

VIN REALTY

FOR SALE

807 McCarty St, Houston, TX 77029



ALEX NGUYEN

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VIN REALTY

6100 Corporate Dr, Suite #180,
Houston, Tx 77036

PRICE **\$3,000,000**

- OWNER FINANCING is AVAILABLE.
- BUSINESS is also FOR SALE.

PROPERTY INFORMATION

- Frontage 210 FEET
- Metal Roof cover 42,700 SF
- Metal building 5,794 SF
- Office Space 2,075 SF
- Land 2.36 Acre
- Zoning No Restriction
- Currently use as Trucking Sale and Services.

UTILITIES

- Sewer: City of Houston.
- Water: City of Houston.
- Power: 3 Phases



PROPERTY HIGHLIGHT

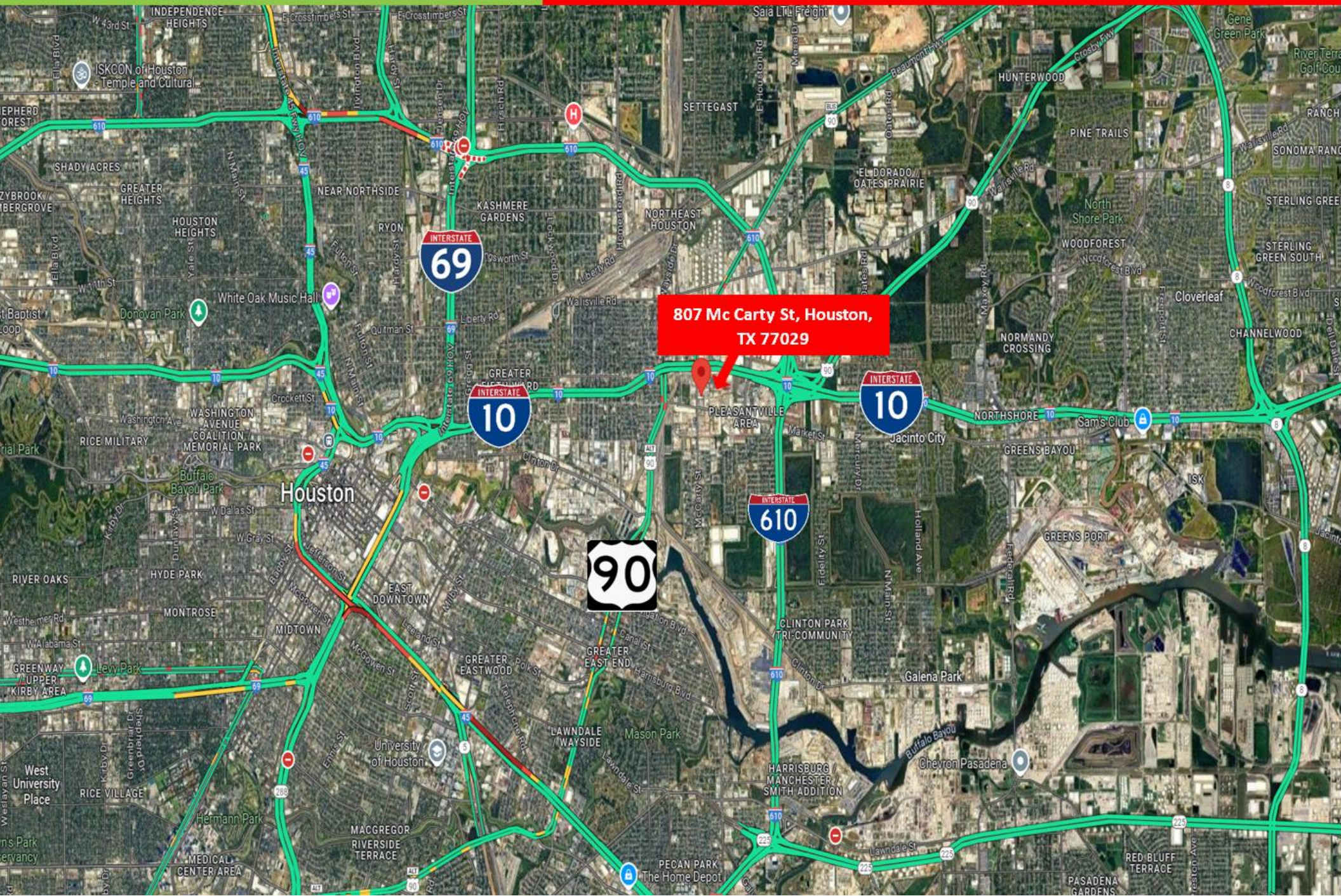
- Located in east Houston near major highways I-10 and I-610.
- Close to other industrial businesses, ideal for logistics, distribution, or manufacturing.
- Quick access to the Port of Houston and downtown.
- Property can be use as Logistics/Trucking, Distribution Centers/Warehousing, metal fabrication, Machinery, Plastics, Construction, and Building Materials Suppliers...
- McCarty St, Pearl St, and Amarillo St provide efficient transport routes for large vehicles and high traffic.



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GRAPHIC SCALE



AMARILLO STREET
(60' PUBLIC RIGHT-OF-WAY)

PEARL STREET
(60' PUBLIC RIGHT-OF-WAY)

MCCARTY STREET
(60' PUBLIC RIGHT-OF-WAY)

- LEGEND**
- ADJACENT EASEMENT
 - BUILDING LINE
 - BUILDING
 - EASEMENT
 - FOUNDATION
 - LIGHTNING LIGHTING & POWER
 - HARRIS COUNTY DEED RECORDS
 - HARRIS COUNTY MAP RECORDS
 - POINT OF BEGINNING
 - POINT OF COMMENCING
 - PARKING SPACES
 - RIGHT OF WAY
 - SQUARE FEET
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - BRIDGE/IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC MH
 - ELECTRIC METER
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MARKING
 - MONITORING WELL
 - PILING MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK



NOTES:

1. BEARING BASE IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID18, AND IS WITH A BEARING OF N 02°50'07" W ALONG THE R.O.W. LINE OF MCCARTY STREET.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED IN HCCF NO. 2014032032.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE INTEREST AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS OR RIGHTS GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 13000C0001. BUYER SHALL VERIFY BY CONSULTING FLOODING DATA. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS COMPLETED, THE CONTRACTOR, CITY AND COUNTY OF HARRIS COUNTY SHOULD BE CONTACTED. SEE EXHIBIT AND MAPS UNDER FLOOD PLANS AND FLOODING AREA HAS BEEN MADE BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBORDINATION CONVENTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on the 05th day of August, 2024 and that this said survey correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition 1 Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

OF _____ N/A of _____ N/A

[Signature]
 PREPARED BY: _____
 DATE: 08-05-24
 Prof. E. Lopez, Registered Professional Land Surveyor No. 6202

SURVEY OF

LOTS 8, 9, 10 & 11, IN BLOCK 1 OF HARBORDALE, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 38A OF THE MAP RECORD OF HARRIS COUNTY, TEXAS.

ADDRESS: 807 MCCARTY STREET
 9 PEARL STREET
 HOUSTON, TEXAS 77029

JOB NO: 1474-24
 DATE: 08-05-24

SCALE: 1" = 20'
 SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave., Bldg J, Suite 101, Houston, Texas 77062
 281-556-0918 FAX 281-556-9331
 Firm Number: 10048400

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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:
 - 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.

Vin Reaty	9011594	ndmtri3@yahoo.com	281-785-5527
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	281-785-5527
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Nguyen	775356	Main.t.anh@gmail.com	832-28-26772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VIN RELATY and should not be made available to any other person or entity without the written consent of VIN REALTY

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, VIN REALTY has not verified, and will not verify, any of the information contained herein, nor has VIN REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release VIN REALTY and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.