

# ±4.99 ACRES AVAILABLE

16221 North Fwy.  
Houston, TX

**PRICE REDUCED**



For more information, please contact:

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**CUSHMAN &  
WAKEFIELD**

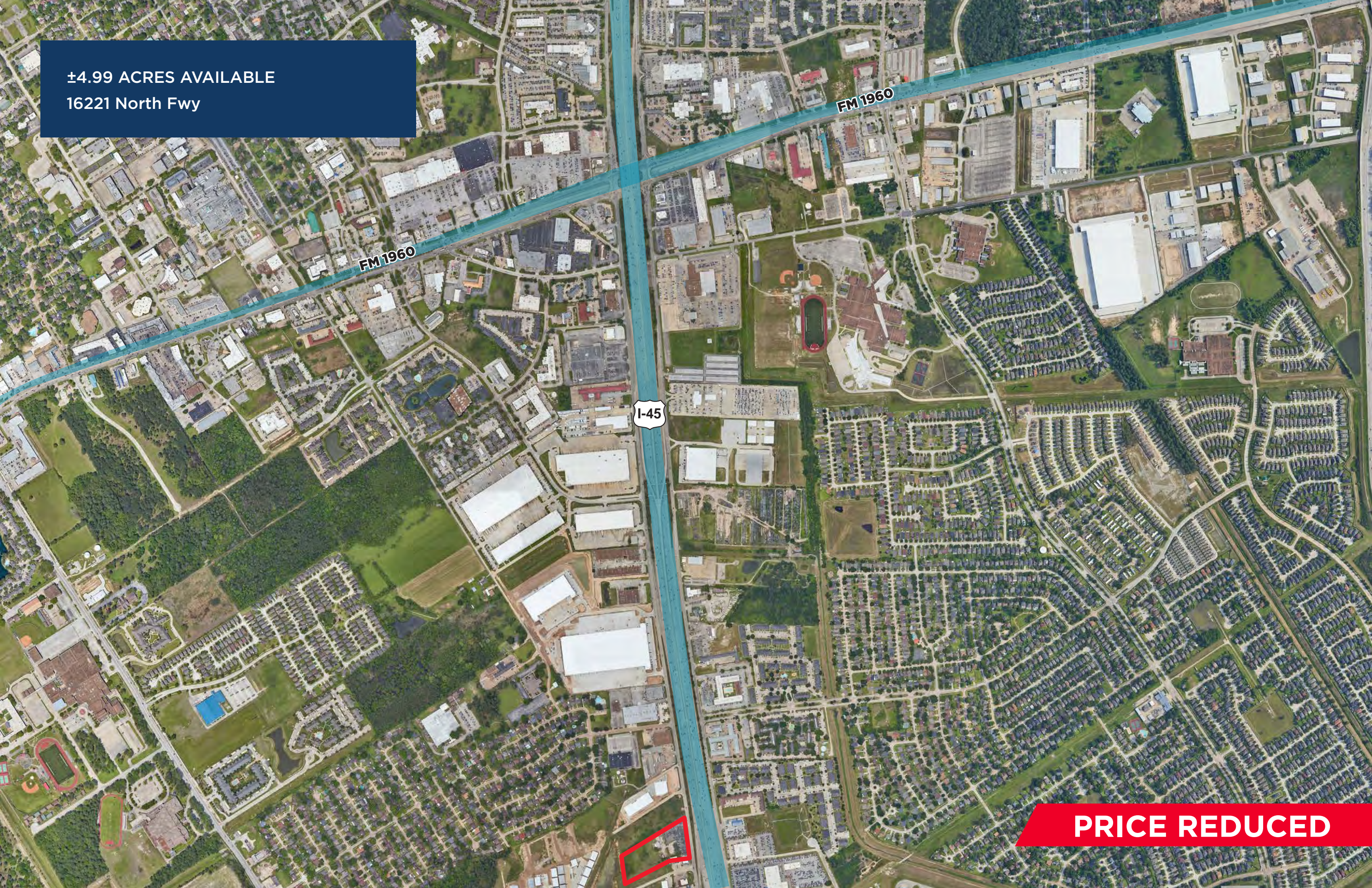
±4.99 ACRES AVAILABLE  
16221 North Fwy

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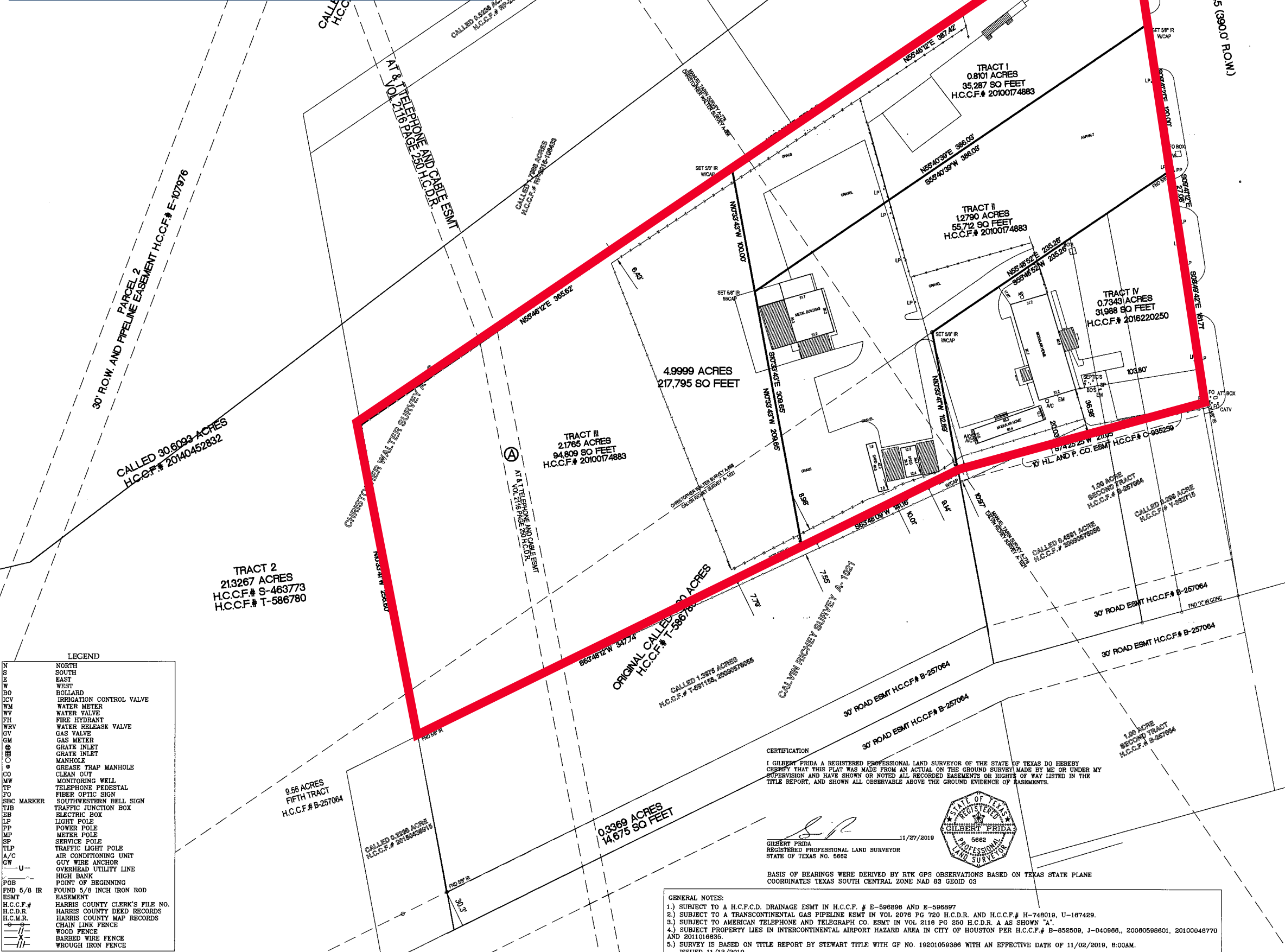
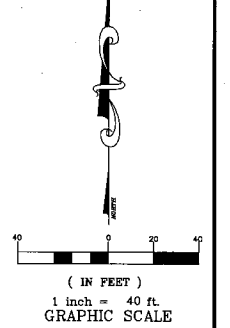
I-45

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THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
 PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF HARRIS COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION.  
 ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480287 PANEL NO. 48201C-0270 M WHICH BEARS AN EFFECTIVE DATE 10/16/2013 ZONE "X" DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.  
 CURRENTLY EFFECTIVE FEMA MAP

**Survey**



**PROPERTY DESCRIPTION**  
 4.9999 ACRES

BEING A 4.9999 ACRE TRACT (217,795 SQUARE FEET) COMPRISED OF 4 TRACTS OF LAND BEING A CALLED 0.8101 ACRE TRACT I, A CALLED 1.2790 ACRE TRACT II AND A CALLED 2.1755 ACRE TRACT III, ALL DESCRIBED IN H.C.C.F. NO. 20100174883 AND A CALLED 0.7343 ACRE TRACT OF LAND DESCRIBED IN H.C.C.F. NO. 2016220250 ALL SITUATED IN THE MANUEL TARIN SURVEY ABSTRACT NO. 778, AND THE CHRISTOPHER WALTER SURVEY ABSTRACT NO. 886, AND THE CALVIN RICHEY SURVEY ABSTRACT NO. 1021 HARRIS COUNTY, TEXAS; SAID 4.9999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

COMMENCING AT A POINT AT THE NORTHEAST CORNER OF A CALLED 27.8475-ACRE TRACT IN THE WEST LINE OF INTERSTATE 45 AS WIDENED BY DEED TO THE STATE OF TEXAS RECORDED IN H.C.C.F. NO. P-295228 AND BEING IN THE SOUTH LINE OF A CALLED 4.088-ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. C-957547;

THENCE SOUTH 09° 41' 21" EAST, ALONG SAID WEST LINE OF INTERSTATE 45, A DISTANCE OF 483.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF A CALLED 2.282 ACRE TRACT DESCRIBED IN H.C.C.F. # U-549802 AND SAID 0.8101 ACRE TRACT I, SAID ROD BEING THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09° 41' 21" EAST, CONTINUING ALONG SAID WEST LINE OF INTERSTATE 45 AND ALONG THE EAST LINE OF SAID TRACTS I AND II, PASSING AT A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE COMMON EAST CORNER OF SAID TRACT I AND SAID TRACT II, IN ALL A DISTANCE OF 220.00 TO A 5/8 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID CALLED 0.7343 ACRE TRACT, SAID ROD BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09° 41' 12" EAST, CONTINUING ALONG SAID WEST LINE OF INTERSTATE 45 AND ALONG THE EAST LINE OF SAID 0.7343 ACRE TRACT, A DISTANCE OF 27.08 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09° 49' 42" EAST, CONTINUING ALONG SAID WEST LINE OF INTERSTATE 45 AND ALONG THE EAST LINE OF SAID 0.7343 ACRE TRACT, A DISTANCE OF 161.71 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON EAST CORNER OF SAID 0.7343 ACRE TRACT AND A CALLED 0.296 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. Y-382715, SAID ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 74° 25' 25" WEST, ALONG THE NORTH LINE OF SAID CALLED 0.296 ACRE TRACT AND A CALLED 0.4591 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. 20090576056, A DISTANCE OF 211.05 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTHEAST CORNER OF A CALLED 1.3975 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. 20090576056, SAID ROD BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83° 48' 09" WEST, ALONG THE COMMON LINE OF SAID TRACT II AND SAID 1.3975 ACRE TRACT, A DISTANCE OF 141.18 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE COMMON CORNER OF SAID TRACT II AND SAID TRACT III, SAID ROD BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 63° 48' 12" WEST, ALONG THE COMMON LINE OF SAID TRACT III AND SAID 1.3975 ACRE TRACT, A DISTANCE OF 347.74 FEET TO A 5/8 INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID TRACT III, SAID CALLED 1.3975 ACRE TRACT, AND A CALLED 0.2296 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. 20150438915, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10°33' 41" WEST, ALONG THE WEST LINE OF SAID TRACT III, A DISTANCE OF 256.60 FEET TO A 5/8 INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID TRACT III AND SAID 1.7988 ACRE TRACT, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 55° 48' 12" EAST, ALONG THE COMMON LINE OF SAID 1.7988 ACRE TRACT, SAID TRACT III AND SAID TRACT I, PASSING AT A DISTANCE OF 365.82 FEET A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON CORNER OF SAID TRACT III AND TRACT I, IN ALL A TOTAL DISTANCE OF 753.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9999 ACRES (217,795 SQUARE FEET) OF LAND.

**LAND BOUNDARY SURVEY**

A LAND BOUNDARY CONTAINING 4.9999 ACRES 217,795 SQUARE FEET OF LAND COMPRISED OF TRACT I BEING 0.8101 ACRE TRACT AND TRACT II BEING 1.2790 ACRE TRACT AND TRACT III BEING 2.1765 ACRE TRACT ALL OUT OF A CALLED 6.00 ACRE TRACT IN H.C.C.F.# T-586780 AND TRACT IV BEING 0.7336 ACRE TRACT RECORDED IN H.C.C.F.#RP-2016-220250 LOCATED IN THE MANUEL TARIN SURVEY A-778 CHRISTOPHER WALTER SURVEY A-868 AND CALVIN RICHEY SURVEY A-1021 HARRIS COUNTY, TEXAS.

DATE: 11/21/2019

PURCHASER: PENNINGTON COMPANIES, INC.,  
 ADDRESS: 16221 AND 16311 NORTH FREEWAY,  
 HOUSTON TEXAS 77090

LENDER:

**SURVEYOR**  
**MOMENTUM**  
 ENGINEERING+SURVEYING  
 12651 BRIAR FOREST, SUITE 350  
 HOUSTON, TEXAS 77077  
 (TEL) 281-741-1998 (FAX) 281-741-2068  
 TX. REG. NO. 10109600

**LEGEND**

N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOLLARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
GI	GRATE INLET
GI	GRATE INLET
M	MANHOLE
GT	GREASE TRAP MANHOLE
CO	CLEAN OUT
MW	MONITORING WELL
TP	TELEPHONE PEDESTAL
FO	FIBER OPTIC SIGN
SBC	SOUTHWESTERN BELL SIGN
TJB	TRAFFIC JUNCTION BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP	METER POLE
SP	SERVICE POLE
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
U	OVERHEAD UTILITY LINE
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NO.
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BARBED WIRE FENCE
—	WROUGH IRON FENCE

**CERTIFICATION**  
 I GILBERT FRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT, AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

GILBERT FRIDA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5682

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

- GENERAL NOTES:**
- 1.) SUBJECT TO A H.C.F.D. DRAINAGE ESMT IN H.C.C.F. # E-598896 AND E-598897
  - 2.) SUBJECT TO A TRANSCONTINENTAL GAS PIPELINE ESMT IN VOL. 2076 PG 720 H.C.D.R. AND H.C.C.F.# H-748019, U-187429.
  - 3.) SUBJECT TO AMERICAN TELEPHONE AND TELEGRAPH CO. ESMT IN VOL. 2116 PG 250 H.C.D.R. A AS SHOWN "A"
  - 4.) SUBJECT PROPERTY LIES IN INTERCONTINENTAL AIRPORT HAZARD AREA IN CITY OF HOUSTON PER H.C.C.F.# B-852508, J-040986, 20080508601, 20100046770 AND 2011016635.
  - 5.) SURVEY IS BASED ON TITLE REPORT BY STEWART TITLE WITH GP NO. 19201056386 WITH AN EFFECTIVE DATE OF 11/02/2019, 8:00AM. ISSUED 11/13/2019.

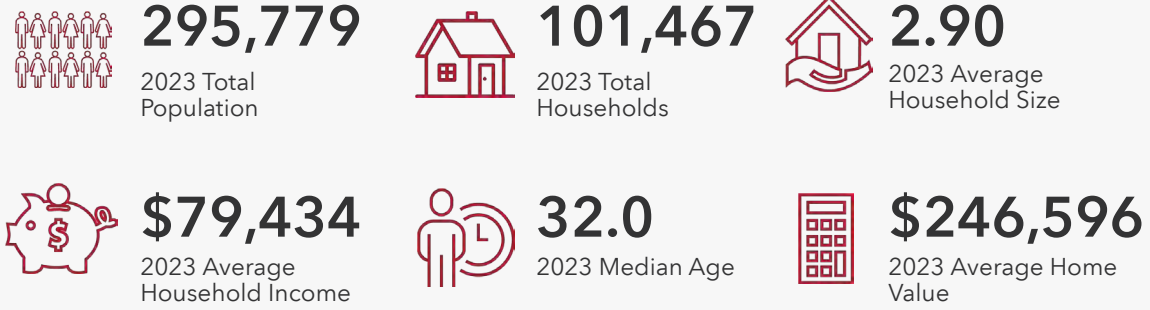
JOB: 10-03008

# DEMOGRAPHICS

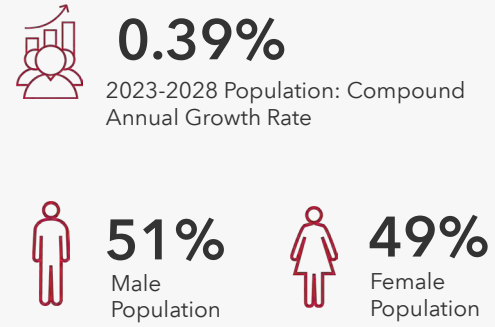
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5 MILES

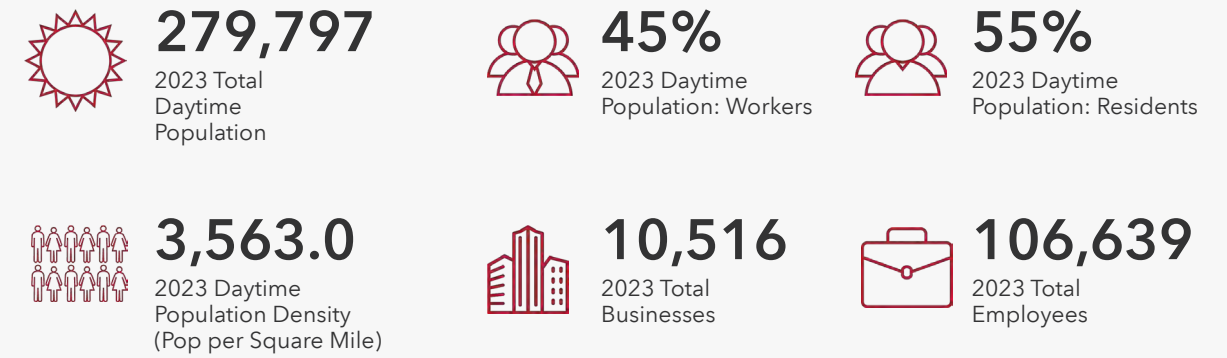
## HOUSEHOLDS



## POPULATION



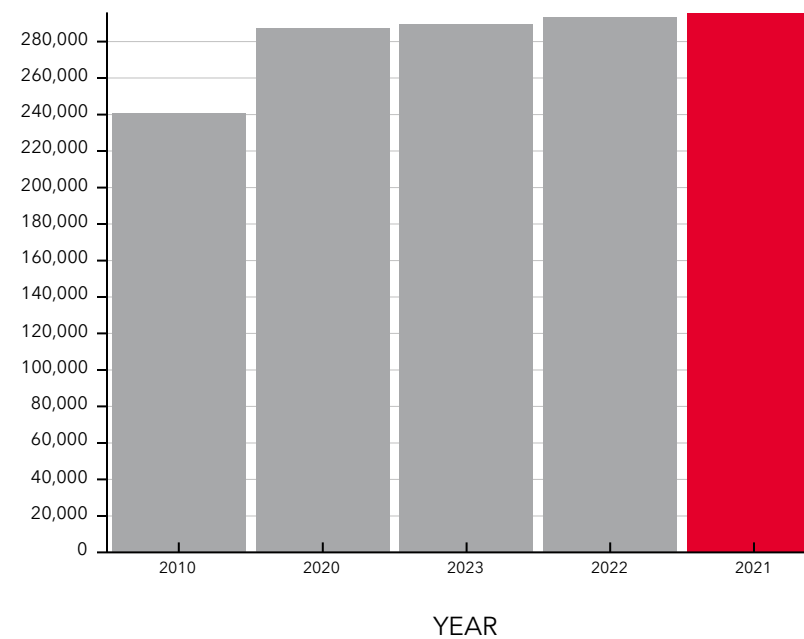
## EMPLOYMENT



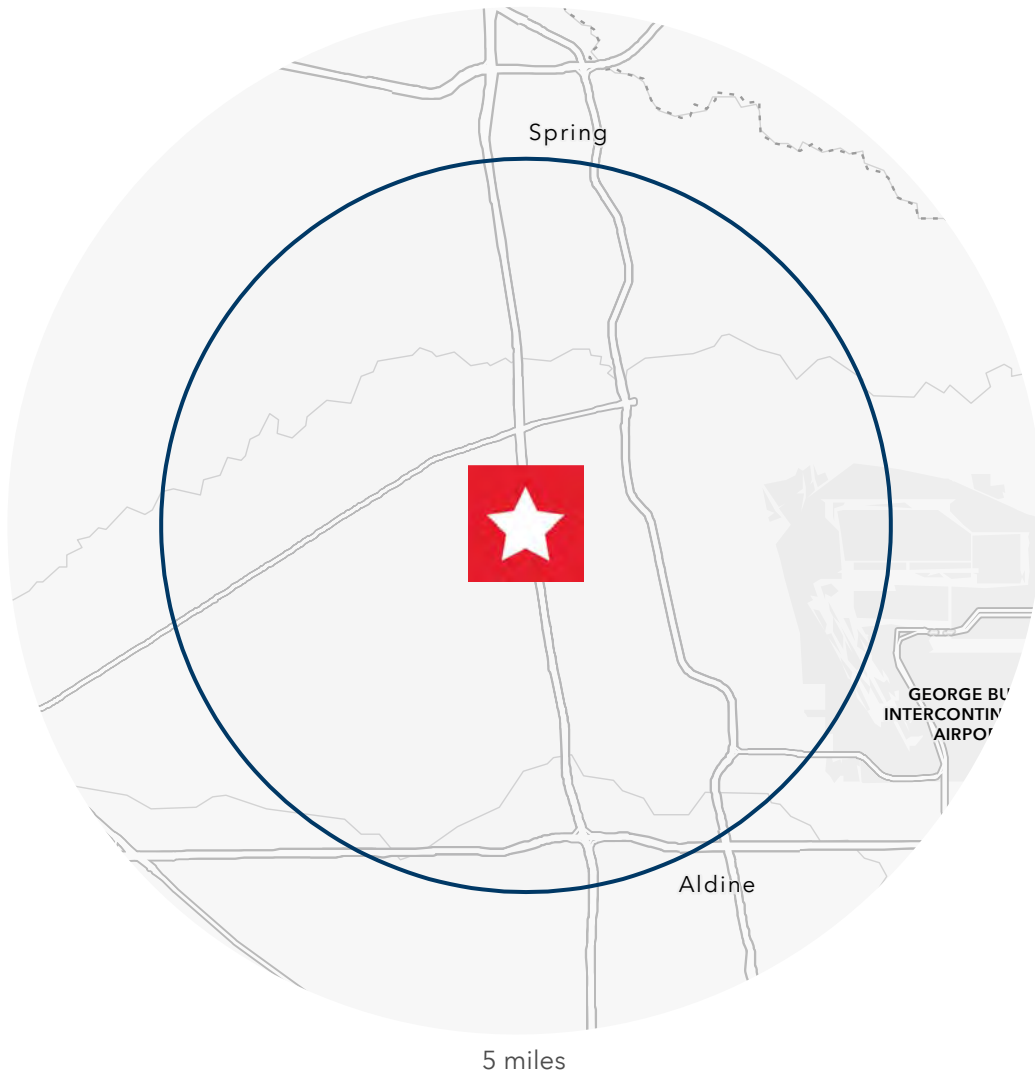
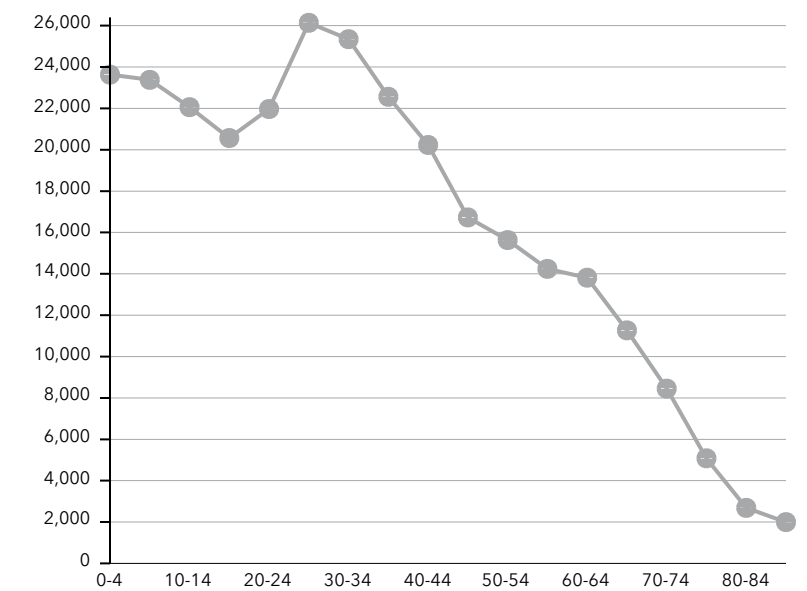
## EDUCATIONAL ATTAINMENT



## POPULATION TIME SERIES 2010-2023



## POPULATION BY AGE GROUP



# ±4.99 ACRES AVAILABLE

16221 North Fwy.  
Houston, TX



- ±4.9999 Acres at 16221 North Fwy.
- Former used car lot
- 3 Curb Cuts and ±400' of frontage along the North Fwy feeder road
- Unrestricted
- Contact brokers for pricing

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For more information, please contact:

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