

LAND FOR SALE +/- 2.7972 AC

9400 Needlepoint Rd, Baytown, TX 77521

RAVEN
INDUSTRIES

SITE

- Lot Size: +/- 2.7972 AC
- Price: \$1,950,000
- Price/SF: \$16.05
- Frontage:
Southern Pacific Railroad +/- 100'
Needlepoint Rd +/- 60'
- Industrial zoning, rail + highway access
- Suitable for logistics and petrochemical support
- Approx Miles: 18 (Shell Deer Park Refinery),
32.6 (League City), 15 (Channelview),
25.1 (Pasadena), 30.2 (Houston),
20 (Valero Houston Refinery),
10.1 (Cedar Port Industrial Park),
5 (Chevron Phillips Cedar Bayou),
7 (ExxonMobil Baytown Refinery),
8 (ExxonMobil Chemical Plant),
10 (Covestro Industrial Complex).



Danny Ceballos

M - (832) 259-0208

O - (713) 270-5400

dannyceballos@dncommercialre.com

www.dncommercial.net



The railroad in Cedar Port, Texas, is operated by the TGS Cedar Port Railroad, a private Class III short line railroad owned by Trans-Global Solutions, Inc (TGS). While the private short line handles switching and terminal operations inside the industrial park, the mainline rail service into the park is dual-served by two major Class I railroad companies: Union Pacific (UP) BNSF Railway. For more information on operations and railcar services, you can visit the TGS Cedar Port Railroad site or check out the Union Pacific Short Line page.

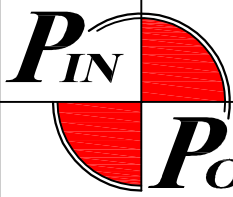
Phase II Environmental Site Assessment (2019)

- Conducted by Alpine Environmental Technologies Corp.
- 12 soil borings, 3 groundwater wells
- Tested for hydrocarbons, BTEX, MTBE
- Results: Non-Detect (ND) - no contamination
- Conclusion: Site is clean, no remediation required
- Compliance: EPA, TCEQ, RCRA, ASTM



- Highway Connectivity: Needlepoint Road & surrounding logistics corridors
- Cost Savings: Rail+ highway exponentially reduce pre-hour/per-day logistics costs



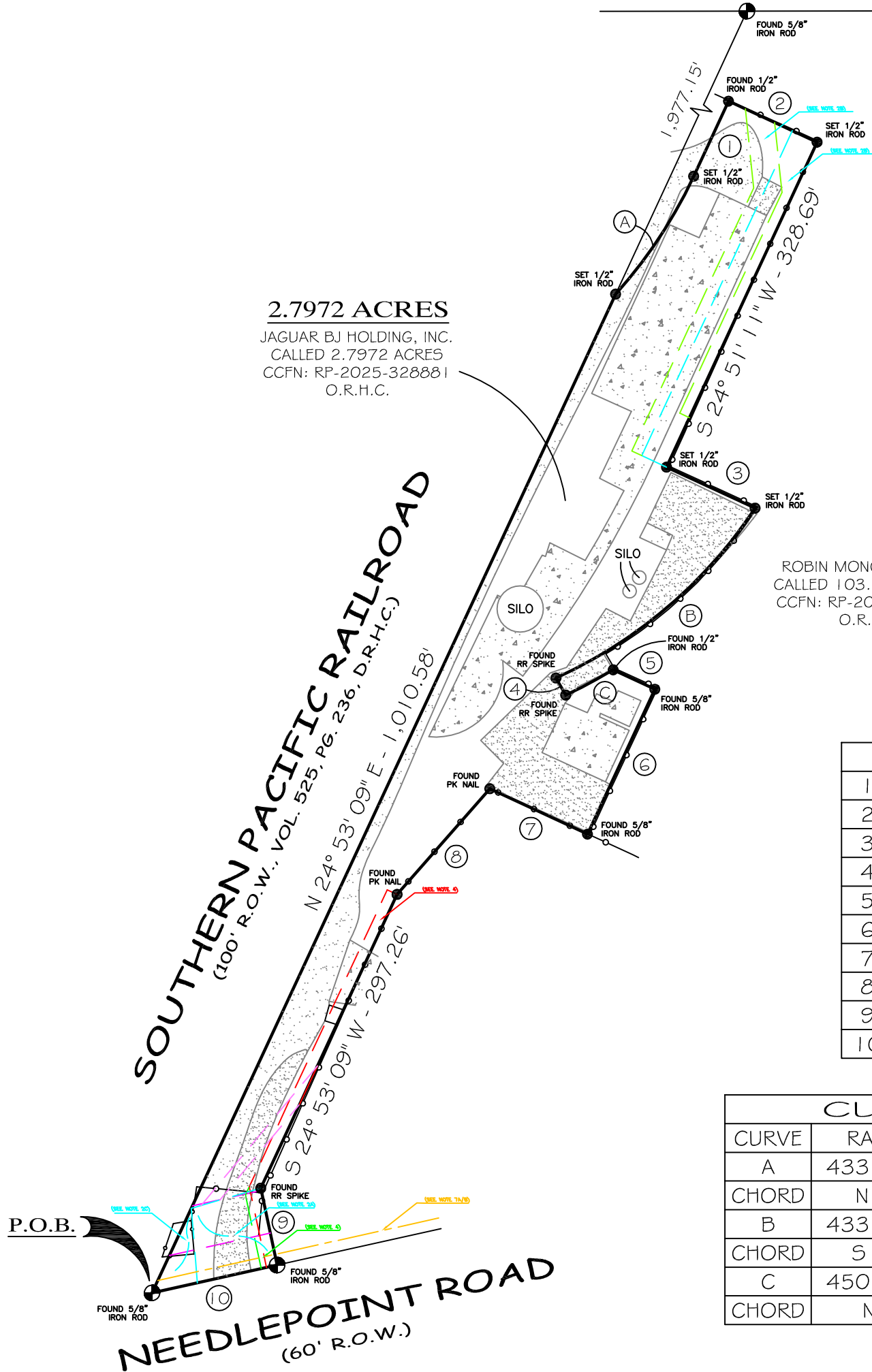


FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

**Surveying & Mapping
POINT
LLC.**

INTERSTATE HWY NO. 10 (WIDTH VARIES)



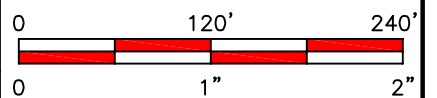
2.7972 ACRES
 JAGUAR BJ HOLDING, INC.
 CALLED 2.7972 ACRES
 CCFN: RP-2025-328881
 O.R.H.C.

ROBIN MONOMERS, LLC
 CALLED 103.7550 ACRES
 CCFN: RP-2024-327086
 O.R.H.C.

LINE TABLE	
1	N 24° 53' 09" E - 75.99'
2	S 65° 08' 54" E - 89.55'
3	S 65° 08' 51" E - 89.59'
4	S 29° 37' 22" E - 18.00'
5	S 65° 02' 01" E - 42.19'
6	S 24° 55' 24" W - 146.70'
7	N 65° 02' 05" W - 98.84'
8	S 41° 14' 19" W - 129.02'
9	S 12° 01' 21" E - 72.15'
10	S 77° 27' 53" W - 117.54'

CURVE TABLE			
CURVE	RAD	AL	DELTA
A	433.06'	130.23'	17° 13' 50"
CHORD	N 33° 30' 04" E - 129.74'		
B	433.06'	243.34'	32° 12' 02"
CHORD	S 49° 30' 34" W - 240.19'		
C	450.99'	49.34'	06° 16' 08"
CHORD	N 61° 59' 11" E - 49.32'		

2.7972 ACRES
WM. BLOODGOOD LEAGUE, A-4



COMMUNITY NO: **480287** PANEL NO: **0760** SUFFIX: **N** ZONE: **X** BASE: **N/A** MAP REVISED: **01/06/17**

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it **IS NOT** in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

- BEARINGS ARE BASED ON GPS OBSERVATIONS TEXAS SOUTH CENTRAL ZONE (NAD 83).
- (A) 4939 SQ FT ACCESS & U.E., (B) 25' ACCESS EASEMENT & (C) 1444 SQ FT WATER WELL SITE, PER CCFN: R380127, O.R.H.C.
- EASEMENT PER CCFN: RP-2016-143927, O.R.H.C.
- 10' EASEMENT PER CCFN: 20060122169, O.R.H.C. 5' EASEMENT PER CCFN: 20070450082, O.R.H.C.
- EASEMENT PER CCFN: 2232500, O.R.H.C.
- 0.2050 ACRE ROAD EASEMENT PER CCFN: RP-207-66535, O.R.H.C.
- (A) PIPELINE EASEMENT PER VOL. 2348, PG. 352, D.R.H.C. IS EAST OF AND ALONG EAST R.O.W. OF R.R., (B) PIPELINE EASEMENT PER VOL. 2262, PG. 677, D.R.H.C. CENTERLINE APPROXIMATELY 10' NORTH OF NEEDLEPOINT ROAD & VOL. 3316, PG. 312, D.R.H.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GOLD QUEST TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2559765 DATED: 01/21/2026

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: STEWART TITLE

This is to certify that I have made an on the ground survey of the property located at:
9400 NEEDLEPOINT ROAD NEAR THE CITY OF BAYTOWN, TEXAS.
 Being a 2.7972 Acre tract situated in the Wm. Bloodgood League, Abstract No. 4, Harris County, Texas and being out of the residue of a called 300 acre tract recorded in Vol. 2139, Pg. 293 of the Deed Records of Harris County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: J. Moore
 Job No.: 2026-0240
 Request: GOLD QUEST
 Book No.: (26) MOORE
 Scale: 1" = 120'
 Date: 03/02/2026

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	D.E. DRAINAGE E'SMNT



Borrower(s):
JAGUAR BJ HOLDING INC

George K. Lane, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

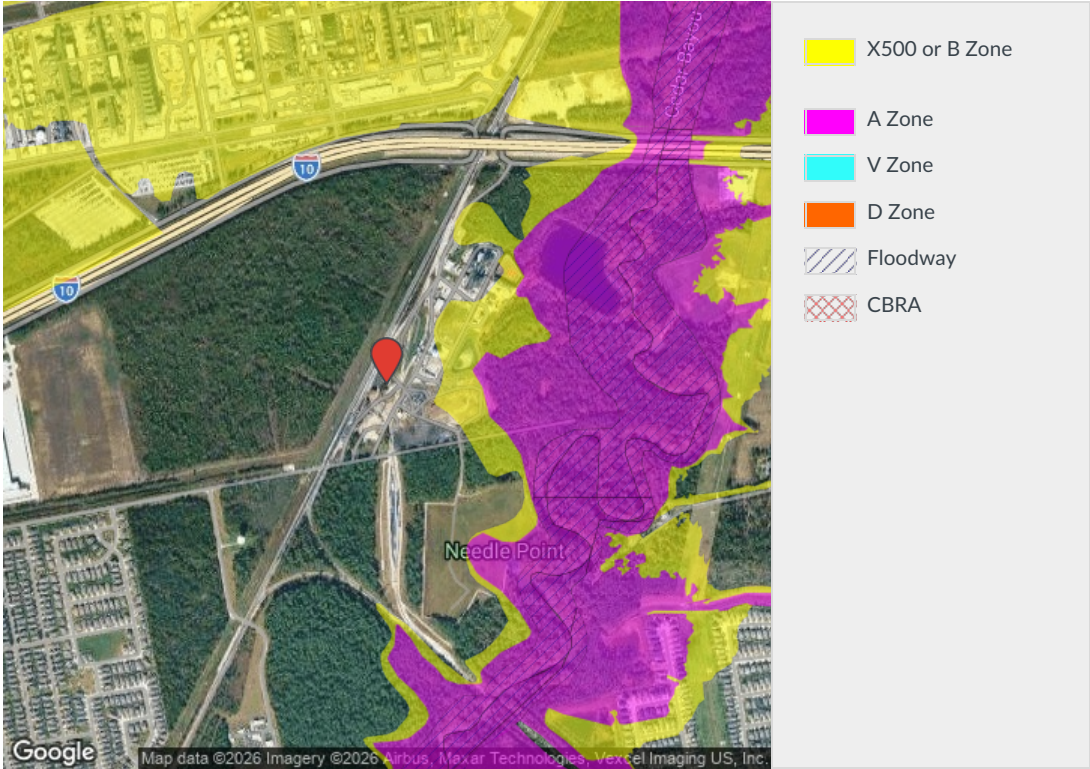
9400 NEEDLEPOINT RD BAYTOWN, TX 77521-9390

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480287	PANEL	0760N
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0760N





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

9400 Needlepoint Rd, Baytown, Texas, 77521



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	1,200	9,337	32,904
2020 Population	1,791	12,488	45,662
2025 Population	2,374	15,870	53,599
2030 Population	2,560	17,265	58,476
2010-2020 Annual Rate	4.09%	2.95%	3.33%
2020-2025 Annual Rate	5.51%	4.67%	3.10%
2025-2030 Annual Rate	1.52%	1.70%	1.76%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	36.5	34.6	33.6
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	55.3%	55.0%	45.3%
Black Alone	11.7%	11.3%	16.4%
American Indian Alone	1.2%	0.9%	1.0%
Asian Alone	0.8%	1.9%	4.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	13.5%	14.1%	15.8%
Two or More Races	17.5%	16.7%	17.5%
Hispanic Origin	40.2%	38.7%	42.8%
Diversity Index	80.9	80.9	85.3

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	389	3,268	11,099
2020 Total Households	534	4,179	15,206
2025 Total Households	710	5,246	17,919
2030 Total Households	770	5,762	19,755
2010-2020 Annual Rate	3.22%	2.49%	3.20%
2020-2025 Annual Rate	5.58%	4.43%	3.18%
2025-2030 Annual Rate	1.64%	1.89%	1.97%
2025 Average Household Size	3.34	3.02	2.97
Wealth Index	102	107	81

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	16.1%	16.2%	21.1%
Median Household Income			
2025 Median Household Income	\$118,590	\$108,624	\$87,738
2030 Median Household Income	\$128,940	\$123,075	\$99,152
2025-2030 Annual Rate	1.69%	2.53%	2.48%
Average Household Income			
2025 Average Household Income	\$124,224	\$128,981	\$109,908
2030 Average Household Income	\$134,738	\$137,625	\$122,236
Per Capita Income			
2025 Per Capita Income	\$40,560	\$42,252	\$36,821
2030 Per Capita Income	\$44,200	\$45,528	\$41,480
2025-2030 Annual Rate	1.73%	1.50%	2.41%
Income Equality			
2025 Gini Index	33.7	38.0	41.9
Socioeconomic Status			
2025 Socioeconomic Status Index	55.5	51.9	47.5
Housing Unit Summary			
Housing Affordability Index	129	130	97
2010 Total Housing Units	421	3,509	12,183
2010 Owner Occupied Hus (%)	91.3%	86.4%	69.7%
2010 Renter Occupied Hus (%)	9.0%	13.6%	30.3%
2010 Vacant Housing Units (%)	7.6%	6.9%	8.9%
2020 Housing Units	588	4,473	16,454
2020 Owner Occupied HUs (%)	91.0%	83.3%	64.9%
2020 Renter Occupied HUs (%)	9.0%	16.7%	35.1%
Vacant Housing Units	5.9%	6.3%	7.6%
2025 Housing Units	774	5,539	19,274
Owner Occupied Housing Units	92.3%	78.2%	68.8%
Renter Occupied Housing Units	7.8%	21.8%	31.2%
Vacant Housing Units	8.3%	5.3%	7.0%
2030 Total Housing Units	836	6,047	21,198
2030 Owner Occupied Housing Units	717	4,492	14,068
2030 Renter Occupied Housing Units	53	1,270	5,686
2030 Vacant Housing Units	66	285	1,443

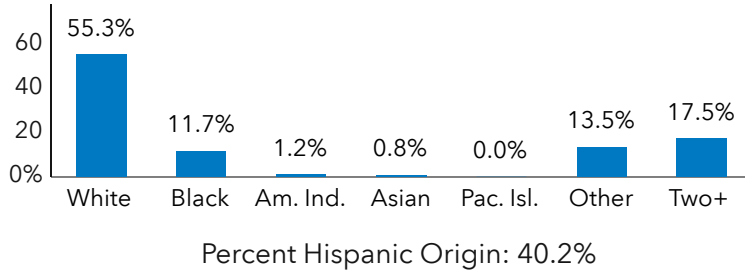
Graphic Profile

9400 Needlepoint Rd, Baytown, Texas, 77521

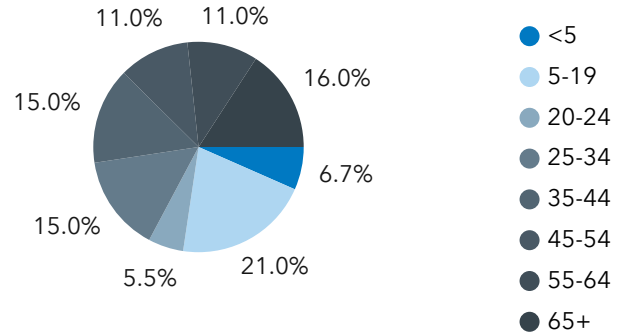


Ring band: 0 - 1 mile radius

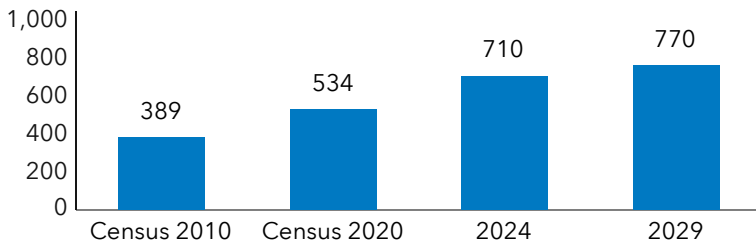
Population by Race



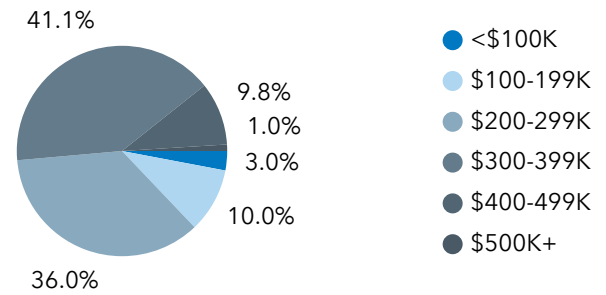
Population by Age



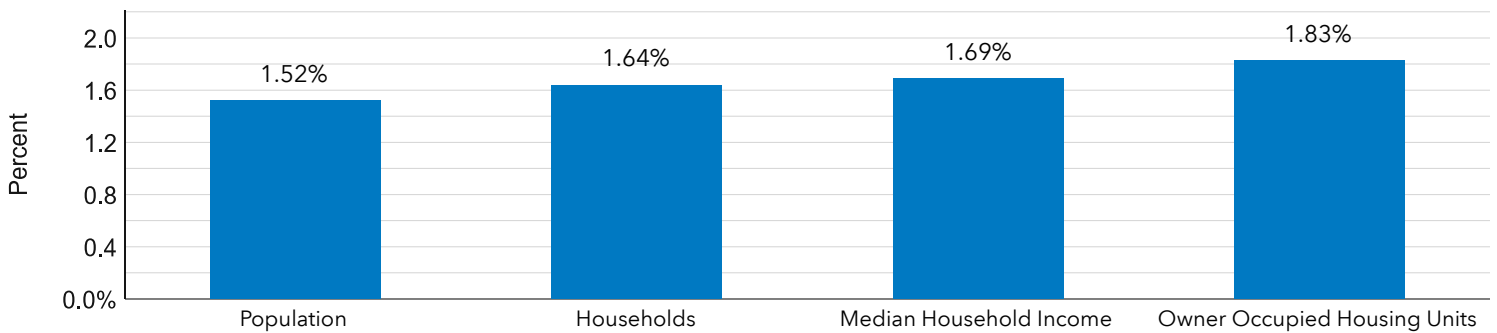
Households



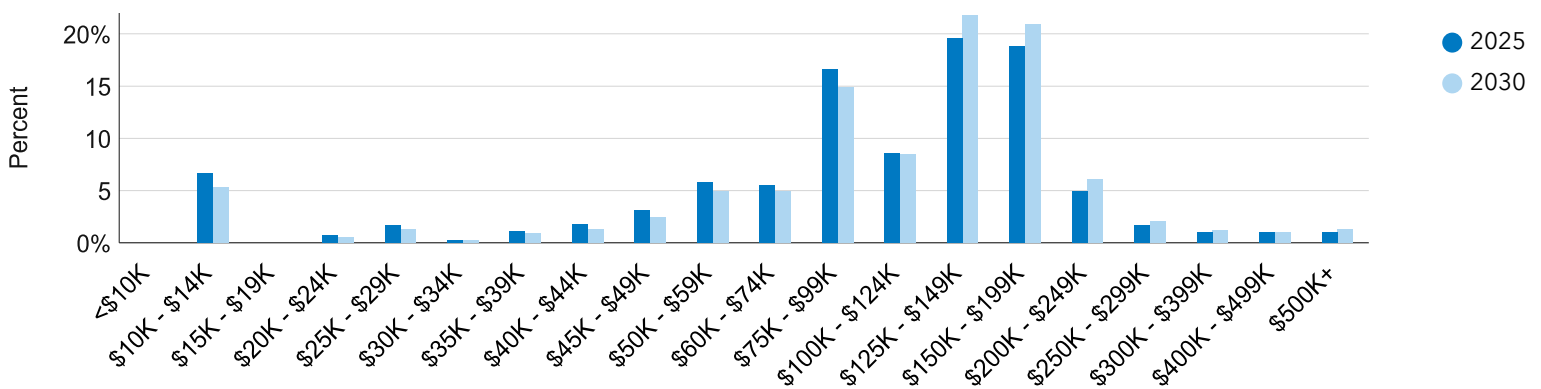
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

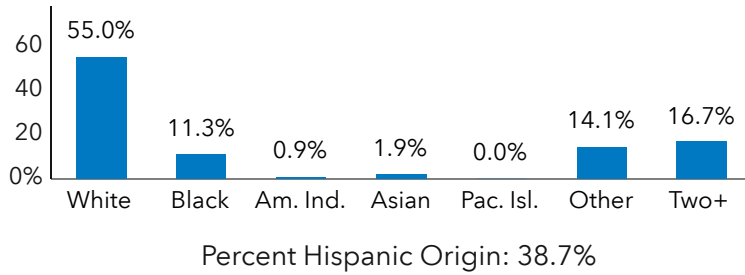
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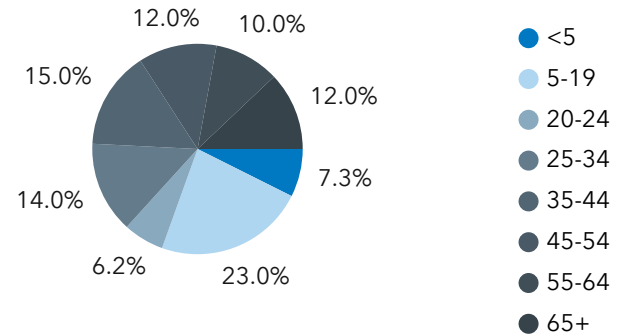


Ring band: 1 - 3 mile radius

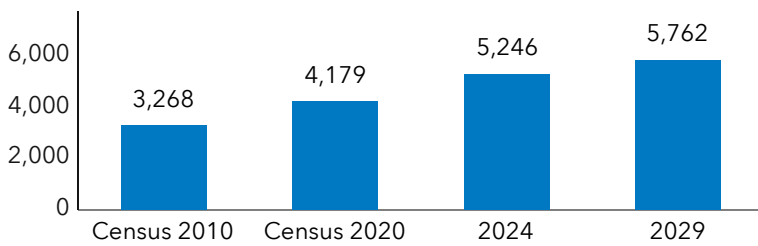
Population by Race



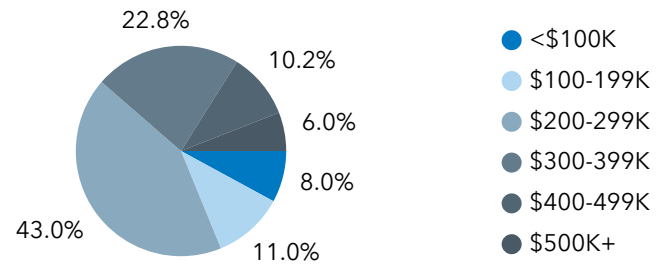
Population by Age



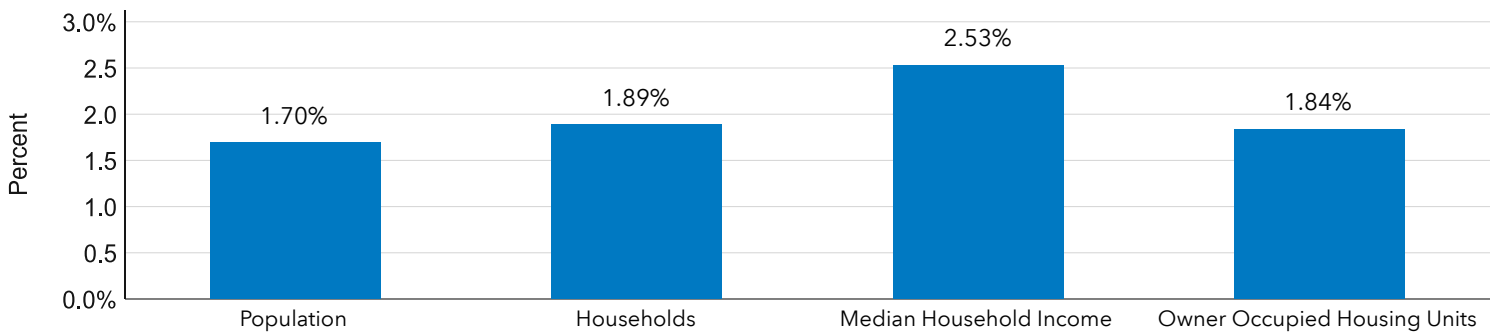
Households



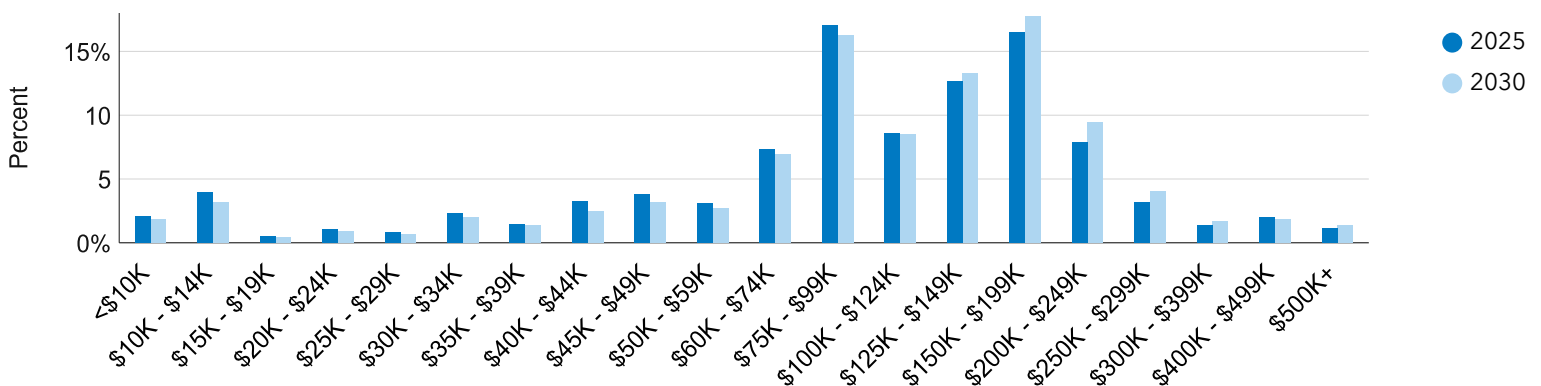
Home Value



2024-2029 Annual Growth Rate



Household Income



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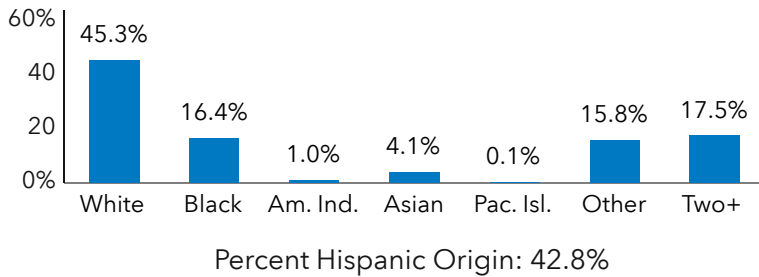
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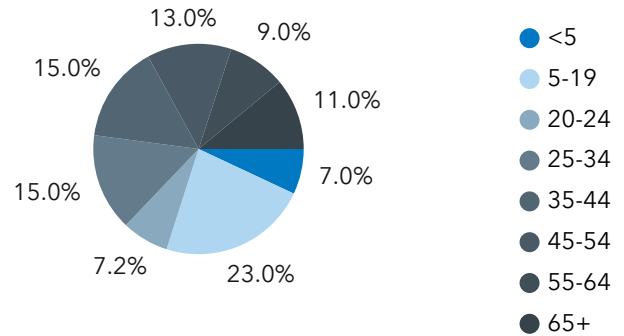


Ring band: 3 - 5 mile radius

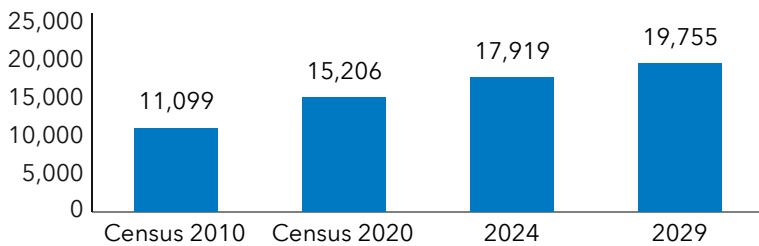
Population by Race



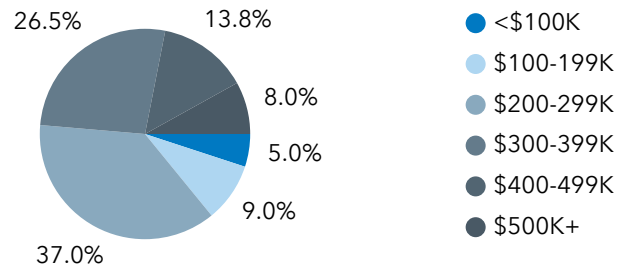
Population by Age



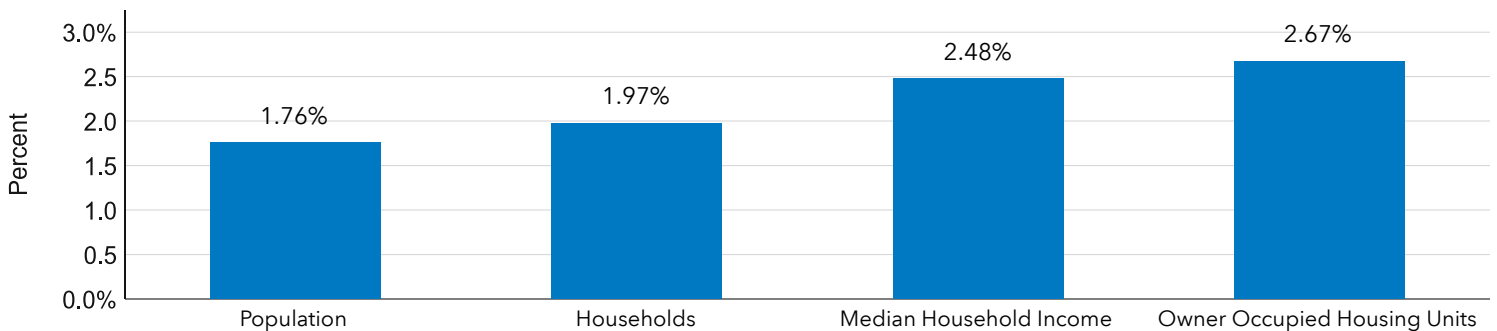
Households



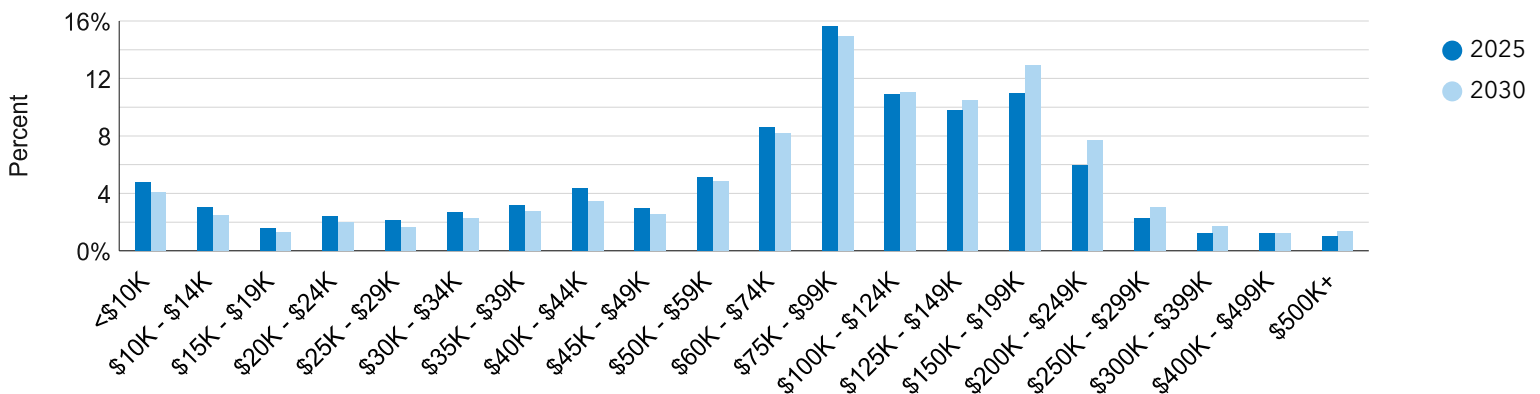
Home Value



2024-2029 Annual Growth Rate



Household Income



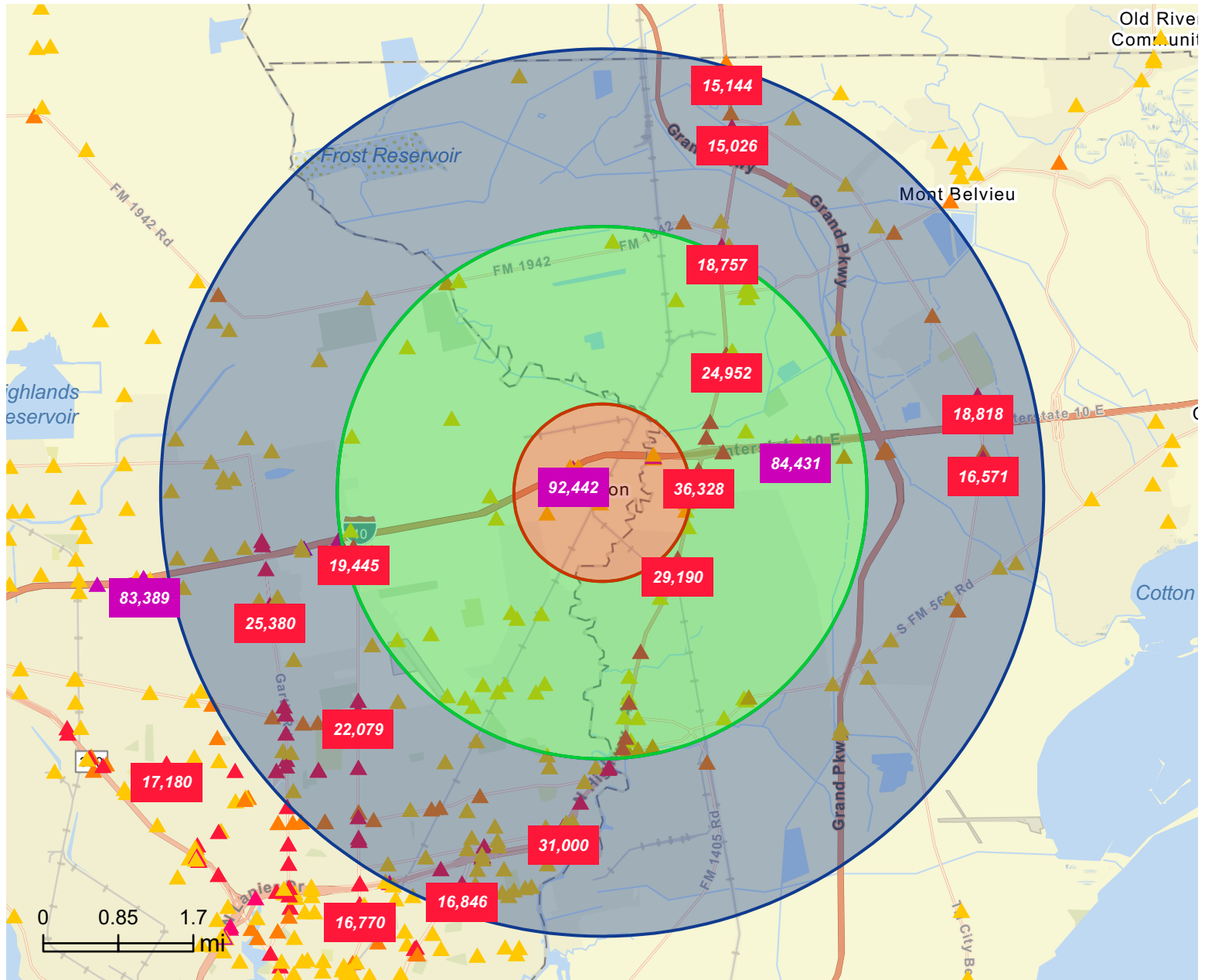
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

9400 Needlepoint Rd, Baytown, Texas, 77521

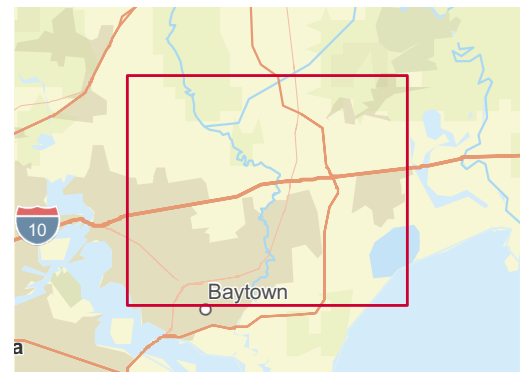


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Map - Close Up

9400 Needlepoint Rd, Baytown, Texas, 77521

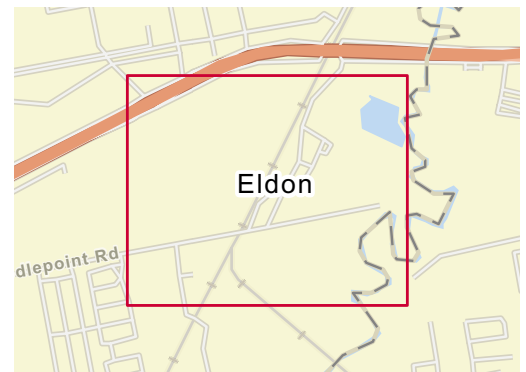


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

9400 Needlepoint Rd, Baytown, Texas, 77521



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Needlepoint Rd	Needle Pt	2006	140
0.40			2021	903
0.40			2022	843
0.40	East Freeway	East Fwy	2022	92,442
0.50			2021	1,647
0.50			2022	1,677
0.70	Needlepoint Rd	Hunter' S TrILn	2001	370
0.70	East Freeway Frontage Road	Hwy 146	2022	607
0.70	East Freeway	E FwySvc Rd	2022	93,360
0.70	TX 121	Hwy 146	2020	74,478
0.70		I- 10	2022	606
1.00	Old Needlepoint Rd	Hwy 146	2011	70
1.00	Gloria Ln	Hwy 146	2011	290
1.00	Redwood Dr	Hwy 146	2011	3,410
1.10	Old Needlepoint Rd	Hwy 146	2011	160
1.10	North Highway 146	I- 10	2022	36,328
1.10	State Hwy 146	Lynnwood Dr	2006	29,190
1.20	Sterling Dr	Maryon St	2011	450
1.20	Sjolander Dr	Needlepoint Rd	2006	3,680
1.30	Sjolander Dr	East Fwy	2006	1,560
1.30	Pinehurst Dr	Hwy 146	2011	2,550
1.30	State Hwy 146	Langston Dr	2014	24,861
1.40	el Chaco St	Hwy 146	2006	860
1.40	Wallace Rd	Hwy 146	2011	150
1.40	I- 10	Hwy 146	2002	47,000
1.50	North State Highway 146	Cedar Hill Dr	2022	27,316
1.50	E Archer Rd	Fleming Dr	2011	770
1.70	Sjolander Drive	Pine Oak Ln	2022	7,150

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.70	E Archer Rd	Sjolander Dr	2011	1,090
1.80	Langston Dr	Hwy 146	2006	400
1.80	State Hwy 146	Staples Dr	2006	30,530
1.90	E Wallisville Rd	Pine Lake Ln	2006	1,500
2.10	Bayou Bend	N Bayou Bend Dr	2011	180
2.10	North State Highway 146	W Williams St	2022	24,952
2.20	Main Street	Hwy 146	2019	7,077
2.20	Main Street	Hwy 146	2018	7,878
2.20		Liberty Dr	2021	2,965
2.20		Liberty Dr	2022	3,216
2.30	E Cedar Bayou Lynchburg Rd	Timber Ridge	2011	1,660
2.30	East Freeway	Hwy 146	2022	84,431
2.30		Unity Dr	2021	2,212
2.30		Unity Dr	2022	2,854
2.30	Cedar Landing Dr	Hwy 146	2011	950
2.30	Winfree St	Hwy 146	2006	870
2.40	Raccoon Dr	E Cedar Bayou Lynchburg Rd	2011	3,030
2.40	North Highway 146	FM 1405 Rd	2022	34,919
2.40	Railroad Ave	E Cedar Bayou Lynchburg Rd	2011	79
2.50	E Archer Rd	Barkaloo Rd	2011	3,330
2.50	E Cedar Bayou Lynchburg Rd	Railroad Ave	2011	4,510
2.50	N Twisted Oak Dr	Oak Leaf Dr	2011	370



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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