

DAVIS
COMMERCIAL

**FOR
SALE**
land

22,028 SF of Land in the Heart of the Heights
W. 22nd St. Near N. Durham Dr.



902 W. 22nd Street, Houston, TX 77008

Lisa Rimkus

lisa@davis-commercial.com | 281.501.1725

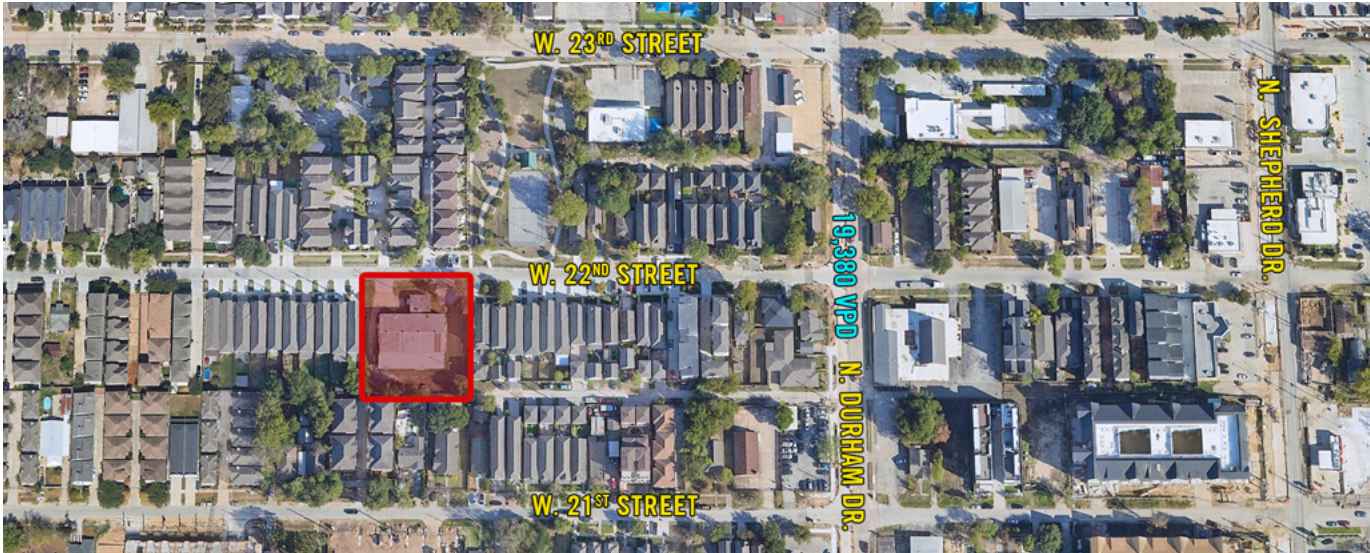
Davis Commercial

616 Hawthorne St. | Houston, TX 77006 | 713.528.9776 | davis-commercial.com

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902 W. 22ND STREET, HOUSTON, TX 77008

- 22,028 SF Land
- 6,900 SF Metal Warehouse
- Ideal for Residential Redevelopment
- No Restrictions
- All Utilities
- Convenient to N. Shepherd Dr./N. Durham Dr.
- \$1,995,000



DEMOGRAPHICS



POPULATION EST
(2024)

1 mile: 23,314
3 mile: 141,333
5 mile: 413,513



AVG. HH INCOME
(2024)

1 mile: \$173,195
3 mile: \$153,412
5 mile: \$125,496

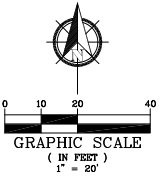


TRAFFIC COUNT
(2025)

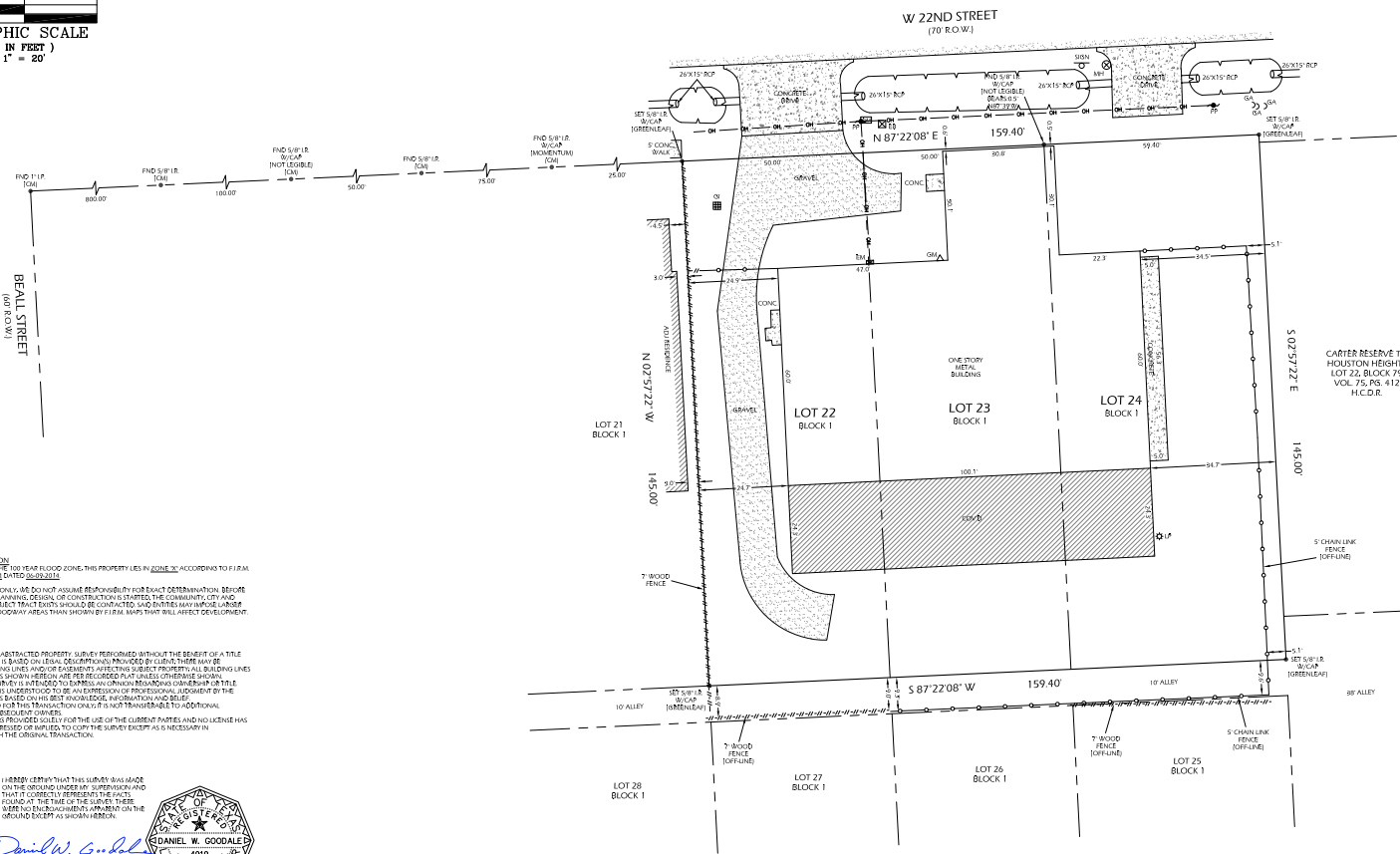
N. Durham Dr. &
W. 21st St.
19,830 VPD







- LEGEND:
- H.C.P. - HARRIS COUNTY MAP RECORD
 - H.C.F. - HARRIS COUNTY FIELD RECORD
 - H.C.P. - HARRIS COUNTY FILE
 - H.C.F. - HARRIS COUNTY FILE
 - B.O.W. - BIRTH OF BAY
 - C.M. - CONTROL MONUMENT
 - E.L.P. - ELEVATION POINT
 - P.P. - PNEUMATIC PIPE
 - E.M. - ELECTRICAL METER
 - G.M. - GAS METER
 - M. - MANHOLE
 - E.B. - ELECTRICAL BOX
 - M.I. - MANHOLE
 - G.A. - GAS VALVE
 - W.M. - WATER METER
 - G.I. - GROUND INLET
 - L.P. - LIGHT POLE



FLOOD INFORMATION:
PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "C" ACCORDING TO F.I.R.M. MAP NO. 150200010001 DATED 03/22/12.

BY OBTAINING A FLOOD MAP, YOU DO NOT ASSUME RESPONSIBILITY FOR DETERMINING WHETHER ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STOPPED BY THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT IS LOCATED. SAID DETERMINATION MAY VARY UNDER FLOOD PLANS AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

- NOTES:**
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND HAS BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR DIMENSIONS AFFECTING SUBJECT PROPERTY AS BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE NOT RECORDED PLAT UNLESS OTHERWISE SHOWN.
 2. SURVEYING IN THIS SURVEY IS LIMITED TO THE BOUNDARIES AND MONUMENTS SHOWN ON THIS PLAT.
 3. THE SURVEYOR IS UNDER NO OBLIGATION TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT OF THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES, AND NO LICENSE HAS BEEN CREATED, SUPPLEMENTED OR AMENDED TO COPY THIS SURVEY EXCEPT AS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Daniel W. Goodale
DANIEL W. GOODALE
4919

A STANDARD LAND SURVEY OF
LOTS 22, 23 & 24, IN BLOCK 1 OF QUENSELL LAMIN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 580 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

[BEARINGS BASED ON THE MONUMENTED RIGHT OF WAY LINE OF W 22ND STREET ACCORDING TO THE RECORDED PLAT.]

902 W 22ND STREET
HOUSTON, TEXAS 77008

DATE: 09-12-20	CLIENT: WILLIAM J BRAVINEC
REVISION:	SURVEY
DRAWN BY: AB	LENDER: --
APPROVED BY: DWG	
PROJECT NO: GL-14260	

GREENLEAF SURVEYING

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10159377
orders@gl surveys.com
www.greenleafsurveys.com



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; &
- 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.

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0, TAR 2501



Davis Commercial <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	539840 <small>License No.</small>	mark@davis-commercial.com <small>Email</small>	713.528.9776 <small>Phone</small>
Mark Davis <small>Designated Broker of Firm</small>	409852 <small>License No.</small>	mark@davis-commercial.com <small>Email</small>	713.528.9776 <small>Phone</small>
Lisa Rimkus <small>Sales Agent/Associate's Name</small>	727915 <small>License No.</small>	lisa@davis-commercial.com <small>Email</small>	281.501.1725 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date



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