

FOR SALE

2.20 +/- ACRES

HWY 90 & FM 2100

CROSBY, TX



2.20 +/- Acres
Ready for Development

Location: Northwest Quadrant of Highway 90 (Crosby Freeway) and F.M. 2100

Price: \$270,769.00 (\$3.00 psf)

Terms: Cash or owner-financing acceptable to seller.

***Access:** Tractor Supply is constructing a 30-foot-wide access road along the west side of the tract which may be utilized by owner for access to the subject tract from Old Beaumont Highway.

Floodplain: (Outside floodplain)

2015 Demographics (3 mile radius): 2014 median household income = \$62,458; Population = 12,004; Households = 4,227; Avg. Age = 36.90; Daytime Employees = 4,124

Frontage: 361' on Old U.S. Highway 90 (Old Beaumont Highway)

Utilities: Water & sewer connections installed at the northeast corner. The property is located in MUD 50, but utilities are provided by Crosby MUD through an agreement with MUD 50.



Evtex Companies
5100 Westheimer | Ste. 155
Houston, TX 77056 | 713-621-3999

Contact Broker For More Information:

Joe Evans
281-955-5535
Joe@evtex.com

Janae Evans, SIOR
713-621-3999
Janae@evtex.com

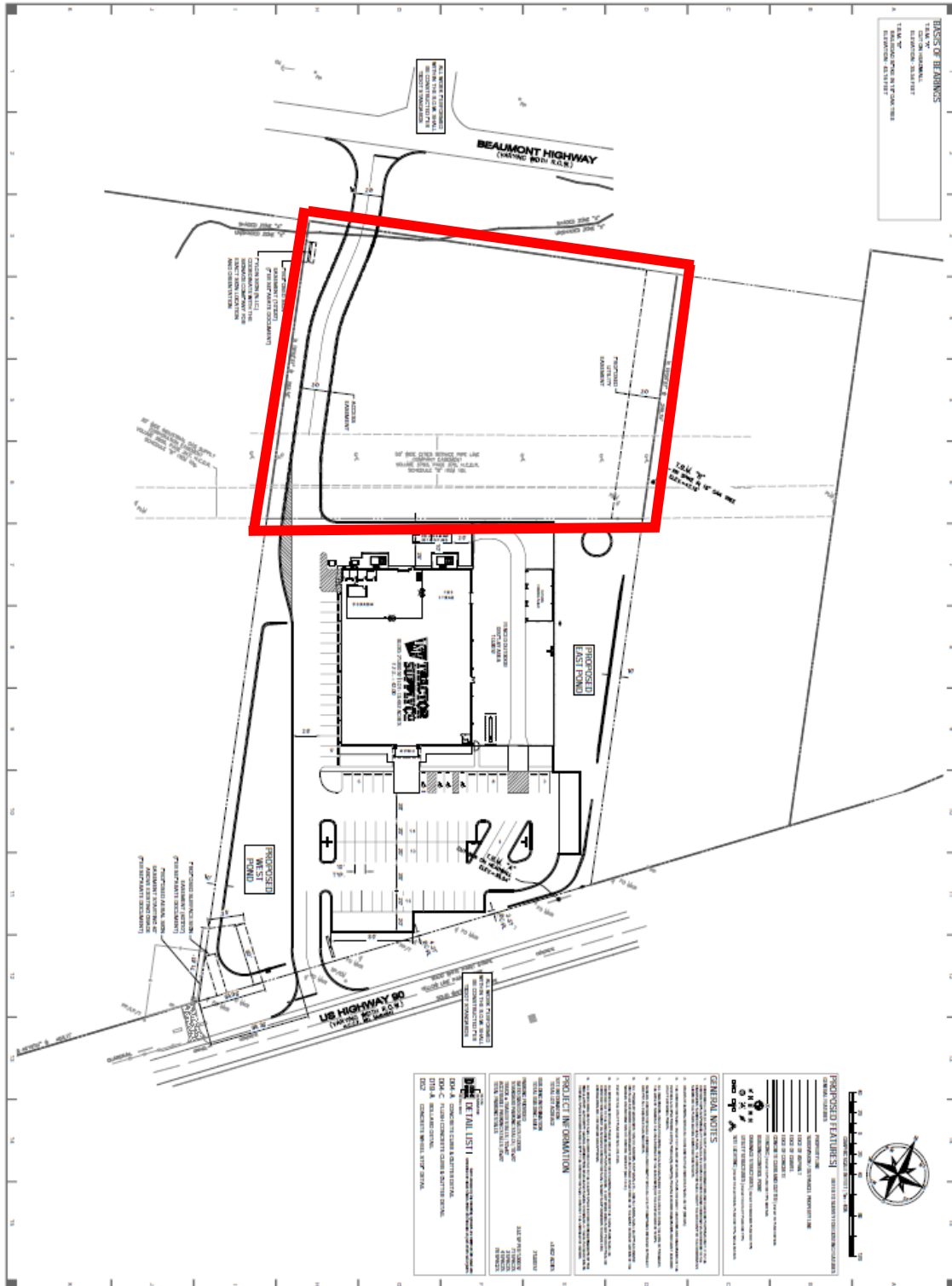
The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

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<p>C20</p> <p>DATE: 12/11/17 DRAWN: J. L. L. CHECKED: J. L. L. APPROVED: J. L. L. EXPIRES: 12/31/18</p>	<p>SITE LAYOUT PLAN</p> <p>TRACTOR SUPPLY COMPANY</p> <p>20903 CROSBY FREEWAY HARRIS COUNTY, TEXAS</p>	<p>Zark Civil Engineering Inc.</p> <p>3214 N.W. AMIGON WAY, SUITE 4 BEN TONVILLE, MO 63012 474-644-8800 OFFICE: 474-644-8040 FAX</p>	<p>TSC TRACTOR SUPPLY COMPANY</p>	<p>811 Call before you dig.</p>										
	<p>PROPOSED FEATURES</p> <p>PROPOSED BUILDING</p> <p>PROPOSED PARKING</p> <p>PROPOSED DRIVEWAY</p> <p>PROPOSED LANDSCAPING</p> <p>PROPOSED UTILITY</p>	<p>GENERAL NOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND THE TEXAS STATE ENGINEERING BOARD'S REGULATIONS.</p> <p>2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. 17-001</p> <p>DATE: 12/11/17</p> <p>LOCATION: 20903 CROSBY FREEWAY, HARRIS COUNTY, TEXAS</p>	<p>DETAIL LIST</p> <p>1. SEE SHEET 17-001 FOR GENERAL NOTES AND SPECIFICATIONS.</p> <p>2. SEE SHEET 17-002 FOR FOUNDATION AND STRUCTURAL DETAILS.</p> <p>3. SEE SHEET 17-003 FOR MECHANICAL, ELECTRICAL, AND PLUMBING DETAILS.</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>12/11/17</td> </tr> <tr> <td>2</td> <td>ISSUED FOR CONSTRUCTION</td> <td>12/11/17</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	12/11/17	2	ISSUED FOR CONSTRUCTION	12/11/17
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