

## HENDRICKS INTERESTS

TRACT NO. 27

**PROPERTY LOCATION:** IH-45 North and Green Forest

**PROPERTY TYPE:** Vacant Unimproved Land

**COUNTY:** Harris

**DESCRIPTION:** The property is an irregular shaped tract of land in the northern portion of Harris County, along the west side of IH-45 between FM 1960 and Cypresswood Drive.

**LOCATION:** The property is located north of the Houston Central Business District. Travel IH-45 north to Cypresswood. Turn west on Cypresswood to the IH-45 south service road. Continue on the service road to Green Forest, the property is south of Darryl Moore Marine.

**MAP REFERENCE:** 332B

**ACREAGE:** 2.7355 acres

**ZONING:** The City of Houston and Harris County do not have an official zoning ordinance by which properties are placed under a specific zoning use or classification. Rather, each parcel of property is developed upon the approval of the Planning Department of the City of Houston, or comparable county agency.

**SCHOOL DISTRICT:** Spring I.S.D.

**UTILITIES:** Tracts adjacent to the property receive water and sewer service from Harris County Water Control and Improvement District No. 110. The District has available utility capacity and the property could be annexed into the district.

**LEGAL DESCRIPTION:** Being a 2.7355 acre tract of land, being part of and out of that certain 12.63 acre tract referred to as "Second Tract" in an instrument recorded in Vol. 5571, Page 601 of the Harris County Deed Records and located in the A. Seales Survey Abstract No. 687, Harris County, Texas.

**FRONTAGE:** The property has approximately 278 feet along the southbound frontage road of IH-45.

**ACCESS:** The property can be accessed from the south bound frontage road of IH-45.

**FLOODPLAIN:** According to current FEMA maps, a portion of the southeast corner of the property is located in the fringe of the 100-year floodplain.

**TOPOGRAPHY:** The property is heavily wooded with numerous large native pine, oak and magnolia trees and a thick covering of underbrush. The property generally slopes to the south.

**SURROUNDING PROPERTY USE:** Adjacent to the north and northwest lines of the property is a site which has been developed for a boat sales and showroom facility. Adjacent to the west of the property is the Enchanted Oaks subdivision. Adjacent to the south line of the property is Brookside Equipment Sales. Situated east of the property, is the IH-45 southbound frontage road.

**EASEMENTS:** Subject to typical utility easements and building set-back restrictions.

**TAXING JURISDICTIONS & 2015 TAX RATE PER \$100:**

Harris County	\$ .419230
Harris County Flood Control	.027330
Harris County Dept. Ed.	.005422
Port of Houston Authority	.013420
Harris County Hospital District	.170000
Lone Star College	.107900
Emergency Service Dist. # 7(Fire)	.065450
Emergency Service Dist. #11 (EMS)	.041850
Spring I.S.D.	<u>1.469960</u>
<b>TOTAL</b>	<b>\$2.320562/\$100 A.V.</b>

**PRICE:** \$1,668,217 (\$14.00/s.f.)

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Tract 27  
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