

LAND & MULTIFAMILY
PROPERTY
FOR SALE

7.39 ACRES OF LAND WITH MOBILE HOME PARK ON CUTTEN ROAD

11603, 11607 & 11615 CUTTEN ROAD, HOUSTON, TX 77066



OFFERING SUMMARY

Sale Price:	\$2,500,000
Number Of Units:	11
Cap Rate:	5.0%
Available SF:	321,904.4 SF
Lot Size:	7.39 Acres
Year Built:	1977
Building Size:	1,104 SF
Market:	Willowbrook Area
Submarket:	Northwest Corridor

PROPERTY HIGHLIGHTS

- Outstanding Investment or Development Opportunity in Northwest Houston
- Excellent Location with Great Visibility & +/- 433 Feet of Frontage on Cutten Road
- In High Density Residential & Commercial Populated Area with easy access to Freeways, Retail & the Willowbrook Mall
- Income Producing Property in High Traffic Area
- No MUD, water well, 8 septic tanks, 8 mobile homes, 3 houses
- Income from BBQ Restaurant, Mobile Homes, Parking, & Storage
- Site is less than 1 mile from SH-249 & 1.5 miles from FM 1960
- Average Traffic of over 65,000 Vehicles Per Day on FM 1960 / Cypress Creek Parkway
- Situated in Harris County & Cy-Fair ISD
- Total Tax Rate for 2019: \$2.23 Per \$100 of Assessed Value

FOR MORE INFORMATION, PLEASE CONTACT:

HEATHER LEIDELMEYER
ASSISTANT VICE PRESIDENT BROKERAGE
832.524.2437
HEATHER@TEXASCRES.COM

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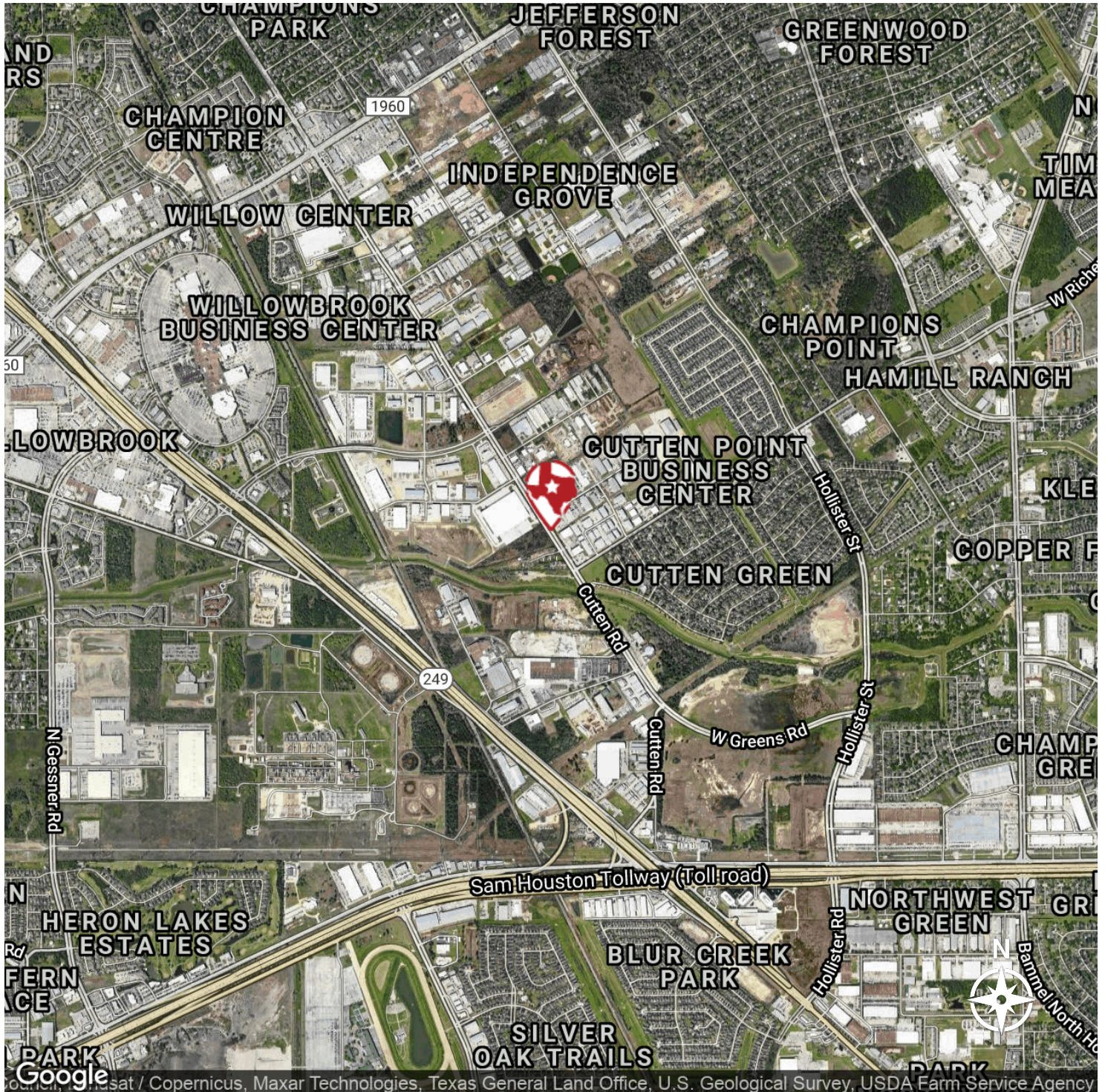
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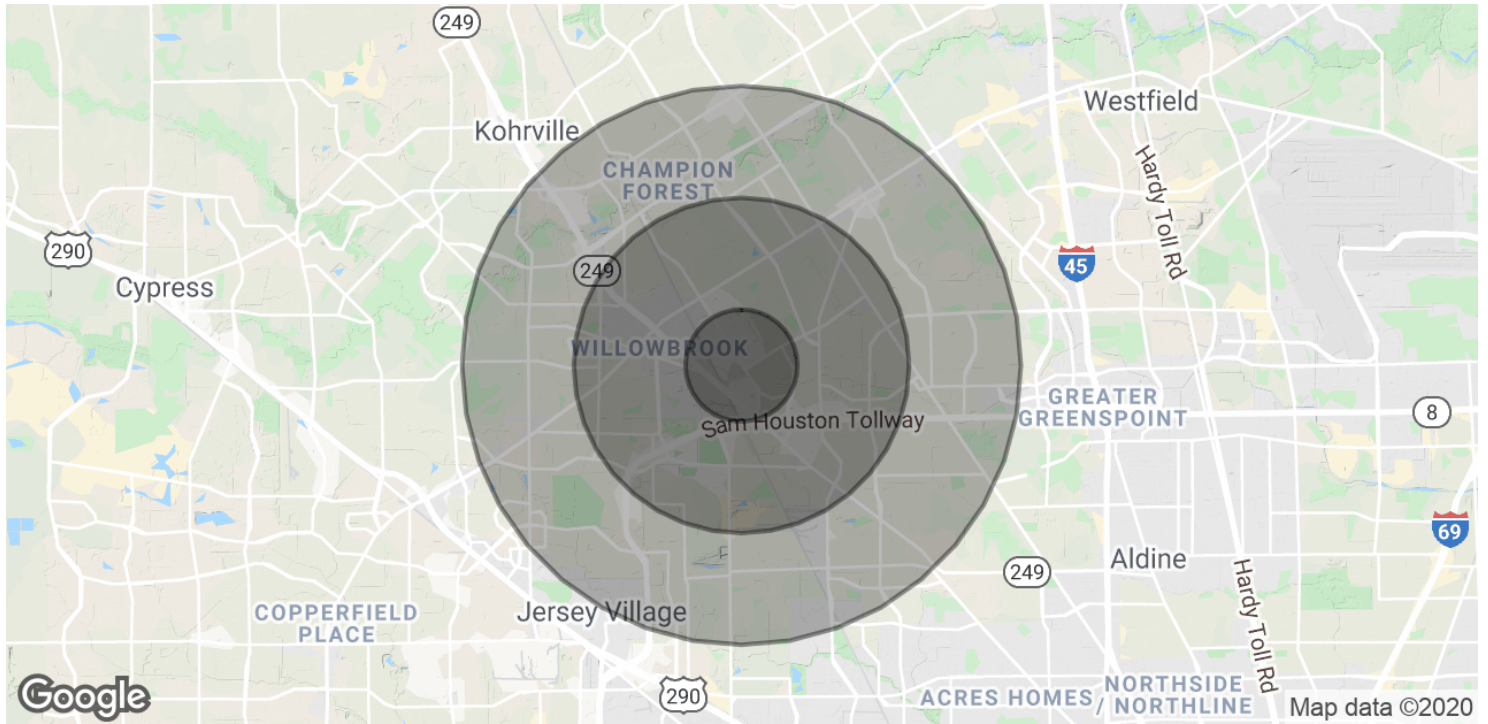
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,568	89,311	276,773
Average age	33.7	33.3	33.2
Average age (Male)	33.1	32.4	32.2
Average age (Female)	34.1	34.4	34.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,807	30,008	92,337
# of persons per HH	3.1	3.0	3.0
Average HH income	\$74,814	\$72,036	\$77,082
Average house value	\$149,257	\$180,735	\$175,913

* Demographic data derived from 2010 US Census

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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 informational 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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Heather Leidelmeyer</u> Sales Agent/Associate's Name	<u>436753</u> License No.	<u>heather@texascres.com</u> Email	<u>(832) 524-2437</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Tracy Rupp

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Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors.

The information is shared with Texas CRES, LLC for reference and for marketing purposes.

Texas CRES, LLC makes no representations to the validity or accuracy of the information.

Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information.

You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein

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