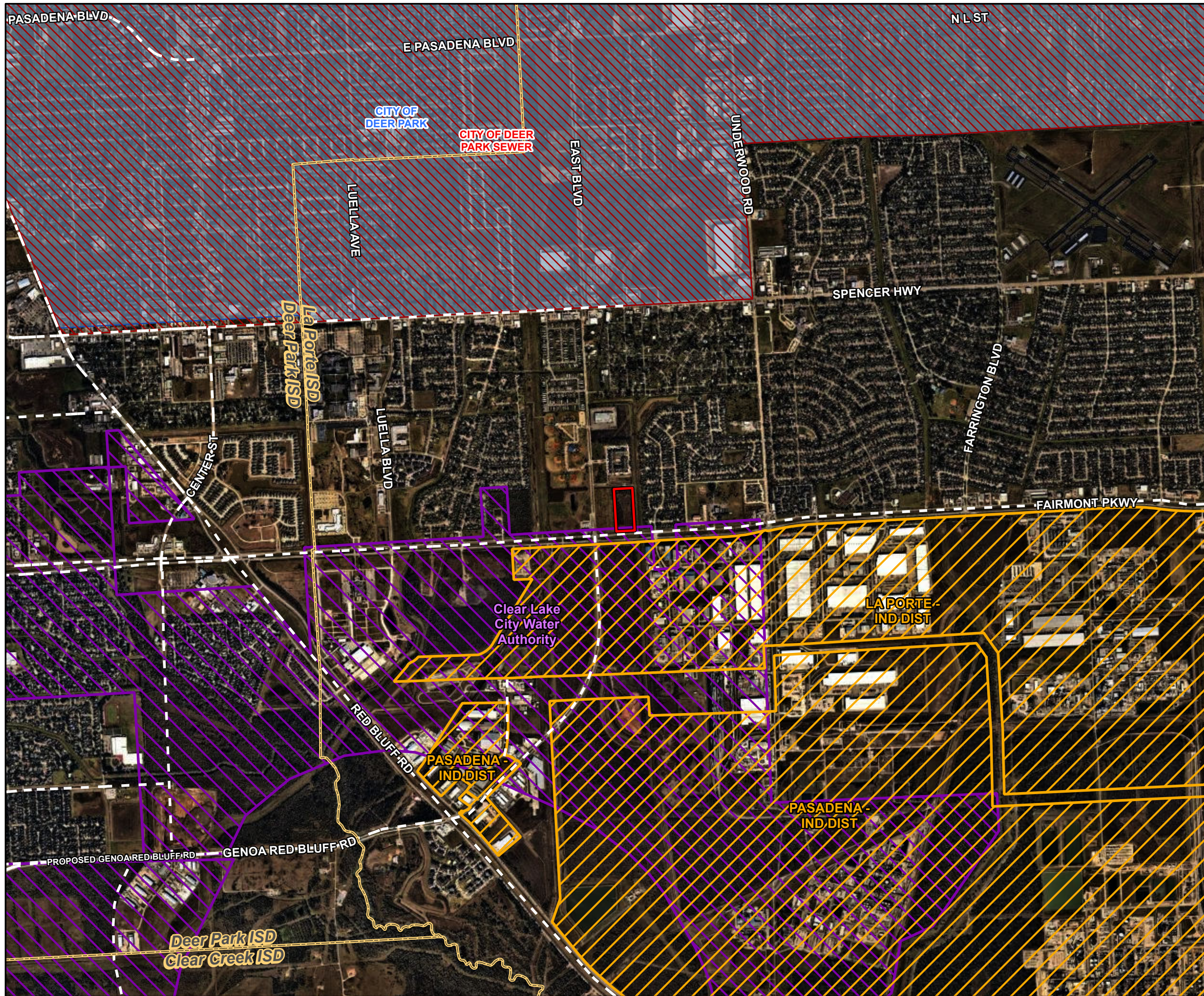
DATA SOURCE: SCHOOL DISTRICTS - TEA, MMD - HCAD, CCNS - PUC, MAJOR THOROUGHFARE PLAN - CITY OF HOUSTON, RAILROAD - ESRI

*DISTRICT BOUNDARIES FROM OFFICAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.



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DISCOVERY TRACT HA985

FAIRMONT PARKWAY TRACT












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ZONING EXHIBIT

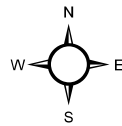
GENERAL COMMERCIAL (GC)

JANUARY 2022

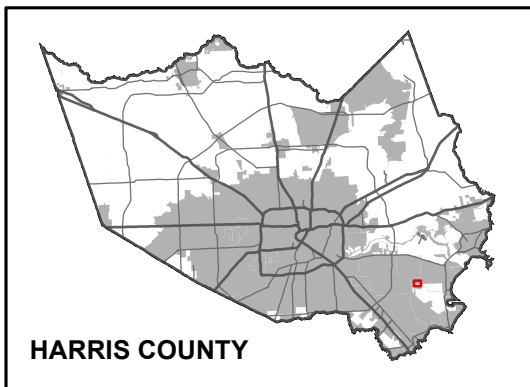
LEGEND

- | | | | |
|---|----------------------------------|---|--------------------------------|
|  | DISCOVERY TRACT |  | NEIGHBORHOOD COMMERCIAL (NC) |
|  | CITY LIMITS |  | GENERAL COMMERCIAL (GC) |
|  | LOW DENSITY RESIDENTIAL (R-1) |  | PLANNED UNIT DEVELOPMENT (PUD) |
|  | MEDIUM DENSITY RESIDENTIAL (R-2) |  | CIVIC - GOVERNMENT, (CIVIC-G) |
|  | HIGH DENSITY RESIDENTIAL (R-3) |  | UTILITY - PIPELINE, UTIL |
|  | MANUFACTURED HOUSING (MH) | | |

DATA SOURCE: ZONING - CITY OF LA PORTE, CITY LIMITS - CITY OF LA PORTE & HCAD



0 200 400 800 FEET



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 Phone 713.953.5200 TBPE F-1386
 LJA.com



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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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