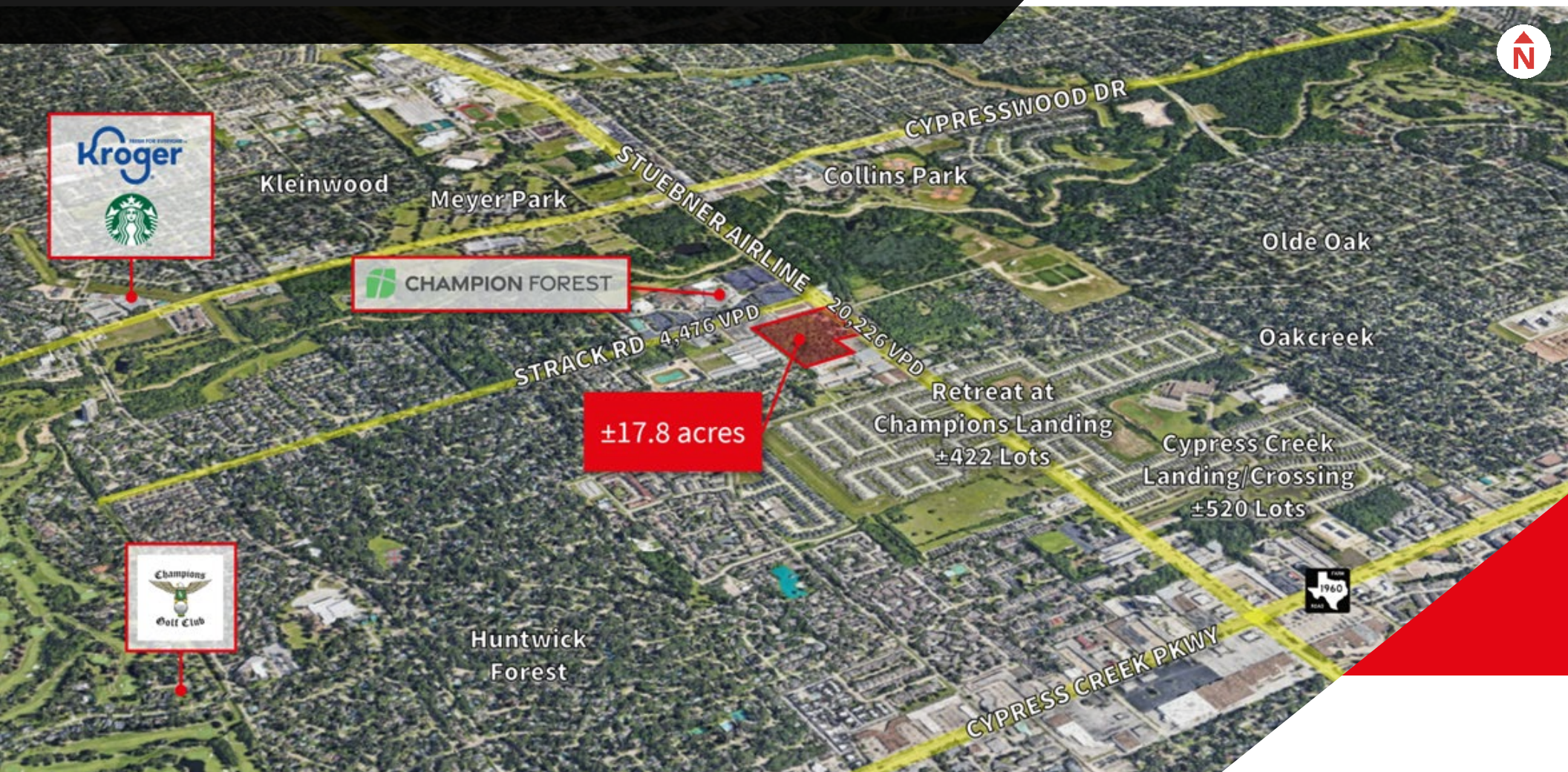


FOR SALE

STUEBNER AIRLINE & STRACK RD.

HOUSTON, TX 77069



Travis Smith
Senior Vice President
Travis.Smith@jll.com
+1 713 212 6517

Karina Weathers
Associate
Karina.Weathers@jll.com
+1 713 212 6702

±17.8 acres
HOUSTON, TX 77069

PROPERTY HIGHLIGHTS

Stuebner Airline & Strack Rd.

FOR SALE



LOCATION

Stuebner Airline and Strack Rd. in Houston, TX



AVAILABLE

Up to ±17.8 acres of land available



PROPERTY INFO

- ±706' of frontage on Stuebner Airline
- Zoned to Klein ISD
- Utilities available from Heatherloch MUD
- Detention required
- 1.5 miles from Reynolds Elementary and Wells Middle School
- Several neighborhood parks in the surrounding area



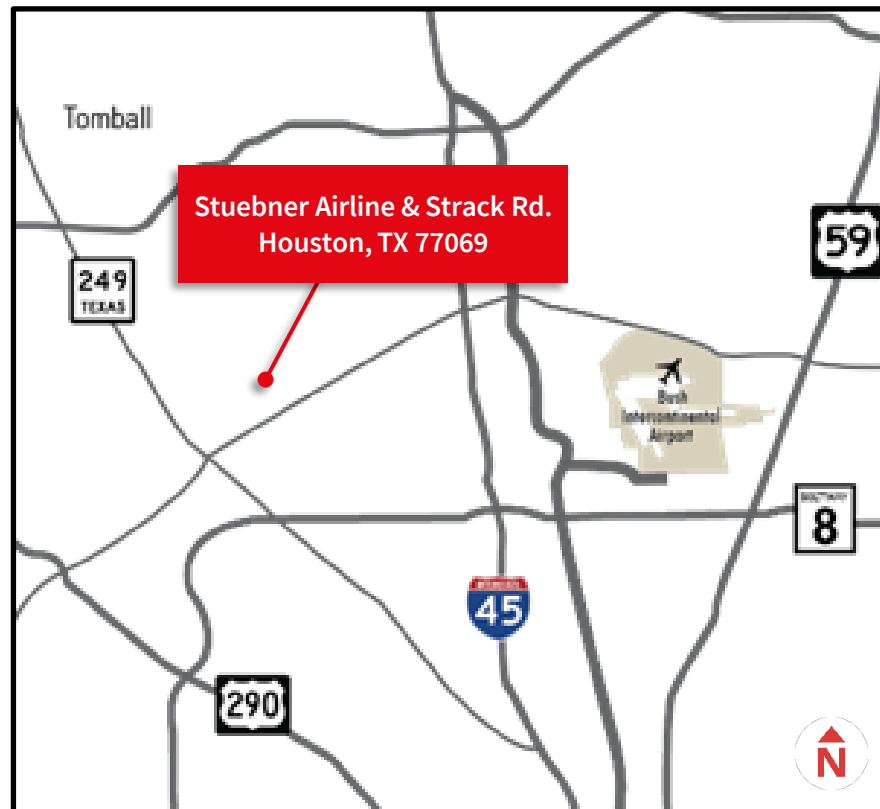
TAX INFORMATION

Tax rate: 1.866483



PRICE

Call broker for pricing



Drive times

Vintage Park: 9 min

CityPlace: 18 min

George Bush Intercontinental Airport: 18 min

The Woodlands: 20 min



DEMOGRAPHICS & MAJOR RETAILERS

Stuebner Airline & Strack Rd.

FOR SALE



TRAFFIC COUNTS

- Stuebner Airline: 20,226 VPD
- Strack Rd: 4,476 VPD

MAJOR AREA RETAILERS



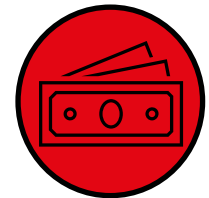
313K

CURRENT
POPULATION
WITHIN
5 MILES



111K

HOUSEHOLDS
WITHIN
5 MILES



\$80K

AVERAGE
HOUSEHOLD
INCOME
WITHIN
3 MILES

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Total Population	11,374	114,034	313,752
Median Age Average Household	38.5	37.9	36.0
Income Average	\$70,785	\$80,064	\$76,218
Home Value	\$298,088	\$302,194	\$285,257

NEIGHBORHOOD AERIAL

Stuebner Airline & Strack Rd.

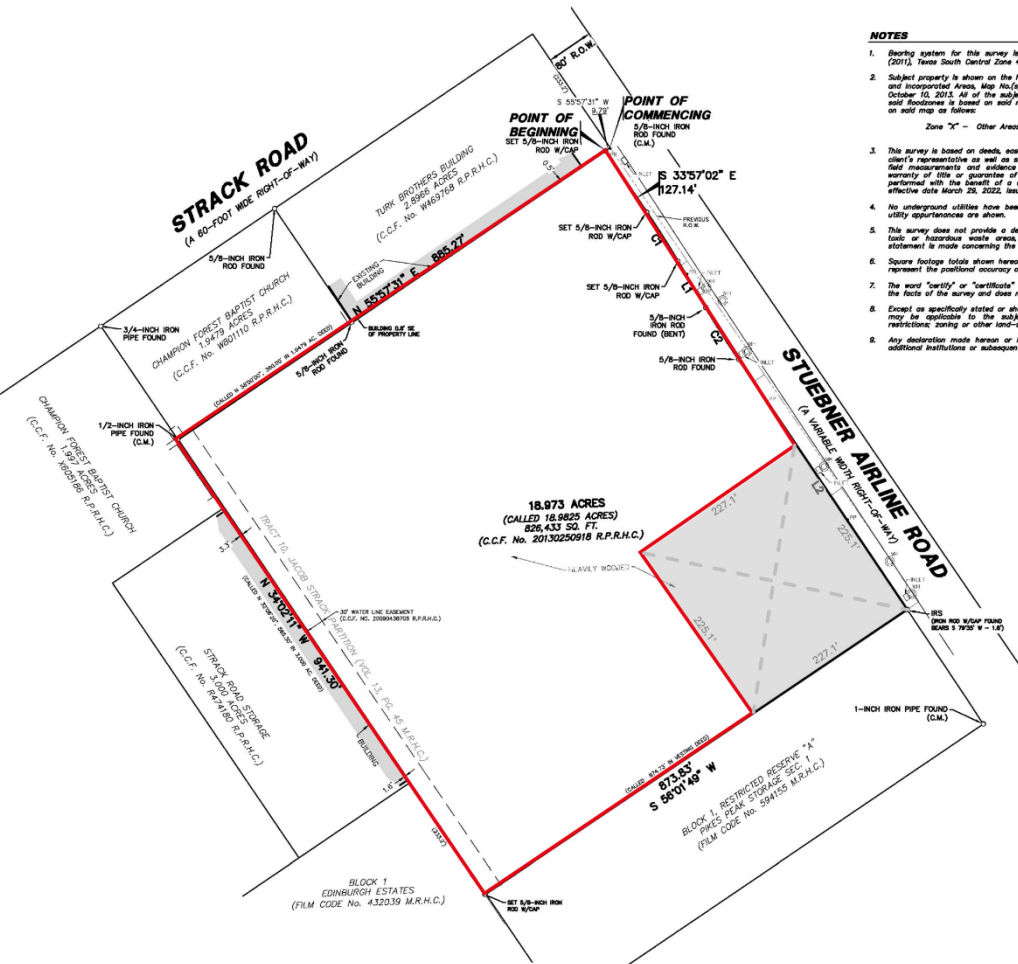
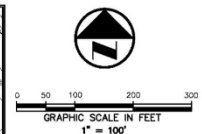
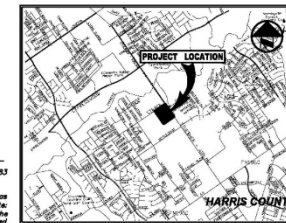
FOR SALE



SURVEY

Stuebner Airline & Strack Rd.

FOR SALE



NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Central Zone 4204.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Harris County, Texas and Incorporated Areas, Map No. 442001020404 and 442001020405, Community Panel No. 4420017, Revised Date October 10, 2013. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzone is based on said map. It is approximate and is not located on the ground. Relevant corners are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, assessments and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground, however, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not obstruct the subject property. This survey was performed with the benefit of a current title abstract provided by Texas State Title Company, of No. 757220321, effective date March 28, 2022, issued April 4, 2022.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility encumbrances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, faults or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown herein or referenced herein are based on mathematical closures and do not necessarily represent the practical accuracy of the boundary monuments.
- The word "curto" or "fortitudo" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, Agreements, Lease Agreements, and generally title evidence.
- Any dedication made herein or hereto is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

DESCRIPTION OF PROPERTY SURVEYED

Tract for a survey of 18.973 acres of land out of the Benjamin Page Survey, Abstract No. 618 in Harris County, Texas, being out of and a part of Tract 13 of the partition of Block Strack 404.5 acre Homestead Tract, the map or plat thereof recorded in Volume 13, Page 45 of the Map Records of Harris County, and being that same (called) 18.973 acre tract of land conveyed by ACCT Insurance Company, as described in deed recorded under County Clerk's File No. 20130250918 of the Real Property Records of Harris County, said 18.973 acre tract of land being more particularly described by metes and bounds, based on the Texas Coordinate System, South Central Zone 4204, as follows:

Commencing at a 5/8 inch iron rod found in the Southwest line of Stuebner Airline Road, based on an 80 foot right-of-way (at this point), at its intersection with the most Eastern or Southeast corner of that certain 2.866 acre tract of land conveyed to Tera, Inc., and Tera Brothers Building, as described in deed recorded under County Clerk's File No. 1469786 of the said Real Property Records, said point also being the most Northern or Northeast corner of that certain 0.0555 acre tract of land conveyed to the County of Harris (for road widening), as described in deed recorded under County Clerk's File No. K316071 of the said Real Property Records, from which point, the Southwest line of Strack Road bears Northwest, 233.2 feet;

Thence, South 55°37'31" West, 6.76 feet with the Southwest line of the said 2.866 acre tract and the Northwest line of the said 0.0555 acre tract to a 5/8 inch iron rod with cap set for the most Northern or Northeast corner and PLAC OF BEGINNING of the herein described tract, said point also being the most Western or Northwest corner of the said 0.0555 acre tract;

Thence, South 33°57'02" East, 127.14 feet with the Southwest line of said Stuebner Airline Road and the said 0.0555 acre tract to a 5/8 inch iron rod with cap set at a point of curve to the right, having a radius of 1950.00 feet and a central angle of 02°56'15";

Thence, continuing with the Southwest line of said Stuebner Airline Road and the said 0.0555 acre tract, and with the said curve to the right having a radius of 1950.00 feet (chord bearing South 32°28'55" East, 99.97 feet), on an arc distance of 99.98 feet to a 5/8 inch iron rod with cap set at a point of tangency;

Thence, continuing with the Southwest line of said Stuebner Airline Road and the said 0.0555 acre tract, South 31°04'47" East, at 8.10 feet passing the most Southern or Southwest corner of the said 0.0555 acre tract and the most Western or Northwest corner of that certain 0.0979 acre tract of land conveyed to the County of Harris (for road widening), as described in deed recorded under County Clerk's File No. K316070 of the said Real Property Records, and continuing in a total distance of 88.27 feet to a 5/8 inch iron rod with cap set at a point of curve to the left, having a radius of 2050.00 feet and a central angle of 02°56'15";

Thence, continuing with the Southwest line of said Stuebner Airline Road and the said 0.0979 acre tract, and with the said curve to the left having a radius of 2050.00 feet (chord bearing South 32°28'55" East, 105.09 feet), on an arc distance of 105.10 feet to a 5/8 inch iron rod found at a point of tangency;

Thence, continuing with the Southwest line of said Stuebner Airline Road and the said 0.0979 acre tract, South 31°56'52" East, at 48.26 feet passing the most Southern or Southwest corner of the said 0.0979 acre tract and the most Western or Northwest corner of that certain 0.1117 acre tract of land conveyed to the County of Harris (for road widening), as described in deed recorded under County Clerk's File No. K316067 of the said Real Property Records, at 20.07 feet passing the most Southern or Southwest corner of the said 0.1117 acre tract and the most Western or Northwest corner of that certain 0.1135 acre tract of land conveyed to the County of Harris (for road widening), as described in deed recorded under County Clerk's File No. K316068 of the said Real Property Records, and continuing in a total distance of 517.83 feet to a 5/8 inch iron rod with cap set for the most Eastern or Southeast corner of the herein described tract, said point being the most Southern or Southwest corner of the said 0.1135 acre tract, said point also being the most Northern or Northeast corner of Block 1, Reserve "A" of Phase 1A of Strack Road, Section 1, the map or plat thereof recorded in File Code No. 584155 of the Map Records of Harris County;

Thence, South 56°10'48" West, 873.83 feet with the Northwest line of said Reserve "A" to a 5/8 inch iron rod with cap set in the Southwest line of said Block 10 for the most Southern or Southwest corner of the herein described tract, said point being the most Western or Northwest corner of said Reserve "A", said point also being the Northwest line of Lot 18, Block 1 of Edburgh Estates, the map or plat thereof recorded in File Code No. 430337 of the said Map Records, from which point, a found 1/2 inch iron pipe bears North 2°56' West, 0.9 feet;

Thence, North 34°12'11" West with the Northwest line of said Block 10 and the Southwest line of said Block 10, at 233.2 feet passing the most Northern or Northeast corner of said Block 10 and the most Eastern or Southeast corner of that certain 3.000 acre tract of land conveyed to Strack Road Storage, as described in deed recorded under County Clerk's File No. 1474780 of the said Real Property Records, at 796.3 feet passing the most Northern or Northeast corner of the said 3.000 acre tract and the most Western or Southwest corner of that certain 1/2 inch iron rod found at the most Western or Southwest corner of that certain 1.8478 acre tract conveyed to Champion Forest Baptist Church, as described in deed recorded under County Clerk's File No. 1602188 of the said Real Property Records, and continuing in a total distance of 841.30 feet to a 1/2 inch iron rod found at the most Western or Northwest corner of the herein described tract, said point also being the most Southern or Southeast corner of that certain 1.8478 acre tract conveyed to Champion Forest Baptist Church, as described in deed recorded under County Clerk's File No. 1602188 of the said Real Property Records;

Thence, North 55°37'31" East with the Southwest line of the said 1.8478 acre tract, at 360.00 feet passing the most Eastern or Southeast corner of the said 1.8478 acre tract and the most Southern or Southwest corner of the said 1.8478 acre tract, and continuing in a total distance of 885.27 feet to the PLACE OF BEGINNING and containing 18.973 acres or 826,433 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

To: RAYMAX AND STUEBNER DEVELOPMENT LLC
THE LE INVESTMENTS LLC a Texas limited liability company and
Texas State Title Company

The plot of survey herein is a representation of the property as determined from an actual on-the-ground survey conducted by me or under my supervision. This survey has been performed in accordance with the Texas Board of Professional Engineers and Land Surveyors "Acts and Rules". The lines and dimensions of said property are as indicated by the plot. As of the date of this declaration, the undersigned have no knowledge of or have been advised of any known or apparent intrusions, protrusions, conflicts, or encumbrances except as shown.

The preceding declaration is made to the original purchaser of this survey and is not transferable to additional institutions or subsequent owners.

Date of Plot or Map: April 27, 2022.

James H. Thomas
Registered Professional Land Surveyor
No. 5736
jthomas@jthomas.com
www.jthomas.com



TSPS CATEGORY 1A CONDITION II SURVEY
18.973 ACRES
BEING OUT OF THE
BENJAMIN PAGE SURVEY, ABSTRACT NO. 618,
HARRIS COUNTY, TEXAS

Pacheco Koch
30328 STATE HIGHWAY 248 SUITE 300
HOUSTON, TX 77070 281.883.0103
TX REG. ENGINEERING FIRM T-469
TX REG. SURVEYING FIRM LS-100800000

DATE: 04/27/2022
JOB NUMBER: 5314-22.259

GF. NO. TST2210321
12.018394

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 3°10'47" E	52.57
L2	S 32°28'52" E	917.82

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	2°36'16"	1,860.00'	99.98'	50.00'	S 32°28'55" E
C2	2°36'15"	2,050.00'	105.10'	52.58'	S 32°28'55" E

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONTROLLING MONUMENT
- 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- "X" CUT IN CONCRETE SET
- POWER POLE
- MANHOLE ("TYPE UNKNOWN")



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INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Simmi Jaggi	380606	simmi.jaggi@jll.com	713-888-4098
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Travis Smith	680879	travis.smith@jll.com	713-212-6517
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

IABS 1-0

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