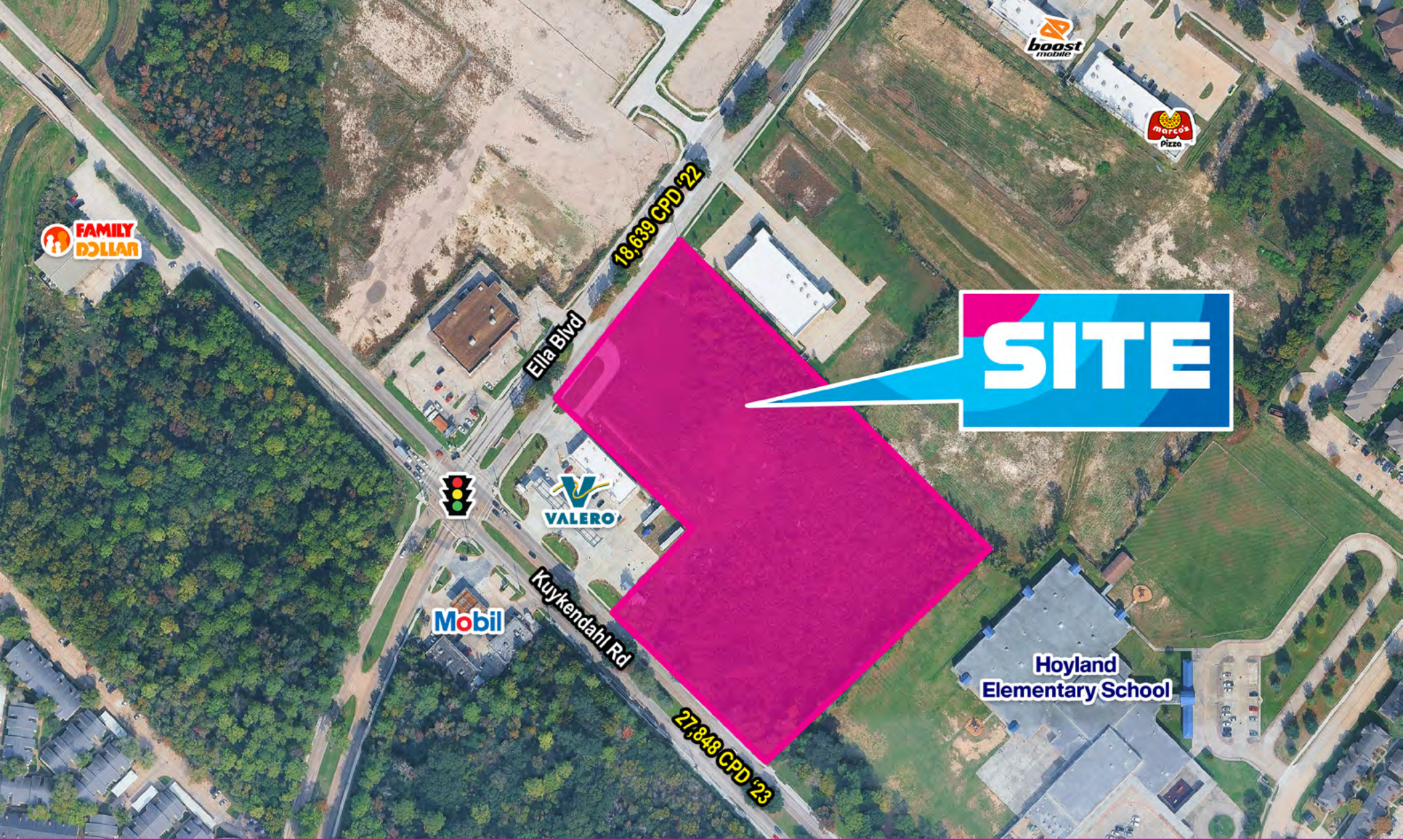




±7.658 AC

LAND AVAILABLE FOR SALE

SEQ Kuykendahl Rd & Ella Blvd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SEQ Kuykendahl Rd & Ella Blvd
Houston, TX 77090

Availability: ±7.658 AC (Divisible)

Price: \$5.00 PSF

HIGHLIGHTS:

- 2024 Tax Rate: 2.531483
- Frontage along Kuykendahl Rd & Ella Blvd
- Potential Uses: Retail, Light Industrial, Office Warehouse, Multi-Family, Residential
- Located at a signalized intersection
- Easy access to Interstate 45
- Approximately 4.5 miles from George Bush Intercontinental Airport

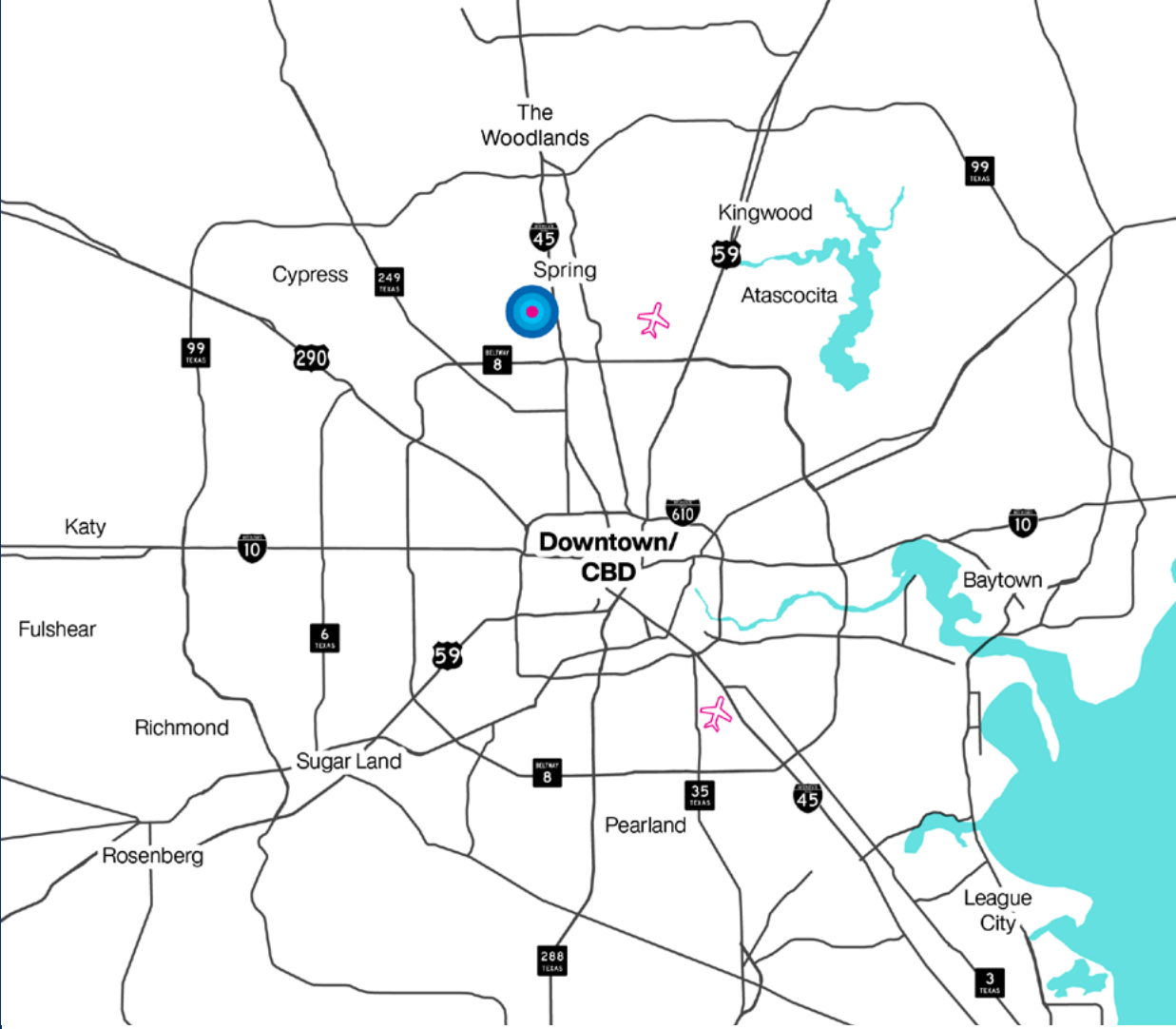
TRAFFIC COUNTS:

Kuykendahl Rd: 27,848 CPD '23

Ella Blvd: 18,639 CPD '22

2024 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	21,318	130,636	312,935
Daytime Pop.	6,941	72,844	197,754
Avg HH Income	\$89,340	\$82,684	\$84,503





FAMILY
DOLLAR

Ella Blvd

18,639 CPD '22



VALERO

Mobil

Kuykendahl Rd

27,848 CPD '23



boost
mobile

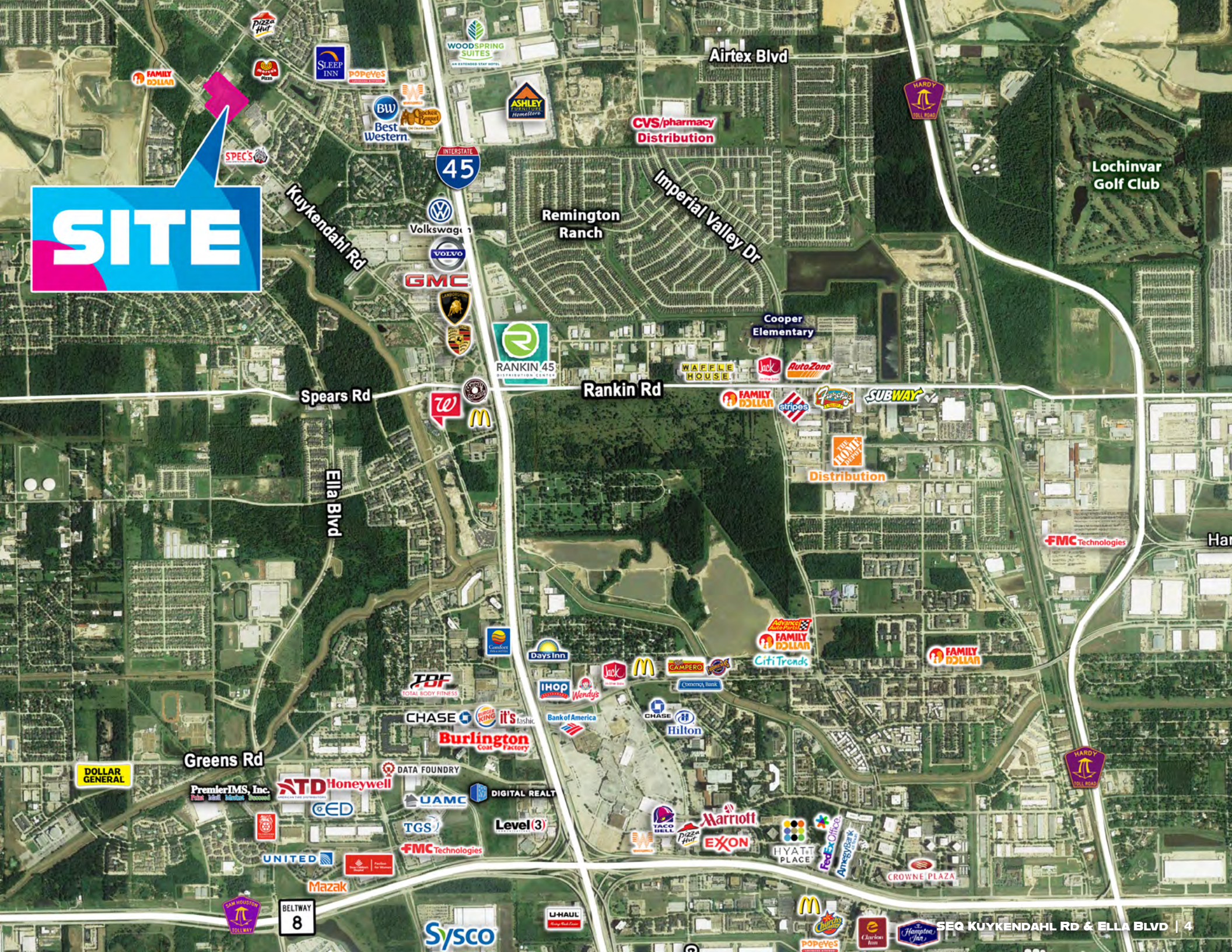


SITE

Hoyland
Elementary School

'24 Tax Rates:	Spring ISD	1.1069
	Harris County	0.38529
	Harris Co Flood Cntrl	0.04897
	Port of Houston Authy	0.00615
	Harris Co Hosp Dist	0.16348
	Harris Co Educ Dept	0.004799
	Lone Star College Sys	0.1076
	HC MUD 205	0.57
	HC Emerg Srv Dist 17	0.1
	HC Emerg Serv Dist 11	0.038294
TOTAL TAX RATE		2.531483

SITE

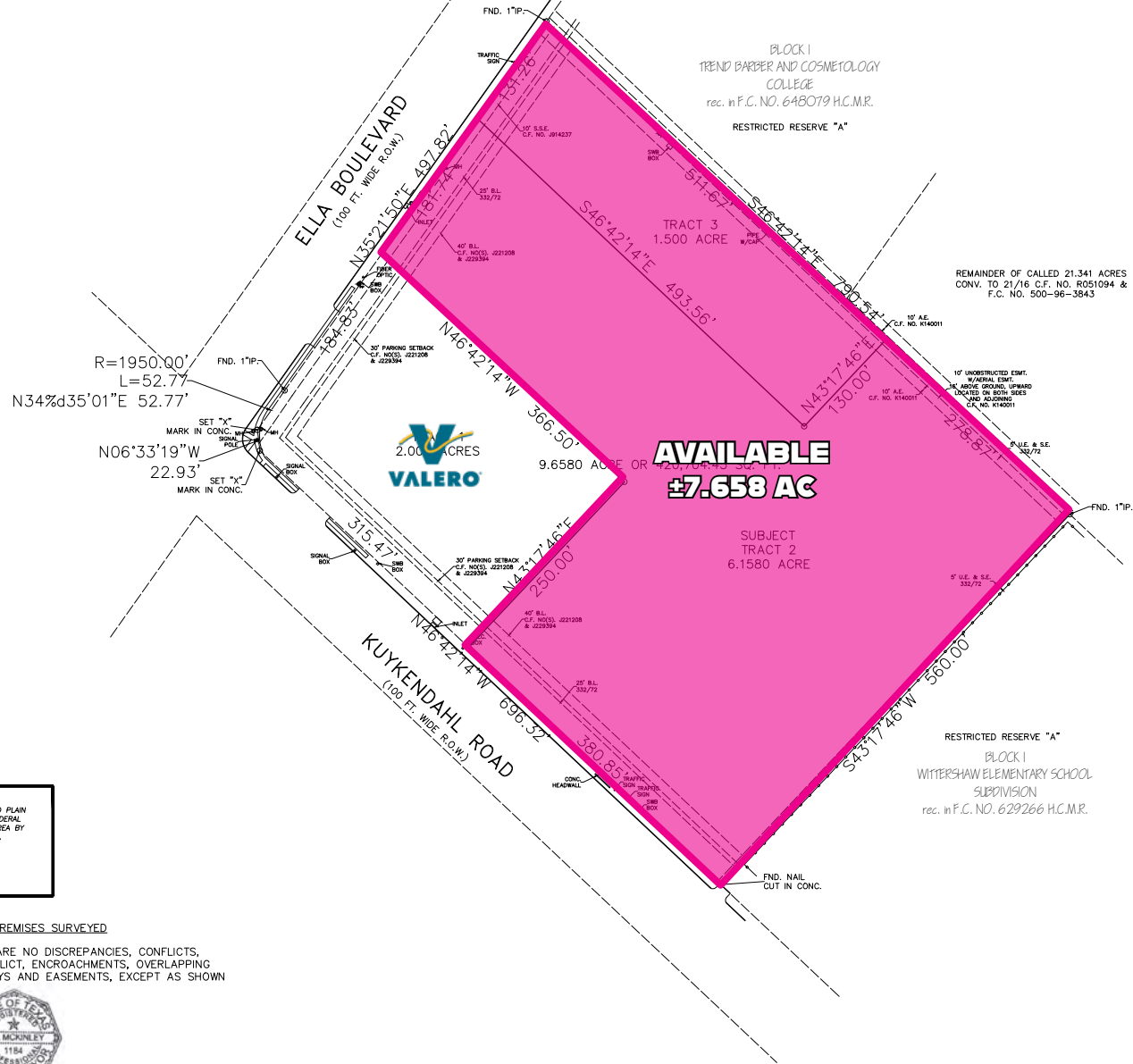


NORTH

SCALE: 1" = 60'-0"

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 30, 60, and 120, representing feet. The bar is divided into three equal parts, each 40 feet long, with the first and third parts being white and the middle part being black.

- 1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.
- 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4) ADDRESS: 13550 KUYKENDAHL ROAD,
HOUSTON, TEXAS 77090.



FLOOD INFORMATION

*THIS TRACT OR LOT IS IN THE 500 YEAR FLOOD PLAIN
AND IS IN ZONE SHADED X AS LOCATED BY FEDERAL
INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY
COMMUNITY No. 480287, MAP No. 48201C,
PANEL No. 0460M, DATED 10/16/2013.

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON. SPEC. CAT. 1A, COND. III

VICINITY MAP NOT TO SCALE
KEY MAP: 372B

LEGEND:
AC. = ACRES
B.L. = BUILDING LINE
E34M. = EASEMENT
FC = FIRM CODE
HCCF = HARRIS COUNTY CLERKS FILE
HCCR = HARRIS COUNTY DEED RECORDS
HCCM = HARRIS COUNTY MAP RECORDS
CONC. = CONCRETE
R.O.M. = RIGHT OF WAY
SQ. FT. = SQUARE FEET

SURVEYOR:
THE MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

6.1580 ACRES OUT OF 9.6580 ACRES OF LAND
BEING ALL OF RESTRICTED RESERVE "A"
OF WOODS OF KUYKENDAHL, A SUBDIVISION
RECORDED IN VOLUME 332, PAGE 72 H.C.M.R.
IN THE JOHN W. BRYAN SURVEY, ABSTRACT 159
HARRIS COUNTY, TEXAS

SCALE: 1"= 60' DATE: APRIL 6, 2016



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

John P. Kimball III

Sales Agent/Associate's Name

License No.

533691

License No.

Email

tk@blueoxgroup.com

Email

Phone

713.324.8862

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



18,639 CPD '22

Ella Blvd



Kuykendahl Rd

Hoyland
Elementary School

SITE

±7.658 AC
LAND AVAILABLE FOR SALE

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