

LAND FOR SALE

YOUR OPPORTUNITY IS KNOCKING

5022 Simsbrook Dr, Houston, TX 77045

PRESENTED BY:

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patrick@commercialspacehouston.com

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Each office independently owned and operated.

RE/MAX COMMERCIAL ADVISORS GROUP
RE/MAX Integrity

3.0 ACRES | 5022 SIMSBROOK DR | HOUSTON, TX

Executive Summary



OFFERING SUMMARY

Sale Price:\$425,000

Lot Size:3.0 Acres

Price / SF:\$3.25



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households	2,663	29,899	81,463
Population	8,612	100,548	241,252
Avg HH Income	\$45,738	\$53,515	\$65,314

PROPERTY OVERVIEW

Looking for the right place to locate you your business? Look no further. Now is the time. Don't waste your hard earned money in rent!

This 3 AC, unrestricted site is cleared, leveled, has all utilities and is ready for you to build

This location is minutes from major thoroughfares with access to Fort Bend, Brazoria and Harris counties

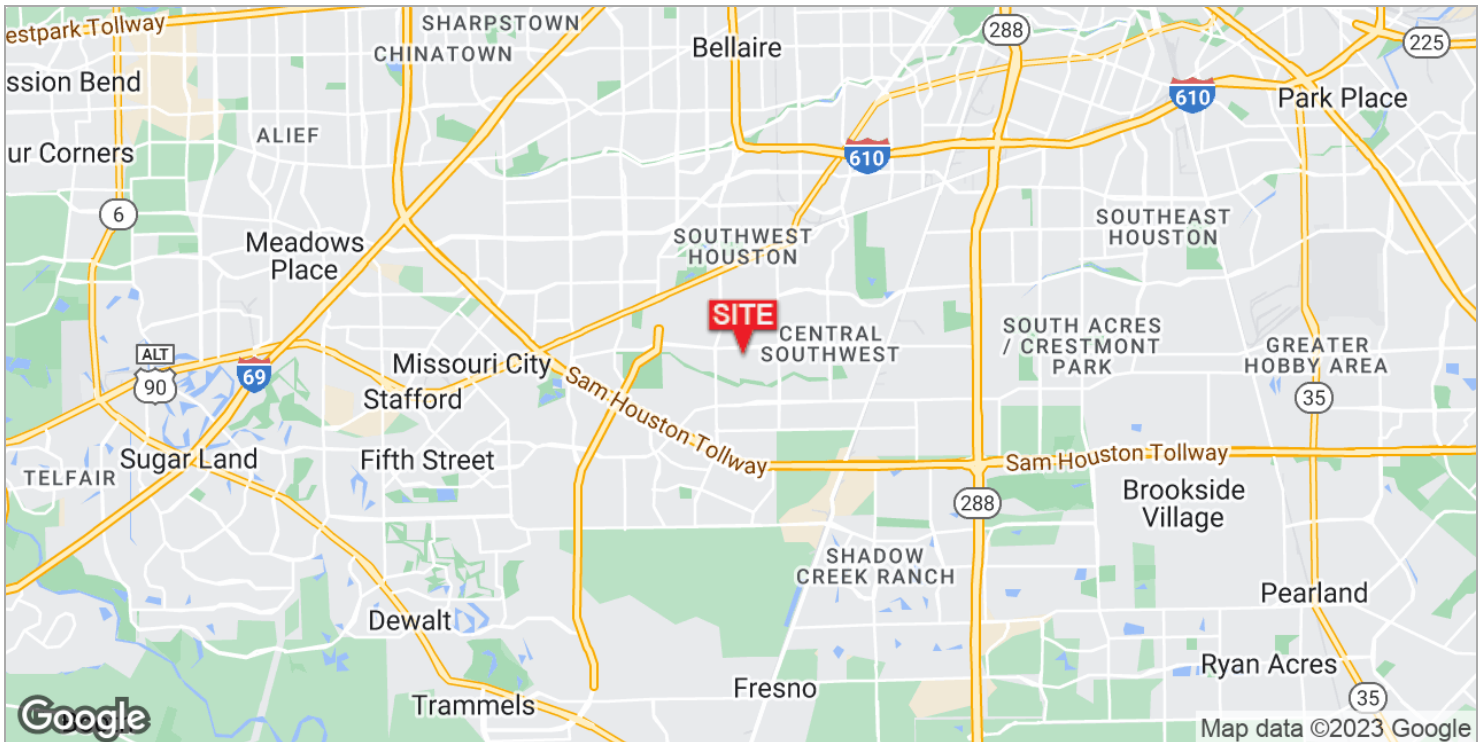
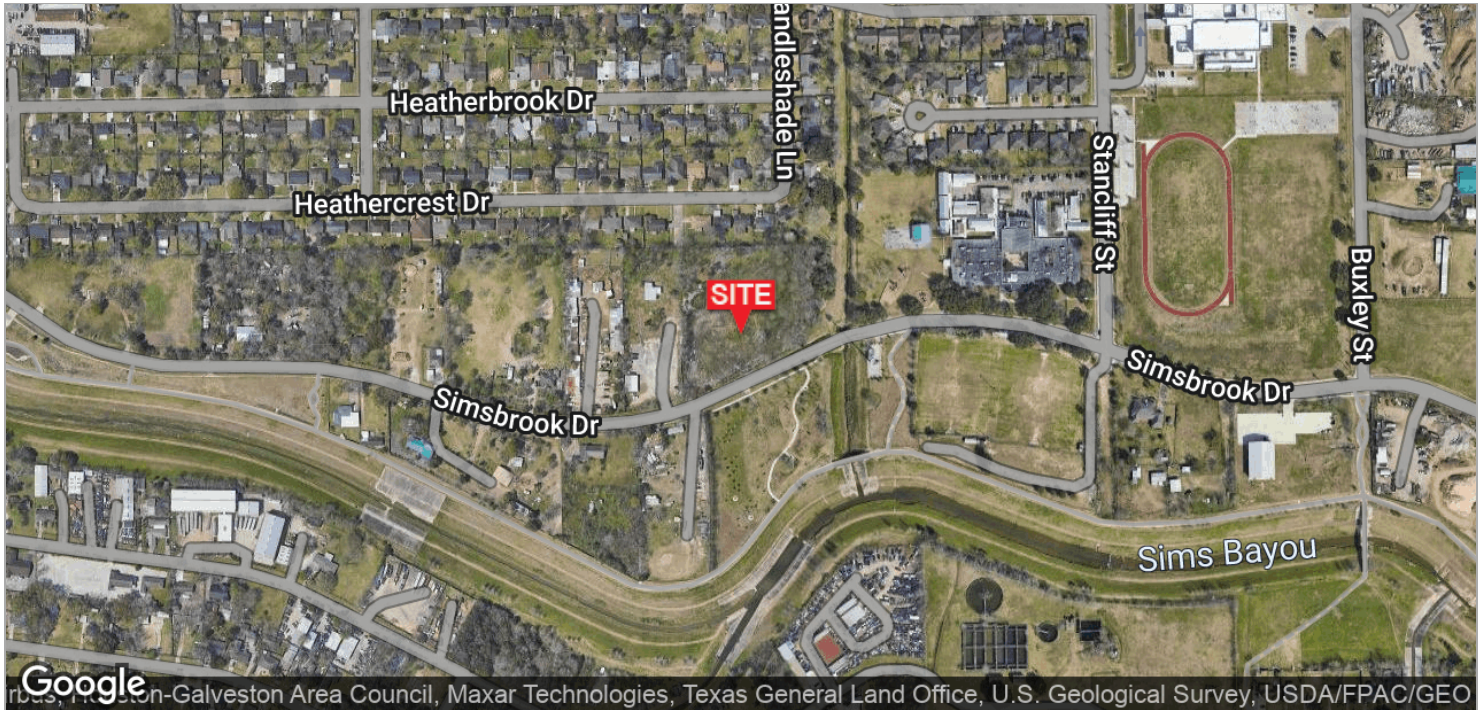
3.0 ACRES | 5022 SIMSBROOK DR | HOUSTON, TX

Additional Photos



3.0 ACRES | 5022 SIMSBROOK DR | HOUSTON, TX

Location Maps

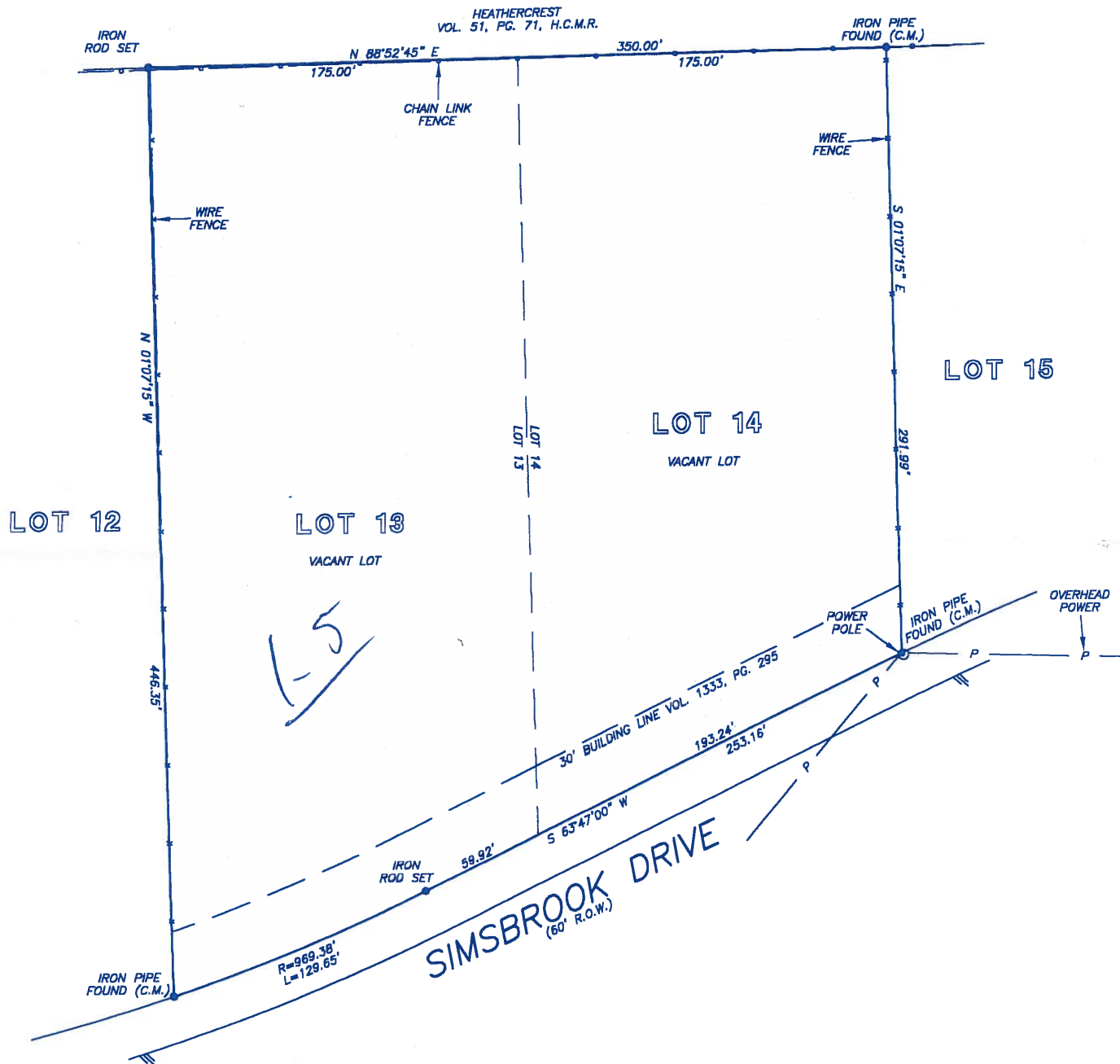


GF NO. 325-01-1045 TEXAS AMERICAN TITLE
ADDRESS: 5022 SIMSBROOK DRIVE
HOUSTON, TEXAS 77045
BORROWER: DALLAS GUIDRY AND
ANNETTE GUIDRY

LOTS 13 & 14, BLOCK 17 SOUTHMONT ANNEX NO. 3

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 998, PAGE 731 OF THE DEED
RECORDS OF HARRIS COUNTY, TEXAS

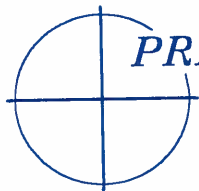
SCALE: 1" = 75'



THIS PROPERTY LIES WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT.
COMMUNITY/PANEL NO. 48201C 1005 K
MAP REVISION: 4/20/2000
ZONE AE

RECORD BEARING: VOL. 51, PG. 71, H.C.M.R.

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
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.



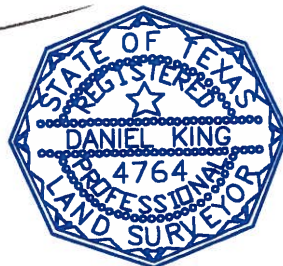
PRECISION SURVEYORS

PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY 281-496-1586
1-800-526-3787 FAX 281-496-1867

14925 MEMORIAL DRIVE SUITE B100 HOUSTON, TEXAS 77079

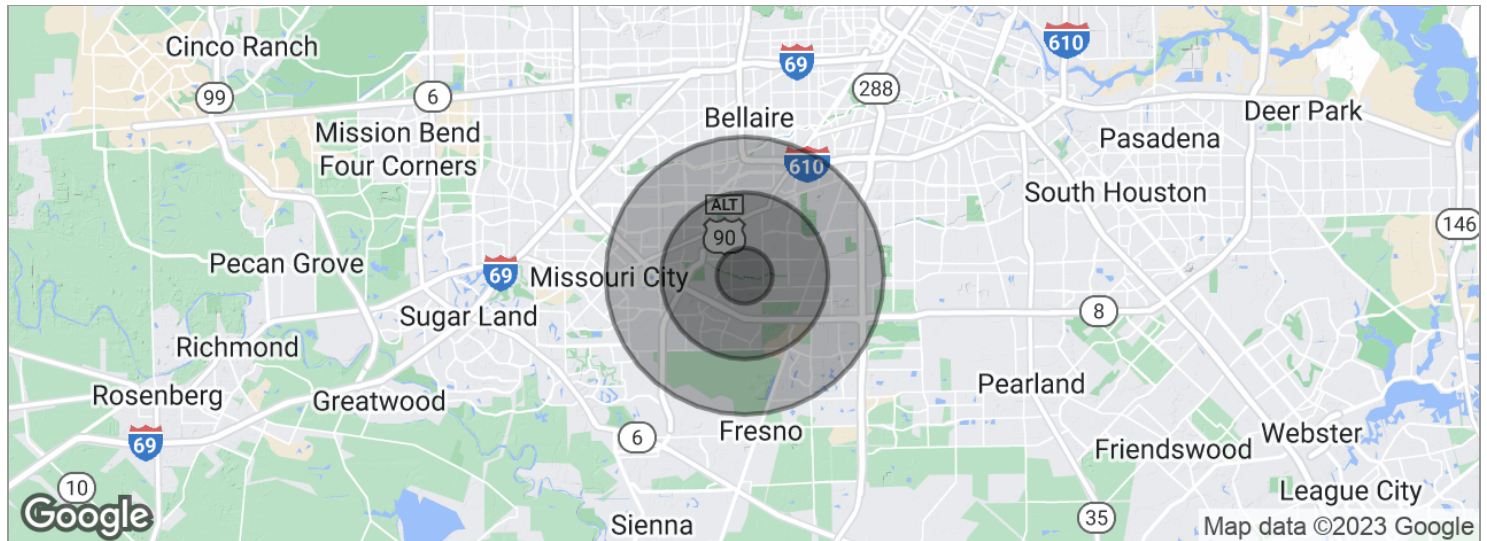
DANIEL KING
PROFESSIONAL LAND SURVEYOR
NO. 4764
DRAWING NO. 01-2073
APRIL 3, 2001



DRAWN BY: MT

3.0 ACRES | 5022 SIMSBROOK DR | HOUSTON, TX

Demographics Map



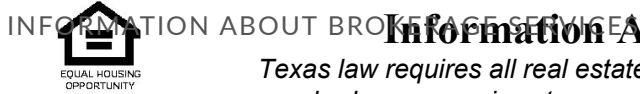
POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,612	100,548	241,252
Median age	31.7	31.1	32.5
Median age (Male)	29.1	28.6	30.4
Median age (Female)	33.9	33.0	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,663	29,899	81,463
# of persons per HH	3.2	3.4	3.0
Average HH income	\$45,738	\$53,515	\$65,314
Average house value	\$85,504	\$114,973	\$166,252

* Demographic data derived from 2020 ACS - US Census



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.

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.

RE/MAX Integrity	0208532	mecordova1@aol.com	(281)370-5100
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Esther Cordova	0208532	mecordova1@aol.com	(828)137-05100
Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	0208532	mecordova1@aol.com	(281)370-5100
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Patrick Buckhoff, CCIM	587831	patrick@commercialspacehouston.com	(281)686-9445
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