

Maggie Street Investor Due Diligence Summary

4619 Maggie Street, Houston, TX 77051

Executive Summary

Project: Cherry Estates at Maggie Street. The property currently consists of three partially completed single-family homes and two additional vacant lots. Seller reports the project is approximately 75% complete. City plan reviews were approved in December 2022.

Development Team

Developer: Fred Harris.

Development Entity: KYKO Group, LLC (contact listed: Trevor Cherry).

Applicant: RUN PLANS.

Civil Engineer: Larry Deavers, P.E., Texas Engineering Firm F-16777.

Available Plans

Architectural plans, site plan, grading, drainage, utility layout, foundation, framing, roof framing, elevations, stair details, door/window schedules, survey references, and energy compliance documents are available.

Utilities

City approvals reference connections to an 8-inch water main and 8-inch sanitary sewer in Maggie Street. Verify current connection status and any outstanding impact fees before closing.

Remaining Due Diligence

Obtain title commitment, payoff statement, permit status, inspection history, certificate of occupancy requirements, tax certificates, updated contractor completion estimate, and utility account status.

Investment Opportunity

Three partially completed homes plus two additional vacant lots provide a value-add opportunity. Buyers should independently verify permits, utilities, development rights, costs, and feasibility.

Prepared for:
Christopher Easley
Connect Realty
346-606-0556