

**For Sale**

**LAND**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON, 77056**

## UNIT SIZE

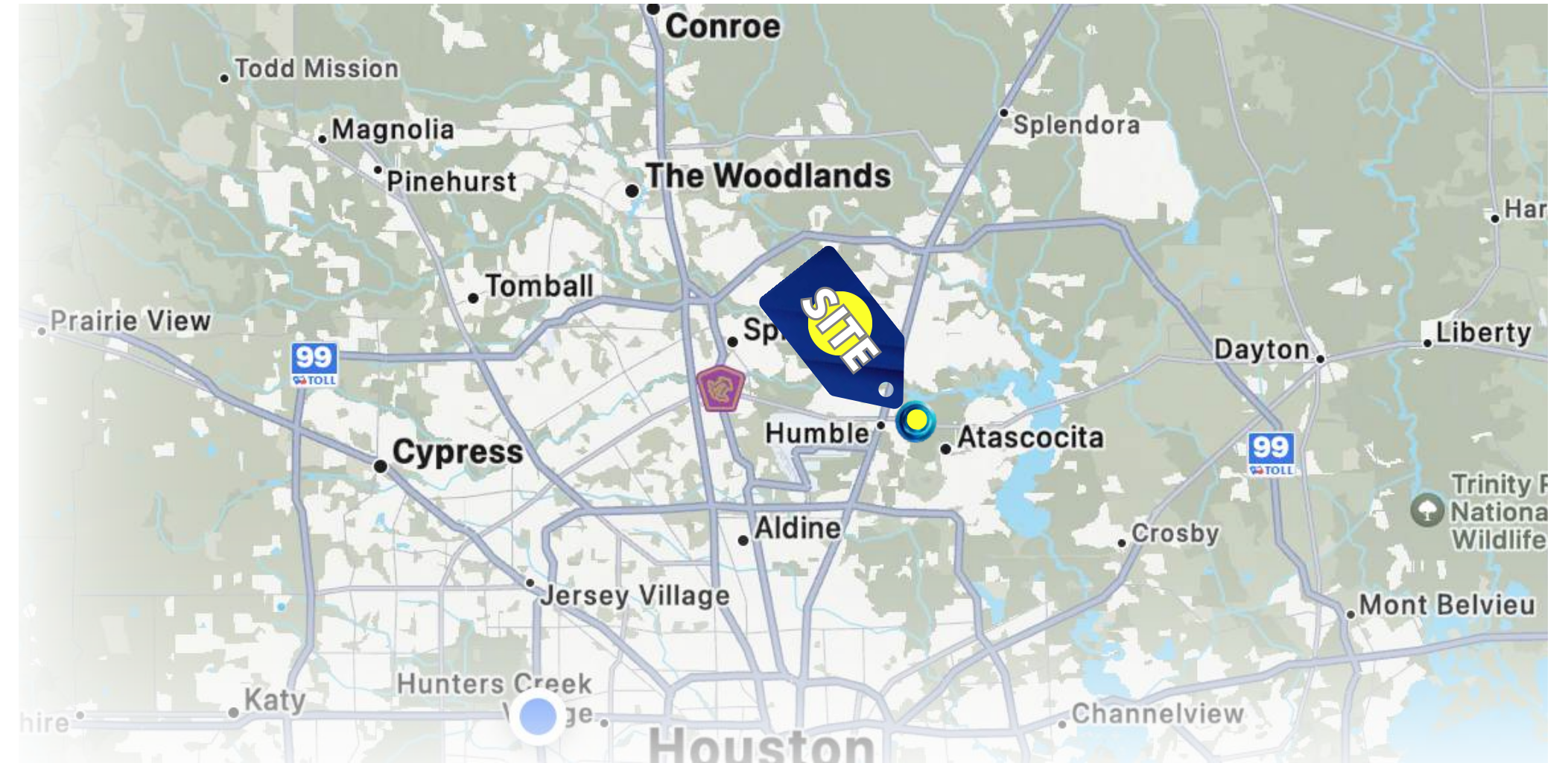
+/- 0.35 Acres

## PRICE

\$275,000

## HIGHLIGHTS

- Property Highlights
- Plans available for 3400 sqft warehouse development
- Located on the corner of Caxton st and Little York rd.
- Close proximity to I-69 North.



## TRAFFIC COUNTS

Little York Road 21,012 VPD

## DEMOGRAPHICS

	1 mile	3 mile
Population	9,031	98,945
Median HH Income	\$36,842	\$36,158
Population Growth '23-'28	↓-0.64%	↓-0.36%



Houston Police Department Mounted

ExxonMobil

LOS CUATES

LA VILLA REAL  
LA CATEDRAL DEL JARDINER ESTILO SAN LUIS  
HOUSTON TX

AAA COOPER TRANSPORTATI

Little York Rd.

Hirsch Rd.

Little York Rd.

Merchants Metals®  
the first name in fence solutions



EST. 2014  
SPINDLETAP BREWERY

FLASH FUNDING LLC



Hardy Toll R. (Toll road)



Little York Rd.

Logos for:  
Jac's SMART SHOP  
WAL-MART SUPERCENTER  
Golden SEAFOOD  
Fiesta

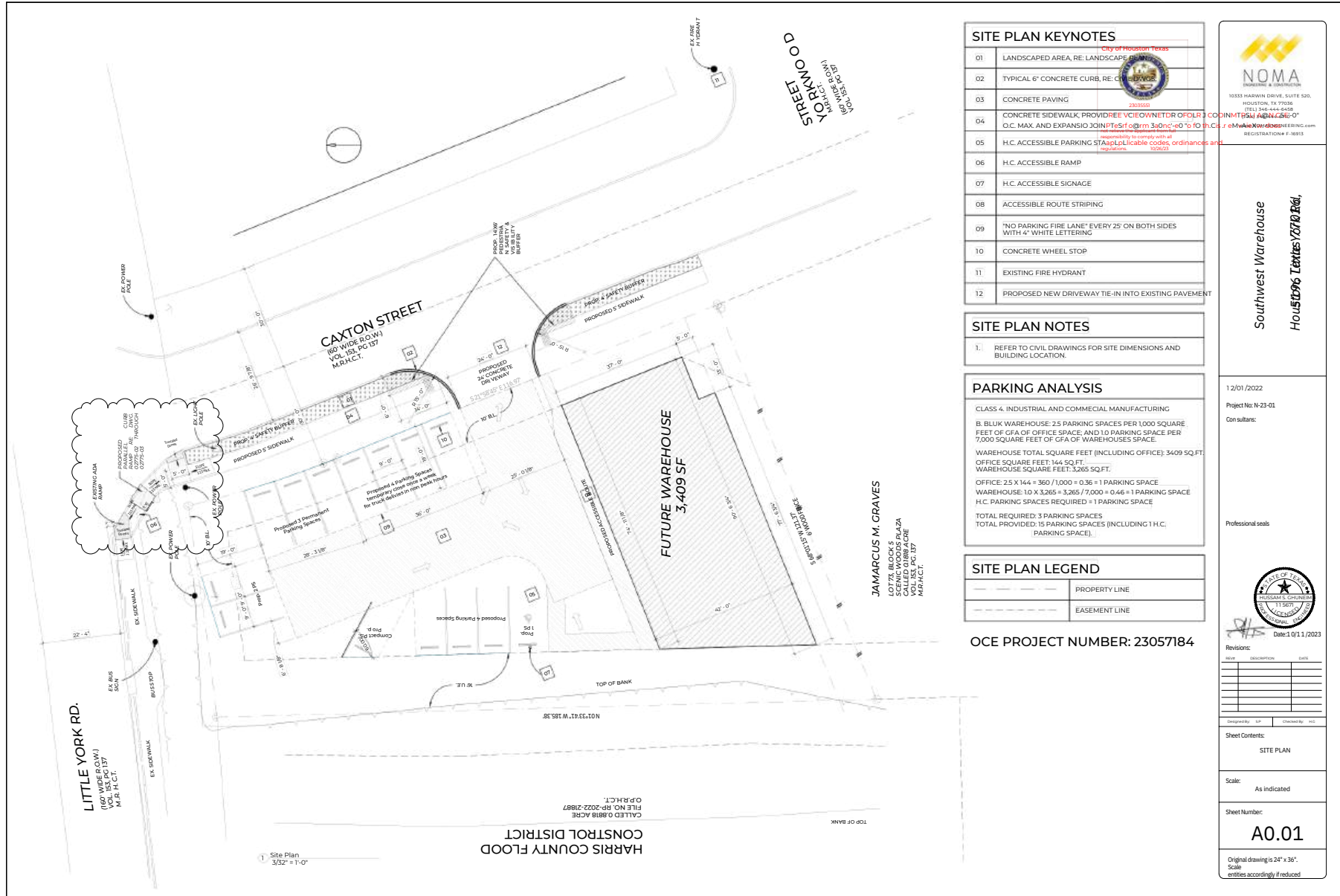
Logos for:  
THE HOME DEPOT  
Chick-fil-A  
Fiesta  
MI-TIENDA  
LA ESTRELLA  
USA DIRECT AUTO

Logos for:  
O'Reilly AUTO PARTS  
Family DISCOUNT FOOD  
McDonald's  
Pay Less Super Markets  
Fiesta  
3D's KRAZY KITCHEN

Interstate 69 HOV (Toll road)

Hirsch Rd.

## Site Plan



**SITE PLAN KEYNOTES**

01	LANDSCAPED AREA, RE. LANDSCAPE
02	TYPICAL 6" CONCRETE CURB, RE. C&G
03	CONCRETE PAVING
04	CONCRETE SIDEWALK, PROVIDE 5' W/ CAP (MINOR OF C&G) D.C. MAX. AND EXPANSION JOINTS @ 30' TO 40' TO C&G
05	H.C. ACCESSIBLE PARKING SPACES, ACCESSIBLE CODES, OR DISTANCE TO CURB
06	H.C. ACCESSIBLE RAMP
07	H.C. ACCESSIBLE SIGNAGE
08	ACCESSIBLE ROUTE STRIPING
09	"NO PARKING FIRE LANE" EVERY 25' ON BOTH SIDES WITH 4" WHITE LETTERING
10	CONCRETE WHEEL STOP
11	EXISTING FIRE HYDRANT
12	PROPOSED NEW DRIVEWAY TIE-IN INTO EXISTING PAVEMENT

**SITE PLAN NOTES**

1. REFER TO CIVIL DRAWINGS FOR SITE DIMENSIONS AND BUILDING LOCATION.

**PARKING ANALYSIS**

CLASS 4, INDUSTRIAL AND COMMERCIAL MANUFACTURING  
 B. BLUK WAREHOUSE: 25 PARKING SPACES PER 1,000 SQUARE FEET OF G.F.A. OF OFFICE SPACE, AND 10 PARKING SPACE PER 7,000 SQUARE FEET OF G.F.A. OF WAREHOUSE SPACE.  
 WAREHOUSE TOTAL SQUARE FEET (INCLUDING OFFICE): 3,409 SQ. FT.  
 OFFICE SQUARE FEET: 144 SQ. FT.  
 WAREHOUSE SQUARE FEET: 3,265 SQ. FT.  
 OFFICE: 25 X 144 = 360 / 1,000 = 0.36 = 1 PARKING SPACE  
 WAREHOUSE: 10 X 3,265 = 32,650 / 7,000 = 4.66 = 5 PARKING SPACES  
 H.C. PARKING SPACES REQUIRED = 1 PARKING SPACE  
 TOTAL REQUIRED: 3 PARKING SPACES  
 TOTAL PROVIDED: 15 PARKING SPACES (INCLUDING 1 H.C. PARKING SPACE).

**SITE PLAN LEGEND**

---	PROPERTY LINE
---	EASEMENT LINE

OCE PROJECT NUMBER: 23057184

**NOMA**  
10333 HARWIN DRIVE, SUITE 220  
HOUSTON, TX 77036  
(281) 740-4444  
WWW.NOMASURVEYING.COM  
REGISTRATION # 10033

**Southwest Warehouse**  
Houston, Texas 77016

1/20/2022  
Project No: 23-01  
Consultant:

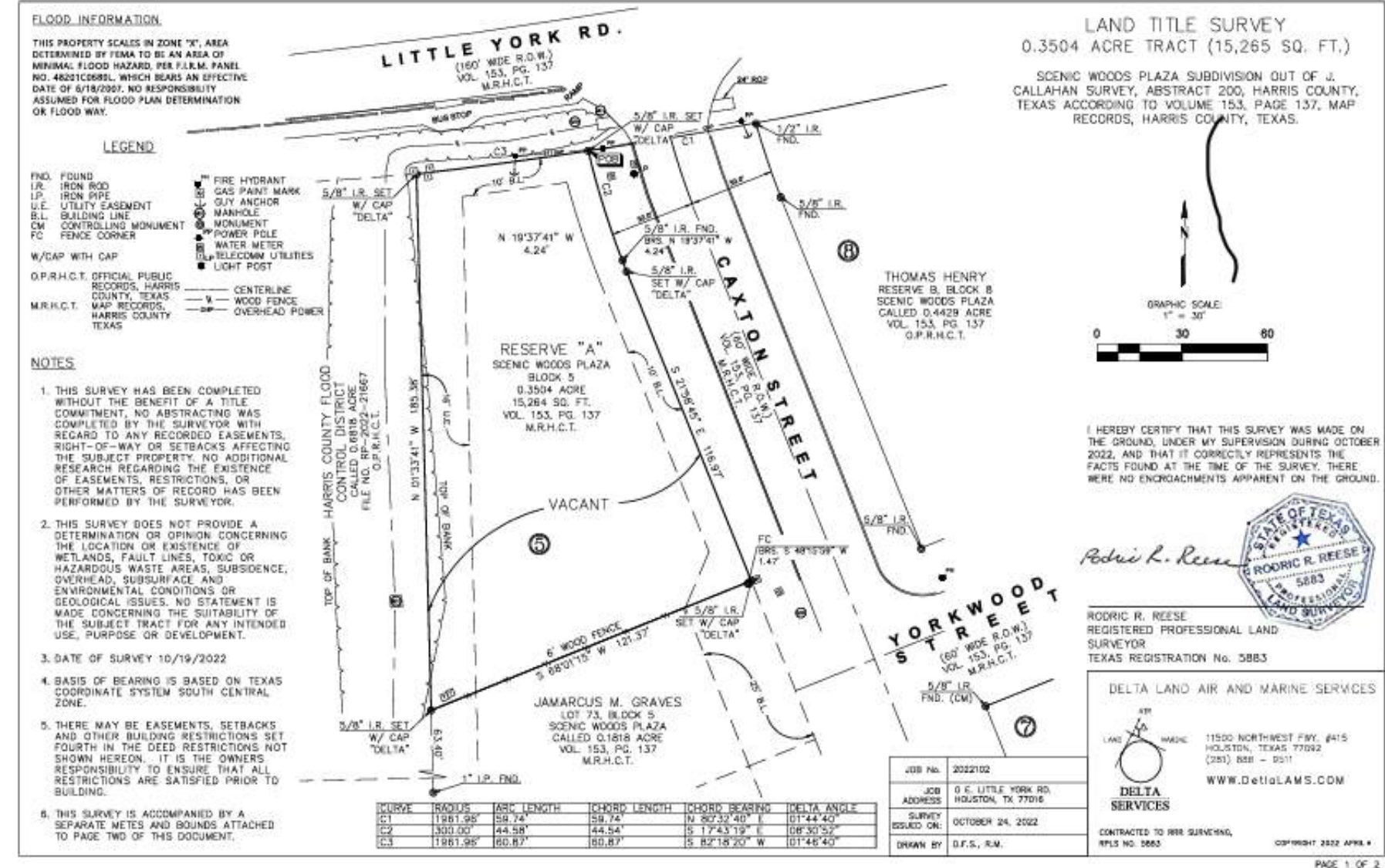
Professional seal

DATE: 01/11/2023

Scale: As indicated

Sheet Number: **A0.01**

Original drawing is 24" x 36"  
Scale entries accordingly if reduced







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