

**REDUCED
SALES PRICE**

GARRITY COMMERCIAL REAL ESTATE

5402 Mount Royal Circle, Houston, Texas 77069

Phone: (281) 440-3727 • Fax: (281) 440-1841 • Email: jag6837@aol.com • Web Site: www.garritycommercial.com

July 2007

FOR SALE - 8.45 Acres

Description

- 8.45 acres of undeveloped land-<ALL or PART> - located at traffic light/intersection in the "heart" of Northwest Houston
- Full utilities available through the City of Houston. Note: Heavy utilities reservation already paid for. (Key map 411Z)
- 365' of frontage on T.C. Jester
- 360' of frontage on W. Little York Rd.
- Note: demensions are estimated & taken from HCAD.
- Excellent access to drainage

Price <REDUCED>

- \$607,335 (\$1.65/sq. ft.) for the entire site with partial sale price considerations dependent on location use & integrity of remaining site.

Utilities

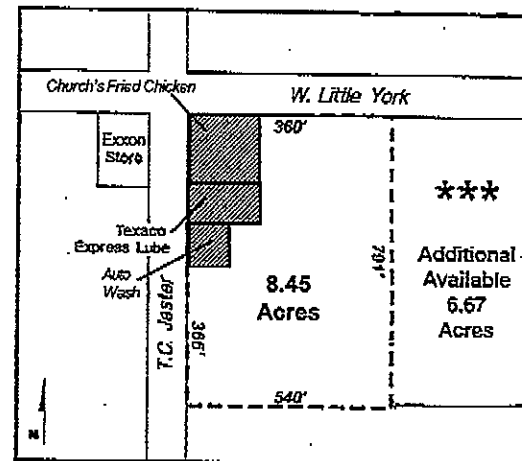
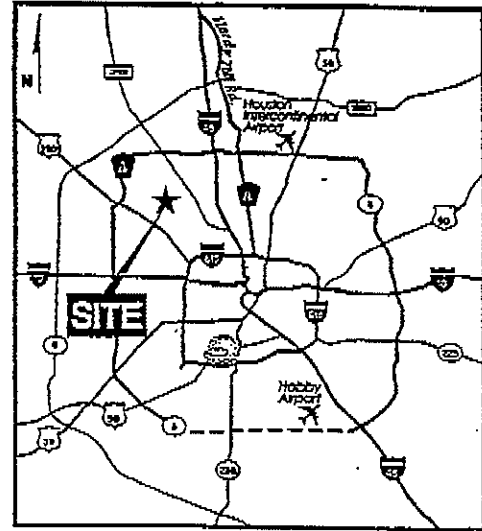
- Available from City of Houston

Terms

- Cash preferred, but short term seller financing will be considered on written offers for the entire site. Partial Sales will be considered with higher sales price, defined intended use & tract integrity retention.

Use

- Retail or Multi-family development such as fast food, service station and convenience store or any other high traffic corner location need. Multi family development plus tax credit financing via available federal financing.



For more information, contact:

James A. Garrity

Garrity
COMMERCIAL REAL ESTATE

July 2008

6.67 AC X 1.65 /SF

\$ 607,335

AVAILABLE
ADJACENT
LAND SITE
TO THE EAST
OF 8.94 AC.
AT WEST LITTLE
YORK @ T.C.
Jesker

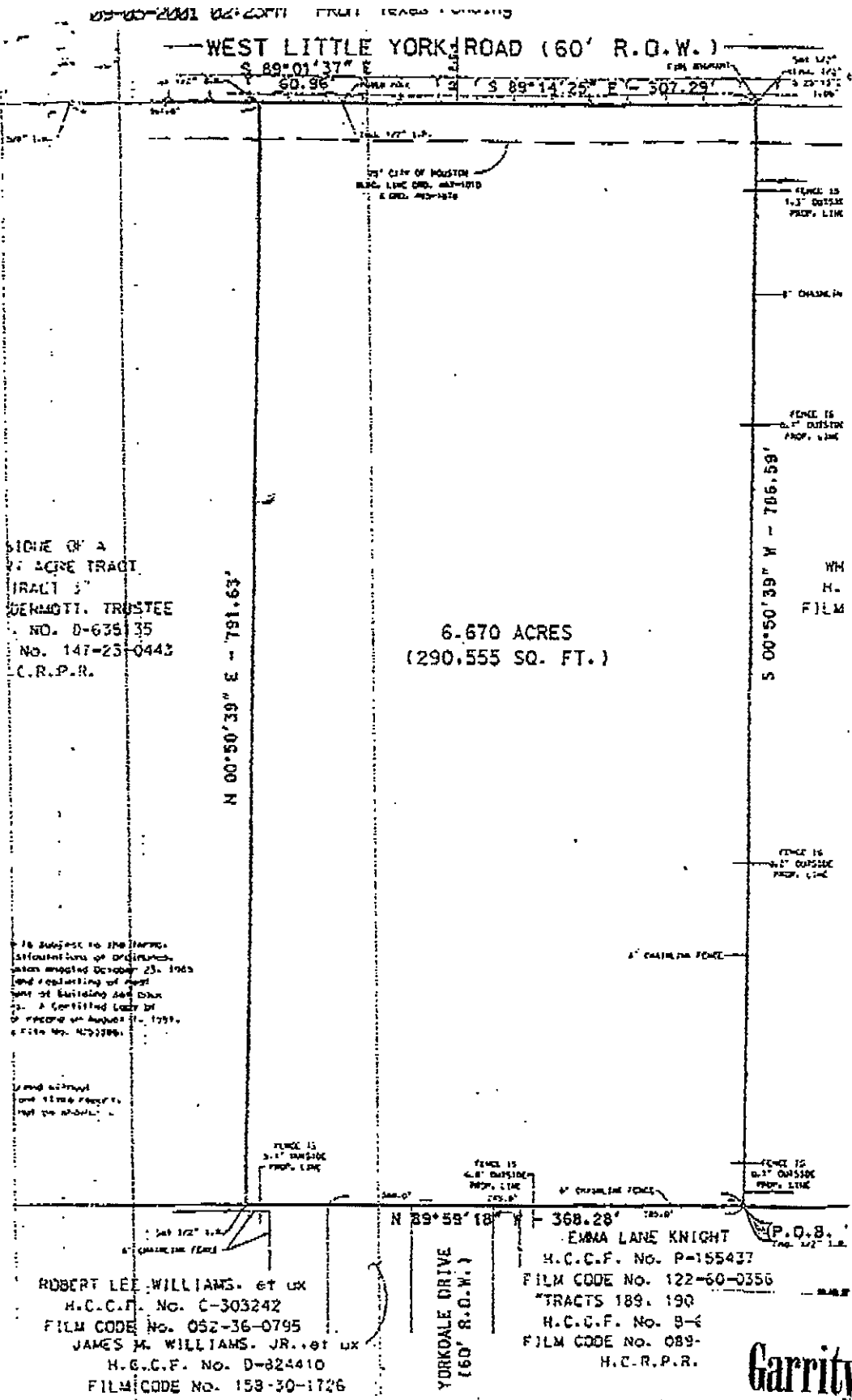
Jim Garity
Tel (281) 440-372

+ 8.45 AC
+ 6.67 AC

= 15.12 AC

@ 1.65 /SF

\$ 1,086,734



Garity
Commercial Real Estate

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Licensed Real Estate Broker

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