

HARD CORNER ON VETERANS MEMORIAL DR

SWC OF FALLBROOK DR & VETERANS MEMORIAL DR
2263 Fallbrook Dr, Houston, TX 77038



FOR SALE

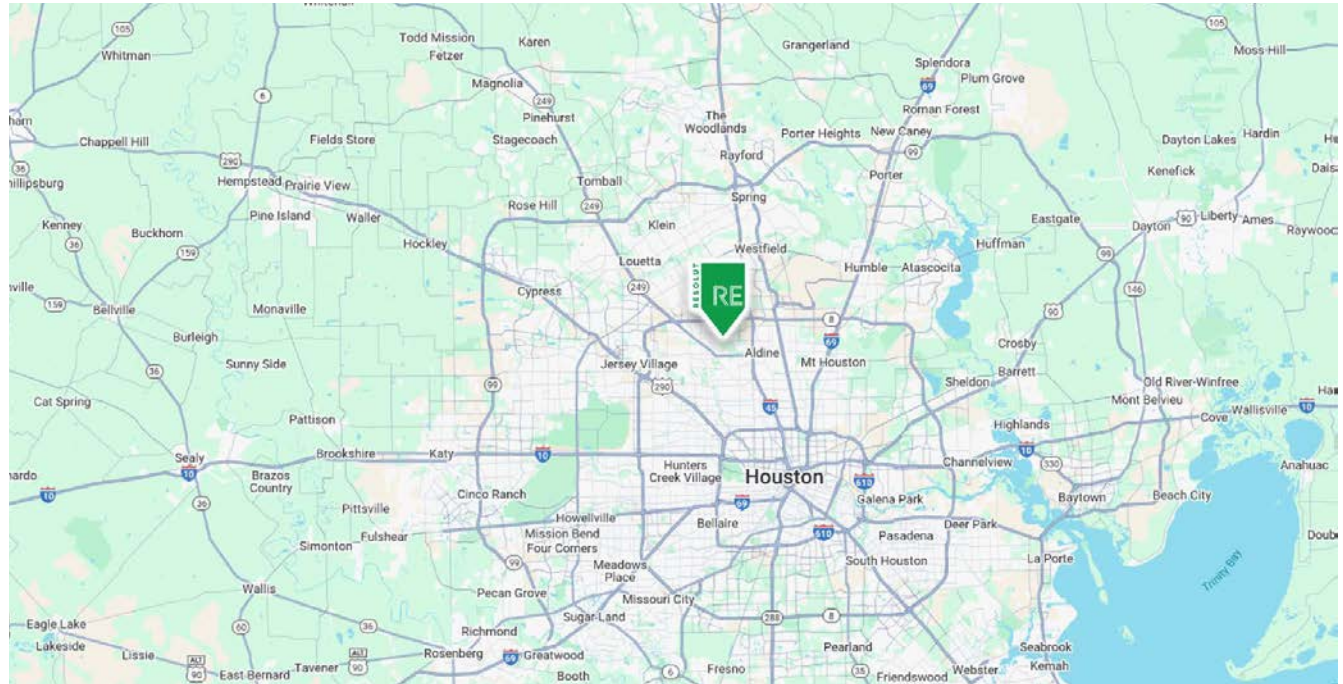
AVAILABLE LAND
6.21 AC

PRICE
\$2,705,076.00
* Estimate provided by Landlord and subject to change

Gustavo Lopez
glopez@resolutre.com
281.445.0033

PROPERTY HIGHLIGHTS

- \$10 per square foot.
- Prime corner location with excellent visibility.
- Over 690 feet of frontage on Fallbrook Drive.
- 390 feet of frontage on Veterans Memorial Drive.
- Located near retail, warehouses, and gas stations, offering high traffic and demand.
- Close to a school and medical facility, adding value to the area.
- Convenient access to I-45 North, Sam Houston Parkway, and Tomball Parkway.
- Utilities available offsite; buyer to verify details.




AREA TRAFFIC GENERATORS





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glopez@resolutre.com | 281.445.0033

DEMOGRAPHIC SNAPSHOT 2024

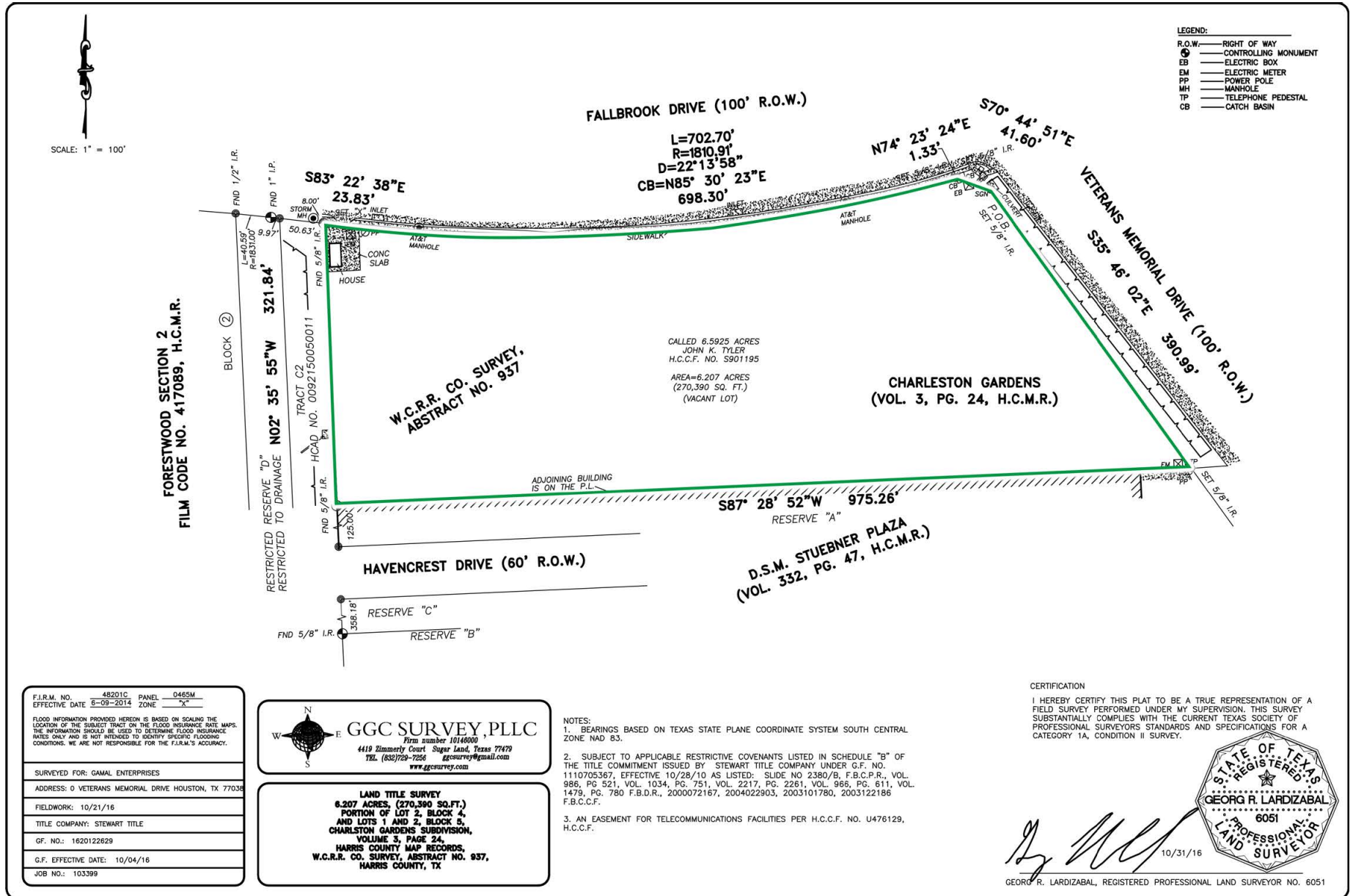
 **121,824**
POPULATION
3-MILE RADIUS

 **\$71,481.00**
AVG HH INCOME
3-MILE RADIUS

 **67,221**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Veterans Memorial Dr:
22,356 VPD
Fallbrook Dr: 4,957 VPD
(Costar 2022)

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F.I.R.M. NO.	48201C	PANEL	0465M
EFFECTIVE DATE	8-09-2014	ZONE	"X"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.			
SURVEYED FOR: GAMAL ENTERPRISES			
ADDRESS: 0 VETERANS MEMORIAL DRIVE HOUSTON, TX 77038			
FIELDWORK: 10/21/16			
TITLE COMPANY: STEWART TITLE			
G.F. NO.: 1620122629			
G.F. EFFECTIVE DATE: 10/04/16			
JOB NO.: 103399			

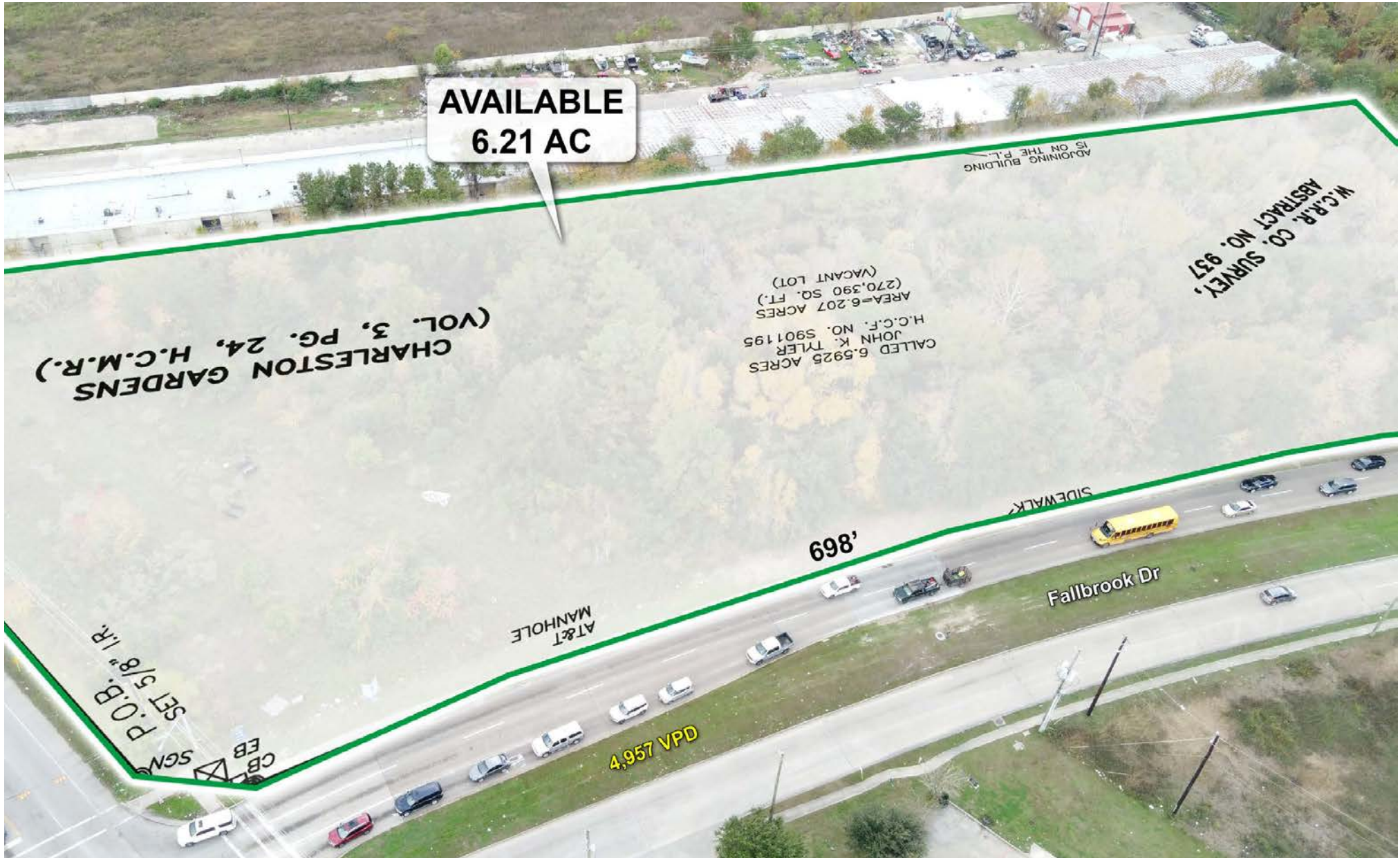
GGC SURVEY, PLLC
 Firm number 10146000
 4119 Zimmerman Court Sugar Land, Texas 77479
 TEL. (832)726-7266 ggcsurvey@gmail.com
 www.ggcsurvey.com

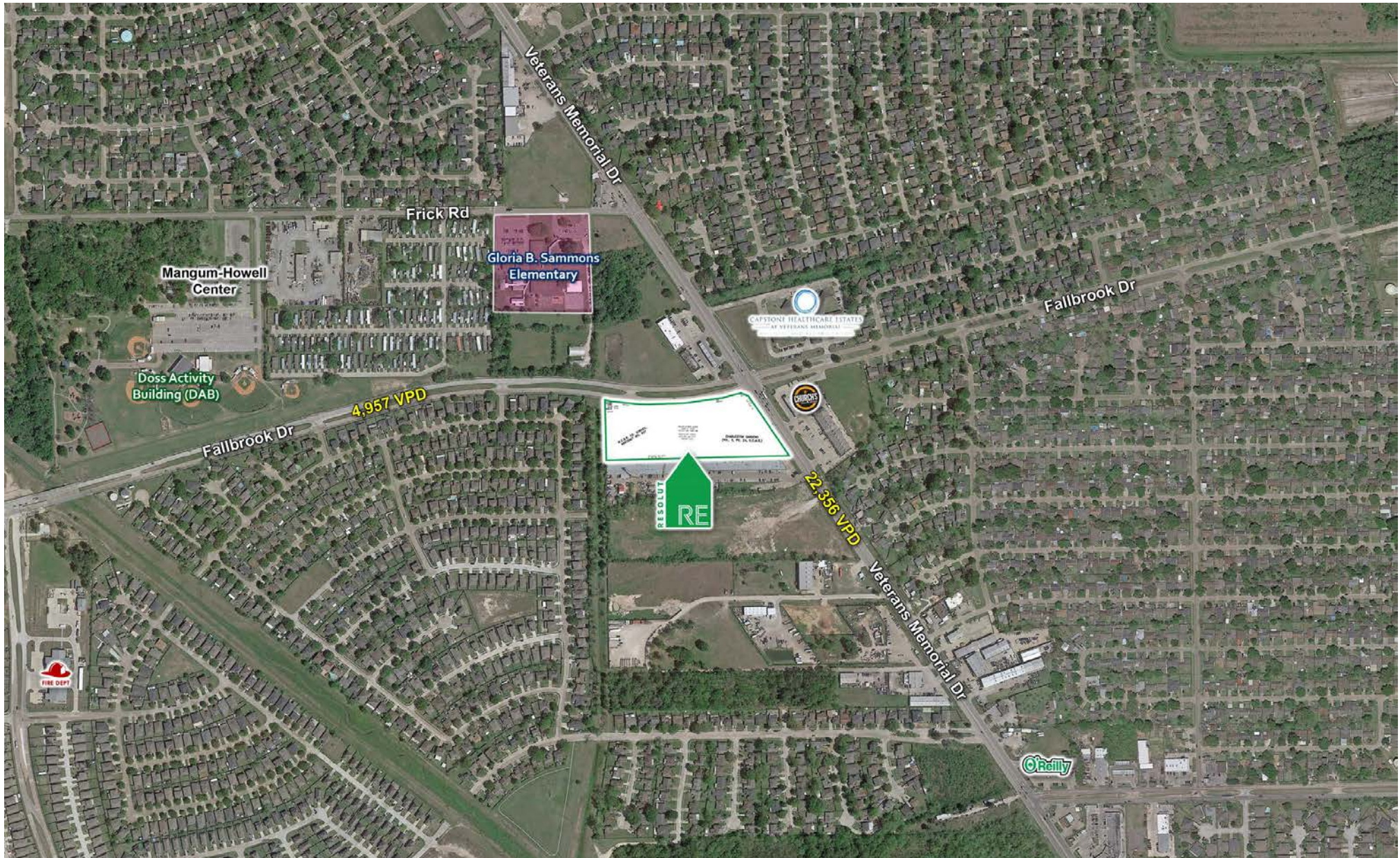
LAND TITLE SURVEY
6.207 ACRES, (270,390 SQ.FT.)
PORTION OF LOT 2, BLOCK 4,
AND LOTS 1 AND 2, BLOCK 5,
CHARLESTON GARDENS SUBDIVISION,
VOLUME 3, PAGE 24,
HARRIS COUNTY MAP RECORDS,
W.C.R.R. CO. SURVEY, ABSTRACT NO. 937,
HARRIS COUNTY, TX

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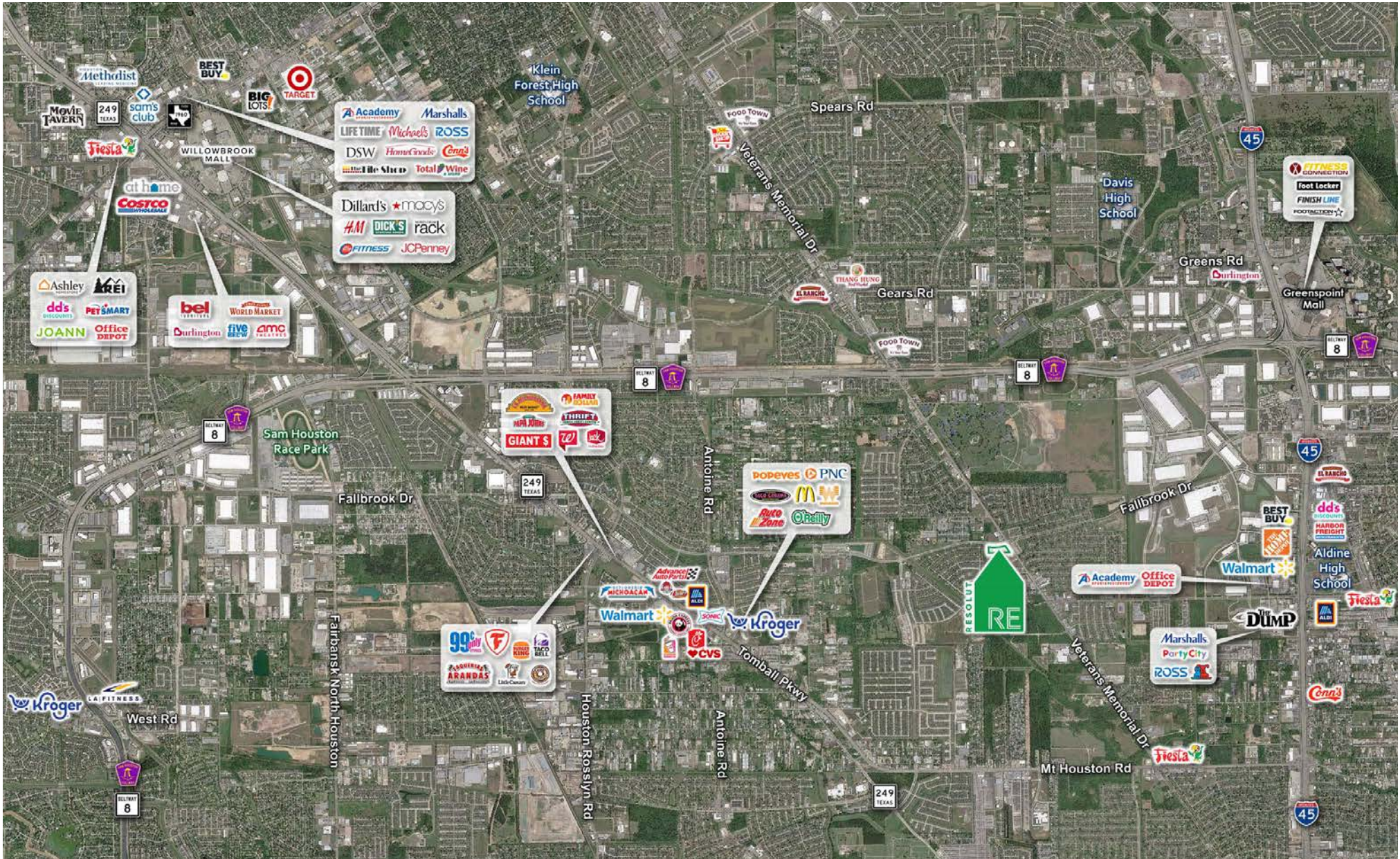


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Information About Brokerage Services

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
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David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____