



Land for Sale

±6.046 acres available

1690 N. Loop

Houston, Texas 77009

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1690 N. Loop, Houston, TX 77009



Location

SWQ of I-45 North and 610 right off Sylvester Road across from the Houston Farmer's Market (under renovation)

Size

±6.046 acres

Highest & Best Use

Multi-family, residential, retail and hospitality

Access & Visibility

Direct access to I-45 and 610 with frontage on Sylvester Road

Utilities

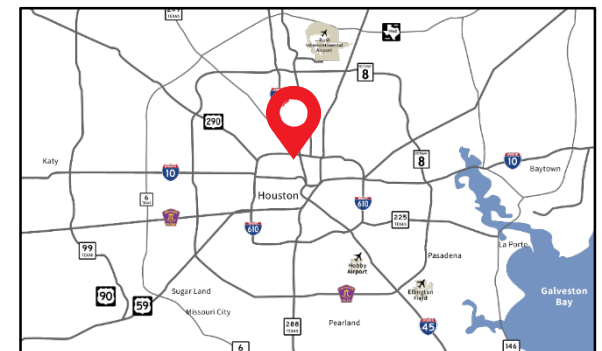
Utilities available to site

Taxes

Total Tax Rate (2019): \$2.421917

Price

Call broker for pricing



Estimated Population

1-mile	3-miles	5-miles
13,184	136,802	389,622



Average Household Income

1-mile	3-miles	5-miles
\$52,456	\$58,999	\$79,317



Traffic Counts

136,697 VPD
610 West of Site
193,000 VPD
I-45 North of Site
183,740 VPD
I-45 & 610 Split



Number of Households

1-mile	3-miles	5-miles
4,307	47,283	140,874



Median Age

1-mile	3-miles	5-miles
33.8	34.4	33.9



Aerial



ALTA/ACSM LAND TITLE SURVEY FOR 1690 NORTH LOOP, HOUSTON, TEXAS

LEGAL DESCRIPTION:
RESTRICTED RESERVE "A" BLOCK ONE (1) OF GREENSHEET ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NUMBER 387002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ASSESSOR'S PARCEL INFORMATION AND ADDRESS:

1690 NORTH LOOP
HOUSTON, TEXAS 77009
119-088-001-0001 (HARRIS COUNTY APPRAISAL DISTRICT)

BASIS OF BEARINGS:

SOUTH 87°42'12" EAST, BEING A TANGENT PIECE OF THE NORTH LINE OF RESERVE "A" BLOCK ONE (1) OF GREENSHEET ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NUMBER 387002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD NOTE:

AS SCALED FROM FLOOD INSURANCE RATE MAP No. 48201C0268M, DATED JUNE 09, 2014, TRACT LIES IN SHADED ZONE "X", UNSHADED ZONE "X" AND ZONE "AE". PORTIONS OF THE PROPERTY DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN.

ZONING:

GENERAL COMMERCIAL (GC)

REFERENCES:

VOLUME 387, PAGE 02 H.C.M.R.
VOLUME 26, PAGE 29 H.C.M.R.
C.C.F.N. 1852275 HARRIS COUNTY, TEXAS
C.C.F.N. 1512789 HARRIS COUNTY, TEXAS
C.C.F.N. 2007471231 HARRIS COUNTY, TEXAS

PARKING SPACE TABLE

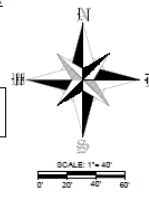
TYPE	NO.	STANDARD
Handicap	1	1
Standard	10	10

SURVEYOR'S NOTES:

- THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER 02-CH-7668-107668180065.
- THERE ARE NOT ENCROACHMENTS ON THIS PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTHWORK ON THE PROPERTY.
- THERE IS NO EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY LINES.
- THERE WAS NO WETLANDS DELINEATION CONDUCTED ON THE PROPERTY.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY.
- THE SYMBOLS REFLECTED IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- SUBSURFACE UTILITIES, FOUNDATIONS, AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. THIS SURVEY IS LIMITED TO ABOVE GROUND FEATURES ONLY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

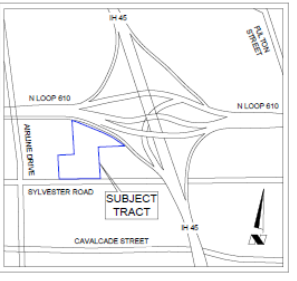
CURVE TABLE

CURVE NO.	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00	114.29	S 87°07'30" W	100.00
C2	69.07	144.92	S 62°24'33" E	69.04
C3	81.36	125.94	S 55°57'21" E	81.33



- LEGEND:**
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - B.L. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - C.C.F.N. - COUNTY CLERK FILE NUMBER
 - SUBJECT TRACT
 - EASEMENT
 - OVERHEAD ELECTRIC LINE
 - CENTERPOINT GAS
 - WATER LINE
 - FIBER OPTIC LINE
 - CHAINLINK FENCE
 - APPROX. FEMA FLOOD LINE

- S.S.E. - SANITARY SEWER EASEMENT
- PP - POWER POLE
- FH - FIRE HYDRANT
- Light Pole
- Handicap Parking
- Drop Inlet
- Sanitary Cleanout
- Generator
- Truck Bay Door
- Building Door
- Irrigation Valve
- Sprinkler Head
- Electric Box



TITLE COMMITMENT NOTES:

THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER 02-CH-7668-107668180065, DATED NOVEMBER 27, 2016, AND ISSUED NOVEMBER 7, 2016. ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT SCHEDULE "B" WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND NUMBERS IN SAID TITLE REPORT.

- EASEMENT TEN (10) FEET IN WIDTH AS LOCATED BY A DOT-DASH SYMBOL ON THE SKETCH APPENDED THERETO, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET IN WIDTH EXTENDING UPWARD FROM A PLANE SIXTEEN (16) FEET ABOVE GROUND LEVEL ADJOINING BOTH SIDES THEREOF, FOR ELECTRICAL DISTRIBUTION FACILITIES AND ALL NECESSARY EQUIPMENT AND APPURTENANCES, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS SET OUT BY INSTRUMENT DATED APRIL 28, 1986, FILED FOR RECORD UNDER CLERK'S FILE NUMBER T-062376 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.
- EASEMENT TEN (10) FEET IN WIDTH AS LOCATED BY A DOT-DASH SYMBOL ON THE SKETCH APPENDED THERETO, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET IN WIDTH EXTENDING UPWARD FROM A PLANE SIXTEEN (16) FEET ABOVE GROUND LEVEL ADJOINING BOTH SIDES THEREOF, FOR ELECTRICAL DISTRIBUTION AND NATURAL GAS FACILITIES AND ALL NECESSARY EQUIPMENT AND APPURTENANCES, GRANTED TO HOUSTON ENERGY CENTRAL ELECTRIC, LLC, AND TO CENTERPOINT ENERGY RESOURCES CORP., DEIRA CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AS SET OUT BY INSTRUMENT DATED MAY 15, 2005, FILED FOR RECORD UNDER CLERK'S FILE NUMBER Y-512799 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

THE FOLLOWING ITEMS AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 387002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS:

- BUILDING SET BACK LINE TWENTY-NINE (29) FEET IN WIDTH ALONG THE MOST NORTHERLY PROPERTY LINE IN COMMON WITH THE NORTH LOOP - L.H. 610; AS SHOWN HEREON.
- WATER LINE EASEMENT TEN (10) FEET IN WIDTH ALONG THE MOST NORTHERLY PROPERTY LINE IN COMMON WITH THE NORTH LOOP - L.H. 610; AS SHOWN HEREON.
- BUILDING SET BACK LINE TEN (10) FEET IN WIDTH ALONG THE PROPERTY LINE IN COMMON WITH NINA STREET; AS SHOWN HEREON.
- BUILDING SET BACK LINE TEN (10) FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE, IN COMMON WITH NORTH BOUNDARY OF SYLVESTER STREET; AS SHOWN HEREON.
- SANITARY SEWER EASEMENT TWENTY (20) FEET IN WIDTH RUNNING IN A NORTH TO SOUTH DIRECTION AND LOCATED NEAR THE MOST EASTERLY CORNER OF THE SUBJECT PROPERTY LINE EXTENDING FROM TABOR STREET; AS SHOWN HEREON.
- DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE PLAT RECORDED AT FILM CODE NUMBER 387002 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (OWNER'S TITLE POLICY ONLY) DOES NOT AFFECT SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

I, DO HEREBY CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
AND GREENSHEET SELF-STORAGE, LLC

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ANTI-SUBSTANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21 OF TABLE A THEREOF. THIS MAP HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 16, 2016.

BENJAMIN JOHN JAUMA
TEXAS RPL# 6417
DATED: DECEMBER 16, 2016

**ALTA/ACSM LAND TITLE SURVEY FOR
1690 NORTH LOOP,
HOUSTON, TEXAS**
BEING RESERVE A, BLOCK ONE (1),
GREENSHEET IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 387, PAGE 002 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS.
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

ACTION SURVEYING
10210 FUGUA STREET
HOUSTON, TEXAS 77009
713-941-8600
TX FIRM: 10133600
www.actionsurveying.com

REVISIONS	

DRAWN BY: BJ	PROJ. MGR: BJ
DATE: 12/16/18	SHEET 1 OF 1
FILENAME: E:\11869\QW\1869 N LOOP ALTA.DWG	