

LAND  
FOR SALE

# +/- 5.326 ACRES OF LAND IN HOUSTON

0 NUNN STREET , HOUSTON, TX 77087



## OFFERING SUMMARY

<b>Sale Price:</b>	\$5.00 / SF
<b>Available SF:</b>	232,000.56 SF
<b>Lot Size:</b>	5.33 Acres
<b>Market:</b>	Southeast

## PROPERTY HIGHLIGHTS

- Excellent Investment or Development Opportunity in Houston
- Approximately 5.326 acres available for lease or sale
- In High Density Residential & Commercial Populated Area with Close Proximity to Freeways & Retail
- Located on the east side of Nunn Street, half a mile north of Bellfort Avenue
- Approximately 400 feet of frontage on Nunn Street
- Total Tax Rate for 2018: \$2.68 per \$100.00 of assessed value
- Great development location with average traffic of 3,550 vehicles per day on Nunn Street
- Located in the City of Houston and Harris County Improvement District No. 9/Hobby Area (HC ID 9)
- Situated in Harris County & Houston ISD
- Full demographic package available

FOR MORE INFORMATION, PLEASE CONTACT:

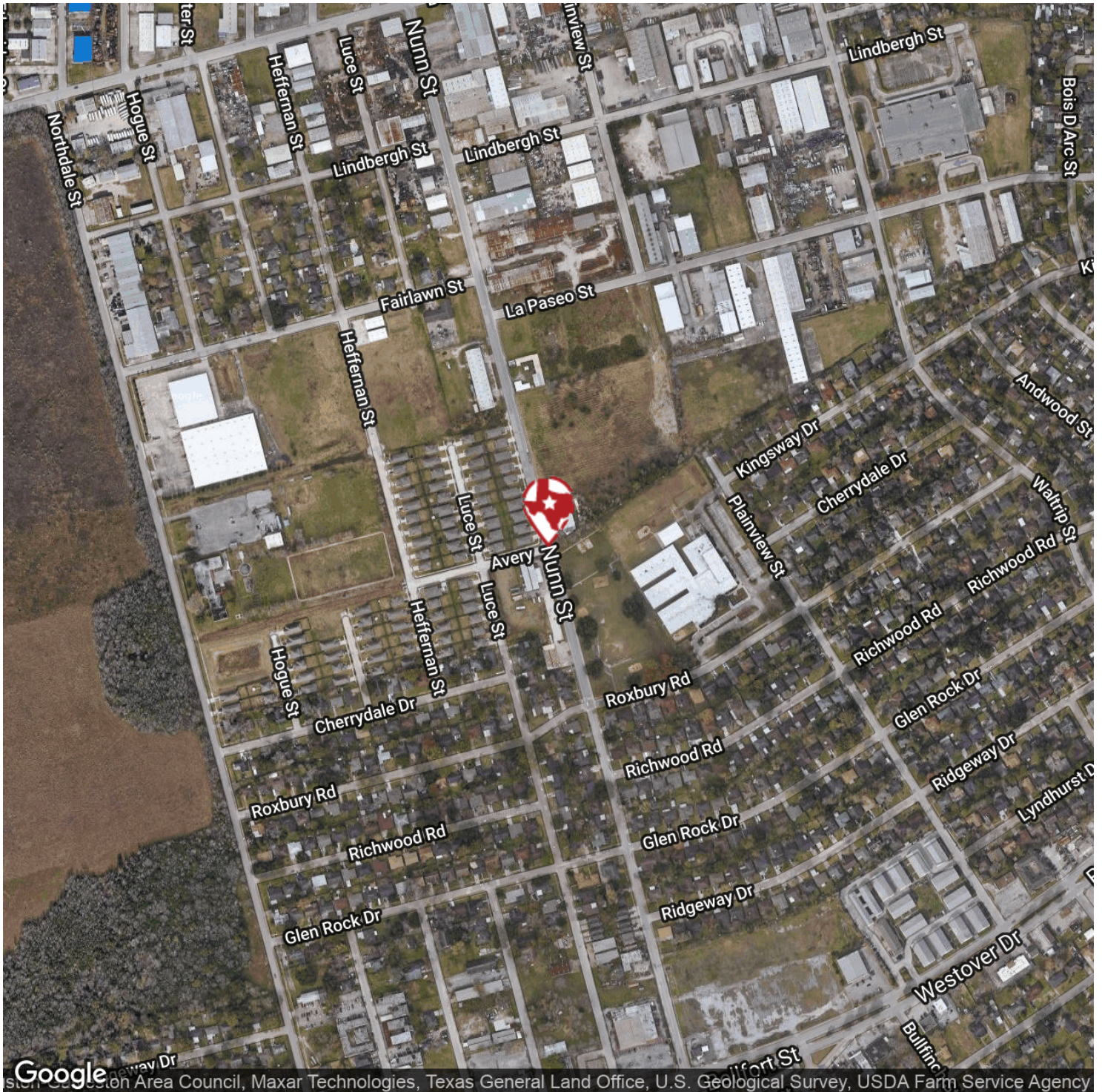
**JOEL C. ENGLISH**  
PRESIDENT/PRINCIPAL  
713.473.7200  
JOEL@TEXASCRES.COM



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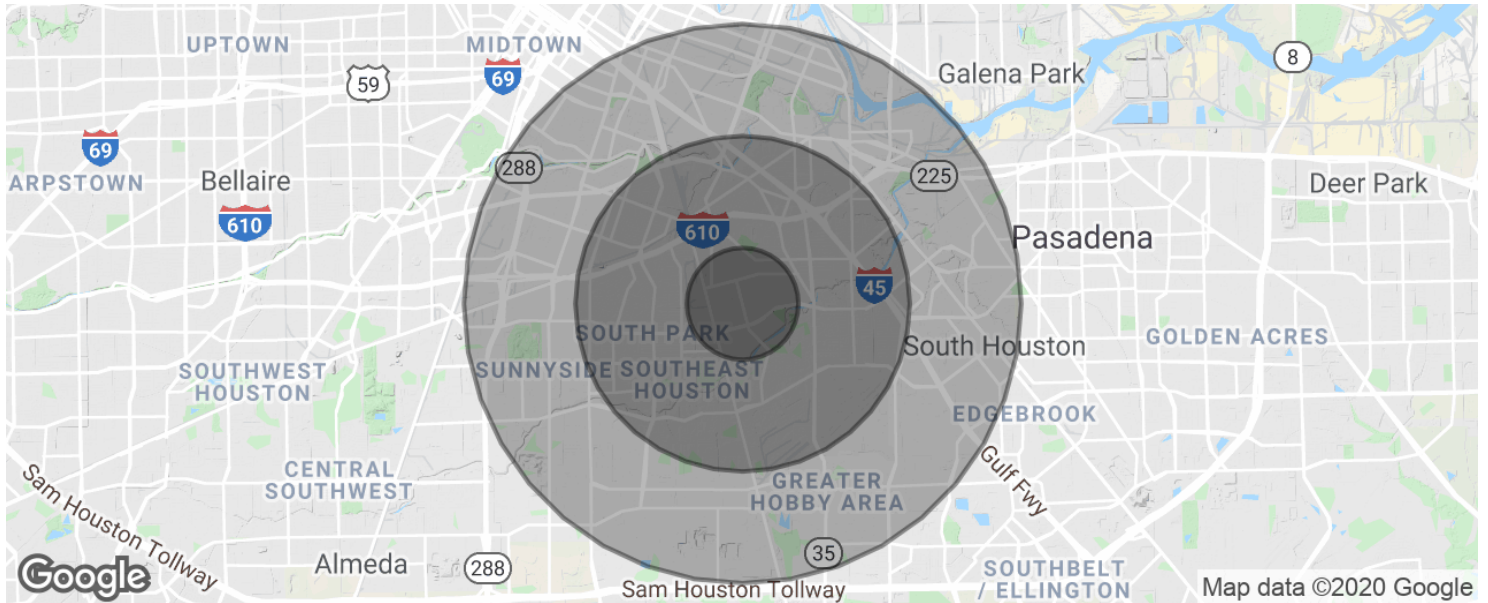
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,963	132,394	309,668
Median age	36.0	32.0	31.3
Median age (Male)	33.3	30.9	30.0
Median age (Female)	38.2	32.6	32.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,424	40,533	98,899
# of persons per HH	3.2	3.3	3.1
Average HH income	\$45,449	\$43,159	\$42,515
Average house value	\$83,044	\$86,895	\$92,393

\* Demographic data derived from 2010 US Census

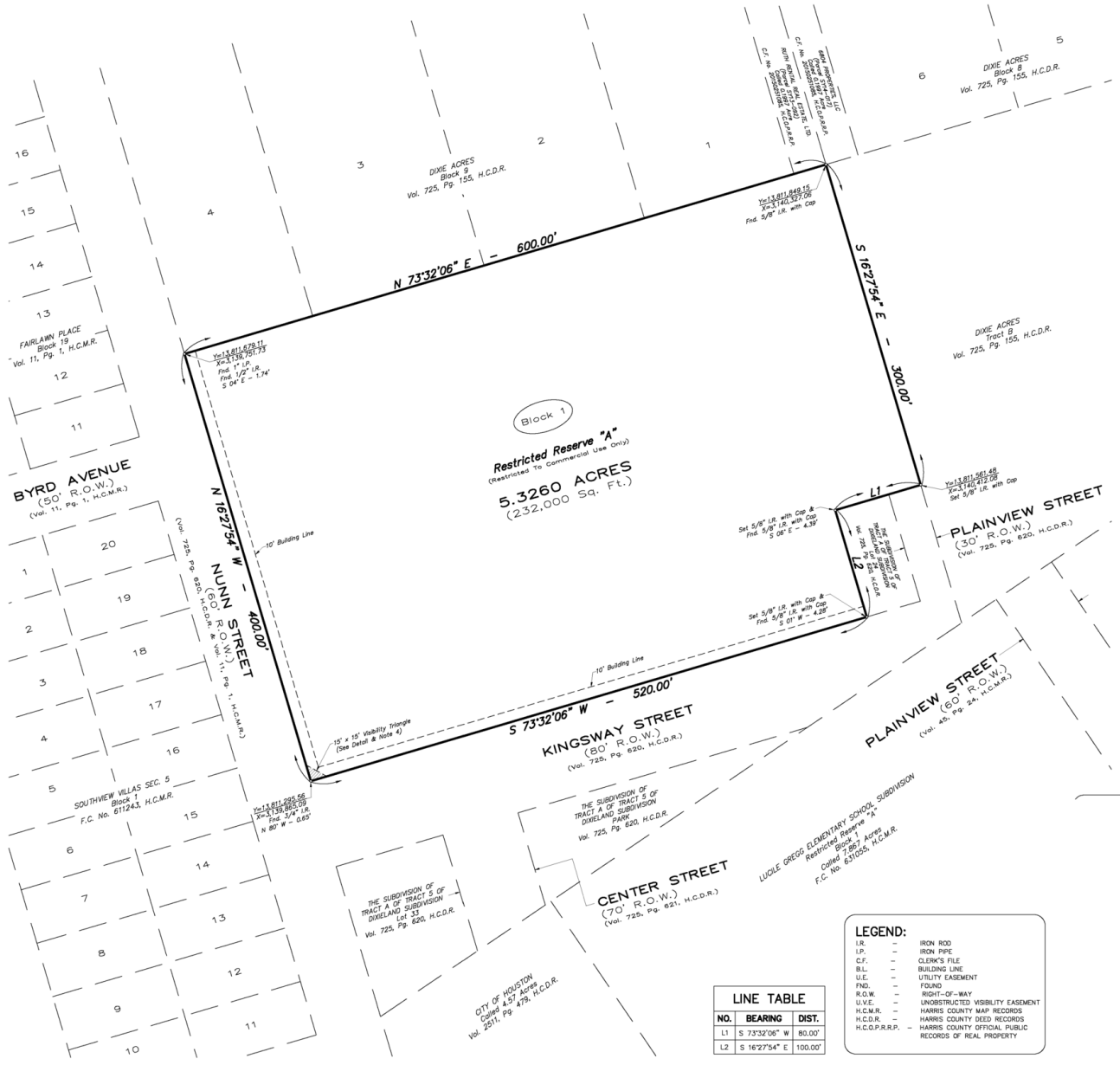
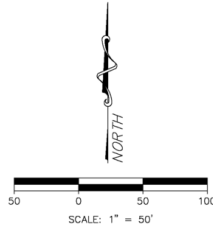
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**LEGEND:**

- I.R. - IRON ROD
- I.P. - IRON PIPE
- C.F. - CLERK'S FILE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- F.N.D. - FOUND
- R.O.W. - RIGHT-OF-WAY
- U.V.E. - UNOBTAINED VISIBILITY EASEMENT
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.C.P.R.P.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

**LINE TABLE**

NO.	BEARING	DIST.
L1	S 73°32'06\" W	80.00'
L2	S 16°27'54\" E	100.00'

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## Information About Brokerage Services

11-2-2015

*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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429  
Tracy Kiep

Phone: (713) 907-1707 Fax:

New IABS

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