

FOR SALE

OFFERING MEMORANDUM

SHOVEL READY FULLY DESIGNED OFFICE PARK | HUMBLE TEXAS 1/3 MILE FROM 59

CONFIDENTIALTY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

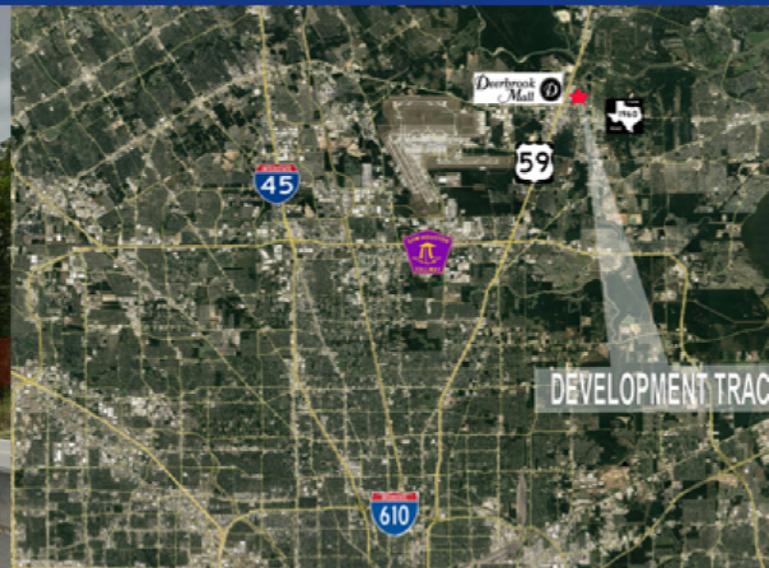
APPROVED BUT NOT PERMITTED

PRICE REDUCTION Q2 2025

\$3 PSF

34.7 ACRES

FM 1960 BYPASS WEST AT N. HOUSTON AVE



Andy Aronson
gulfstreamproperties@gmail.com
713-530-7466

A CONTIGUOUS 52 ACRES CAN ALSO BE DELIVERED CREATING ACCESS ON TOWNSEN ROAD

5331 Inker Houston, Texas 77007 713 530 7466 713 589 8009 Fax www.gulfstreamprops.com

PROPERTY

FLEX WAREHOUSE DEVELOPMENT OPPORTUNITY

LOCATION:

North of 1960, South of Townsen Blvd.
East of US 59 Key Map 335 R

AREA:

This offering is for 34 acres unrestricted.

A total of 52 +/- acres can
be delivered.

FRONTAGE:

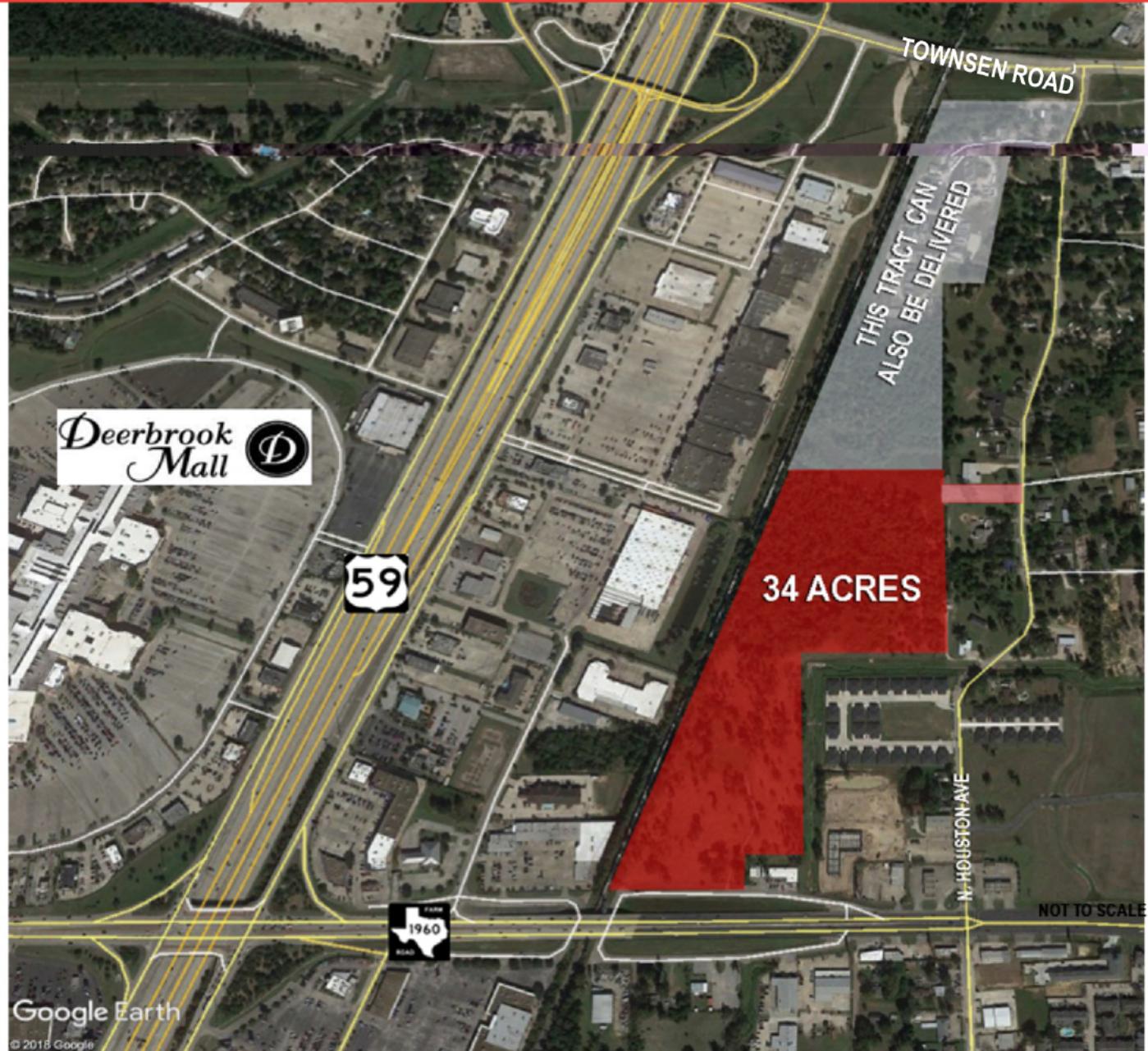
+/- 60' with access on N. Houston Ave.
+/- 1,421' Rail Frontage on UPR Line

DELIVERY CONDITION

AS IS WHERE IS

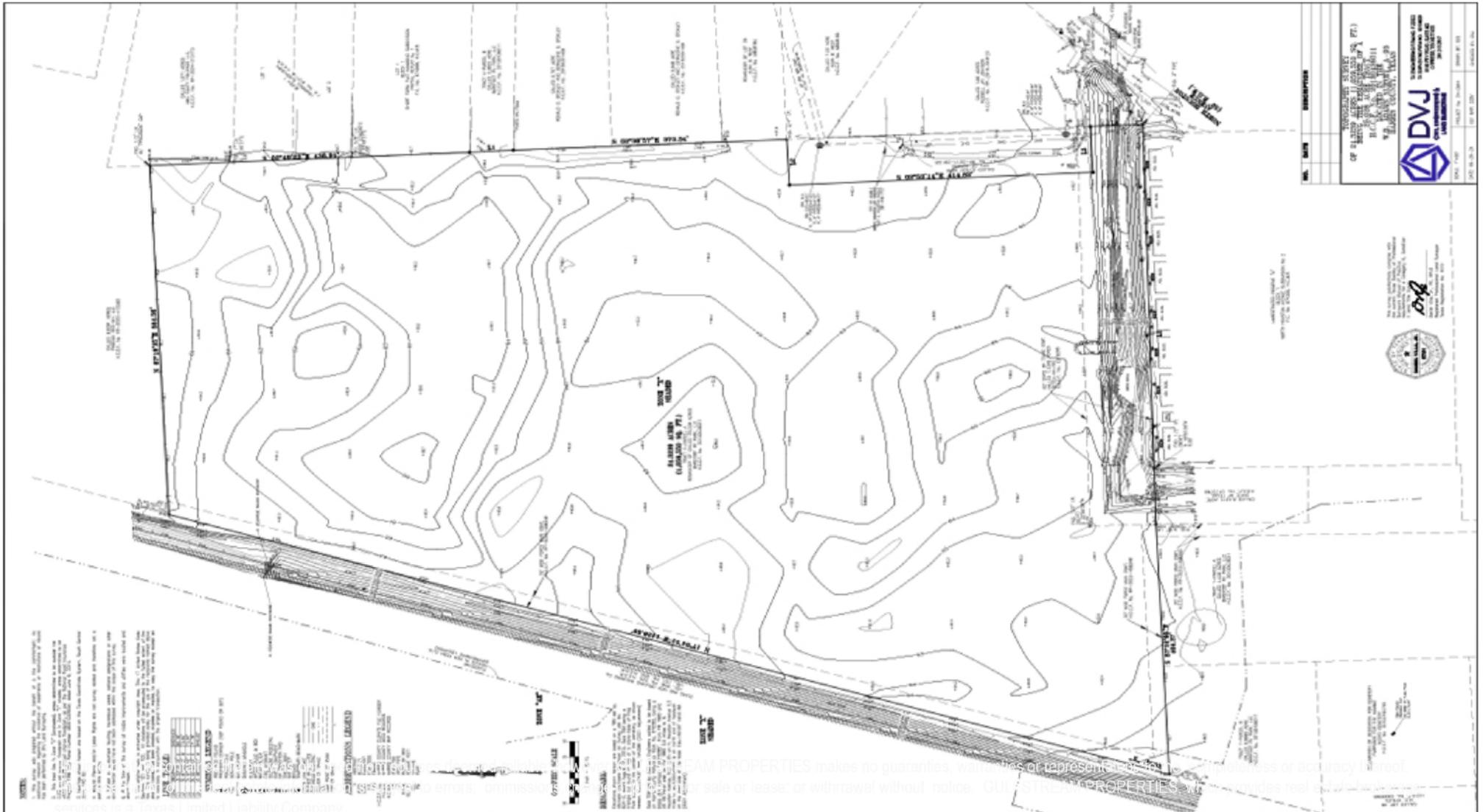
UTILITIES:

AVAILABLE, DELIVERED



TOPO

FULLY DESIGNED OFFICE PARK | HUMBLE TEXAS 1/3 MILE FROM 59



5331 Inker Houston, Texas 77007 713 530 7466 713 589 8009 Fax www.gulfstreamprops.com

PERMIT DOCUMENTS
FOR

HUMBLE BUSINESS PARK

ROADWAY AND INFRASTRUCTURE PLANS

HUMBLE, TEXAS 77338

NOVEMBER 2024

FULL SET AVAILABLE
UPON REQUEST

OWNER:
SAREFOOT RV PARK LLC
800 BERING DR, STE 100
HOUSTON, TX 77057-2130
CONTACT: -
PHONE: -
E-MAIL: -

CIVIL ENGINEER:
ALTAR GROUP, PLLC
10109 LOUETTA RD SUITE 103
HOUSTON, TX 77070
CONTACT: AUSTIN HAYNES, P.E.
PHONE: 281-794-3015
E-MAIL: AUSTIN@ALTARGRP.COM

SURVEYOR:
DVT CIVIL ENGINEERING & LAND SURVEYING
8158 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
CONTACT: DANIEL VILLA, JR.
PHONE: 281-213-2517



LOCATION MAP
SCALE: 1" = 5,000'



VICINITY MAP
SCALE: 1" = 1,000'

Sheet Number	Sheet Title
C-001	CONCRETE DECK
C-002	GENERAL CONSTRUCTION NOTES
C-010	PLAT
C-011	SURVEY 1
C-012	SURVEY 2
C-008	DEVELOPMENT PLAN
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-102	EROSION AND SEDIMENT CONTROL PLAN
C-103	EROSION AND SEDIMENT CONTROL PLAN DETAILS
C-200	CHEVROLT PAVING PLAN
C-201	PAVING PLAN
C-300	PAVING PLAN
C-301	OVERALL GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN
C-310	FUND SECTIONS
C-300	EXTENTION CALCULATIONS
C-400	DRAINAGE PLAN
C-401	DRAINAGE PLAN
C-402	DRAINAGE PLAN
C-403	DRAINAGE TABLE
C-410	EXISTING & PROPOSED DRAINAGE PLAN
C-500	UTILITY PLAN
C-510	SITE AND PAVING PLAN DETAILS
C-520	DRAINAGE DETAILS
C-540	UTILITY DETAILS

FLOOD PLAIN STATEMENT
ACCORDING TO MAP NO. 485010000M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY AND INCORPORATED AREAS, DATED JUNE 9, 2014, THE SUBJECT TRACT IS WITHIN UNDESIGNED ZONE A (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND DESIGN ZONE A (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD).

ALTAR GROUP PROJECT: 24-041

ALTAR GROUP



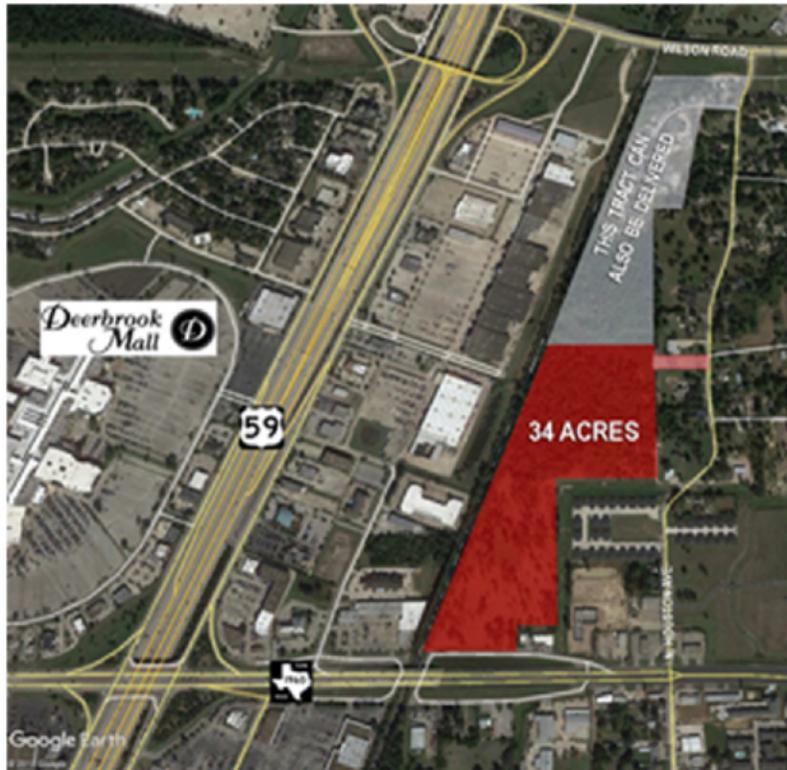
ARCHITECTURE
ENGINEERING

10109 LOUETTA RD SUITE
103, HOUSTON, TX 77070



PRICING

FULLY DESIGNED OFFICE PARK | HUMBLE TEXAS 1/3 MILE FROM 59



SELLERS PREFERRED TERMS

PORTION	ACRE	TOTAL SF	\$PSF	
Parcel A	12	522,720.00	\$4.00	2,090,880.00
Parcel B	22.338	973,043.28	\$3.25	3,162,390.66
Cemetery	.7037	30,653.17	0	0
	34.338	1,495,763.28		\$5,253,270.66

DEMOGRAPHIC SNAPSHOT 2024



39,838
POPULATION
3-MILE RADIUS



\$71,215.00
AVG HH INCOME
3-MILE RADIUS



34,089
DAYTIME POPULATION
3-MIL E RADIUS



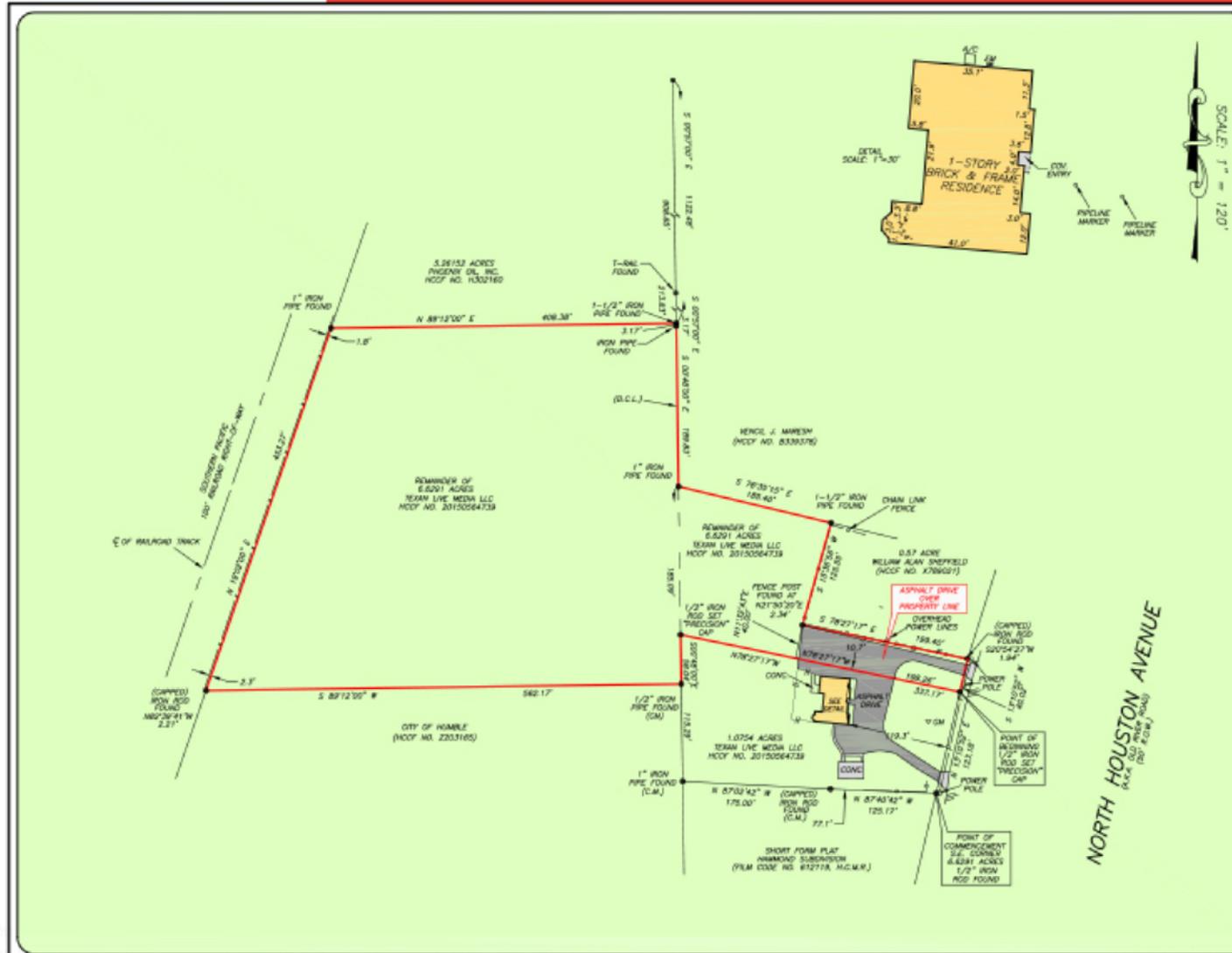
TRAFFIC COUNTS
FM-1960: 42,879 VPD
N Houston Ave: 2,500 VPD
(Placer AI 2023)

The information contained herein was obtained from sources deemed reliable; however, GULFSTREAM PROPERTIES makes no guaranties, warranties or representatons to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. GULFSTREAM PROPERTIES, which provides real estate brokerage services is a Texas Limited Liability Company.



ADDITIONAL

CONTIGUOUS 6.6291 ACRES



ADDRESS: 1719 NORTH HOUSTON AVENUE
HUMBLE, TEXAS 77338
ORDERED BY: BERT BROCKER

TRACT 1:
5.5537 ACRES
SITUATED IN THE
WHERRY B. ADAMS SURVEY, A-95
AND IN THE
JOHN B. JONES SURVEY, A-484
HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

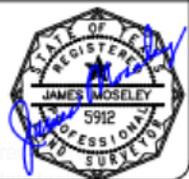


THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD ZONE AS PER FIRM
PANEL NO. 48351C 0305 M
MAP REVISION: 05/03/2014
ZONE 2
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
IMAGINARIES OF FIRM MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCUMBRANCES APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. 18-033438
APRIL 09, 2018



PRECISION
surveyors

7-800-LANDSURVEY
www.precisionland.com
281-426-1585 FAX 281-426-1867 210-529-0241 FAX 210-529-1555
360 WINDMILL STREET SUITE 150 HOUSTON, TEXAS 77078 1777 56 LOON 430 SUITE 400 DALLAS, TEXAS 75241
FORM NO. 1006.5700



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

