

LAND FOR SALE

15550 East Fwy, Channelview, TX 77530



Houston Power
Lighting Easement

SITE

© All EagleView Technology Corporation

- Price: \$650,000
- Price/SF: \$6.63
- Lot Size: +/- 2.25 AC
- Frontage on I-10
- Approx Miles: 0.3 (I-10), 2.2 (Beltway 8), 12.7 (HWY 90), 8.3 (HWY Alt 90), 7.0 (HWY 225), 15 (I-45), 8.7 (I-610), 14.5 (Downtown Houston), 17.6 (Hobby Airport), 7.6 (Baytown), 9.4 (Pasadena) 7.6 (Deer Park).
- Nearby Businesses & Employers: 7.8 (Shell Pipeline), 12.4 (Pepsi Bottling Company), 3.5 (Jacinto Port), 11.1 (ExxonMobil Baytown Olefin Plant), 1.2 (South Atlantic Services), 1.1 (Lone Star Distribution), 7.9 (Mrs. Baird's Warehouse).



Danny Nguyen, CCIM

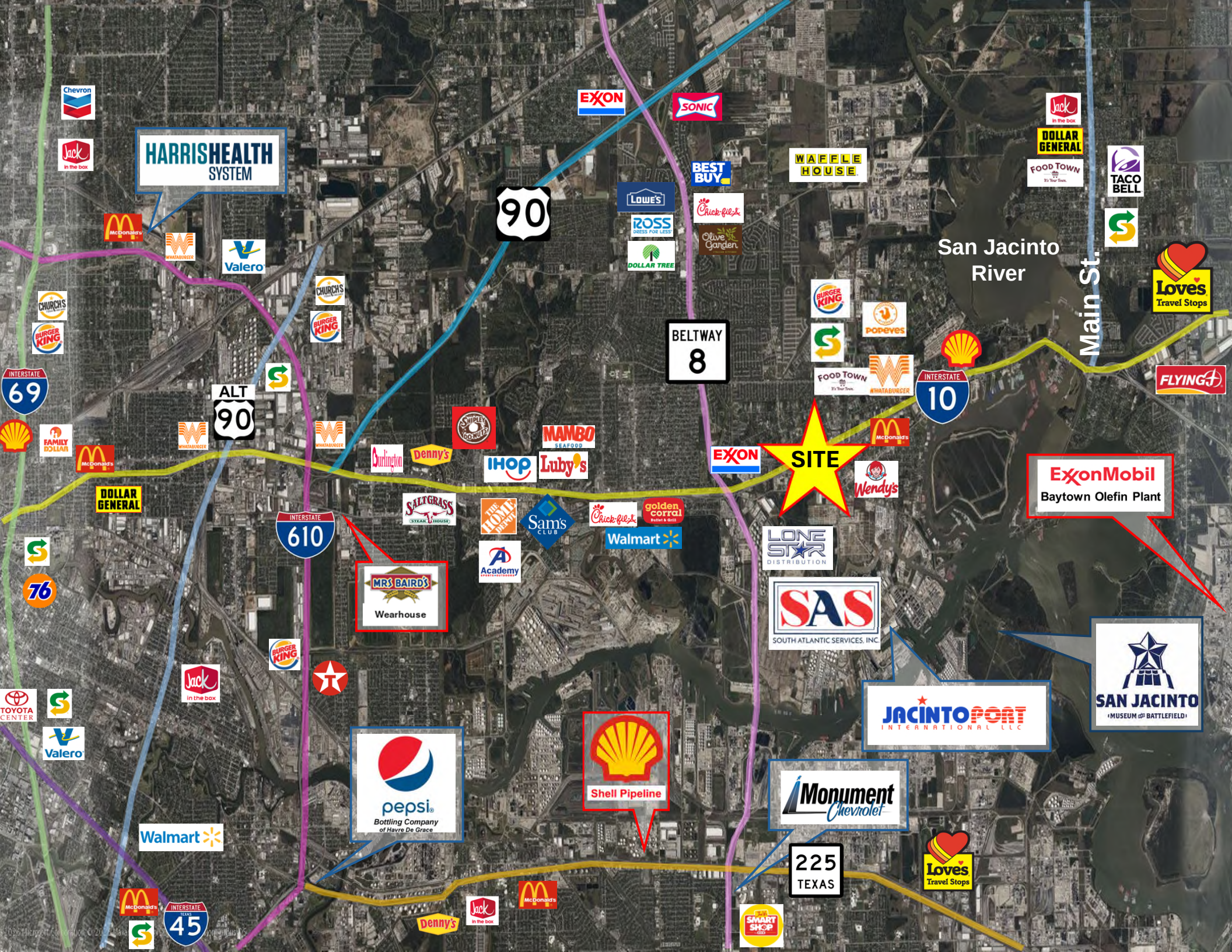
M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



HARRISHEALTH
SYSTEM

90

BELTWAY
8

San Jacinto
River

Main St.

10

SITE

ExxonMobil
Baytown Olefin Plant

MRS BAIRD'S
Wearhouse

SAS
SOUTH ATLANTIC SERVICES, INC.

SAN JACINTO
MUSEUM OF BATTLEFIELD

JACINTO PORT
INTERNATIONAL LLC

Monument
Chevrolet

225
TEXAS

Shell Pipeline

pepsi
Bottling Company
of Havre De Grace

Walmart

45

69

76

610

ALT
90





Entrance to
I-10

SITE



EXISTING PROPERTY CONDITIONS

LOT AREA _____ SQ. FT. / _____ ACRES
BUILDING SQUARE FOOTAGE _____ SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE _____ DISTRICT

BUILDING HEIGHT _____ FT.
LOT COVERAGE _____ %

PARKING PROVIDED: _____ SPACES
STANDARD SPACES _____ SPACES
HANDICAP VAN ACCESSIBLE _____ SPACES
TOTAL _____ SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	%
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, _____ and ask for Zoning.
Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
10.a.	VOL. , PG.	15' T.P.A.L. CO. ESMT.	YES	YES

LEGEND

--- EXISTING EDGE ASPHALT PAVING
--- EXISTING OVERHEAD POWER LINE
--- EXISTING CHAINLINK FENCE
--- EXISTING WOOD FENCE
--- EXISTING BARBED WIRE FENCE
--- EXISTING WROUGHT IRON FENCE
--- GUY WIRE
--- POWER POLE
--- 1/2" IRON ROD FOUND
--- 1/2" IRON ROD SET
--- 1/2" IRON PIPE FOUND
--- 2" IRON ROD FOUND
--- FOUND IN CONCRETE
--- CONTROLLING MONUMENT
--- UNDERGROUND ELECTRIC
--- OVERHEAD ELECTRIC
--- BRICK COLUMN
--- COVERED PORCH, DECK OR GARAGE
--- FIRE HYDRANT
--- LIGHT POLE
--- VAULT
--- TRANSFORMER
--- GATE INLET

GENERAL NOTES

- Bearings based on NAD 83 Texas South Central Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.
- All Houston Power and Lighting tracts grant access to grantors.

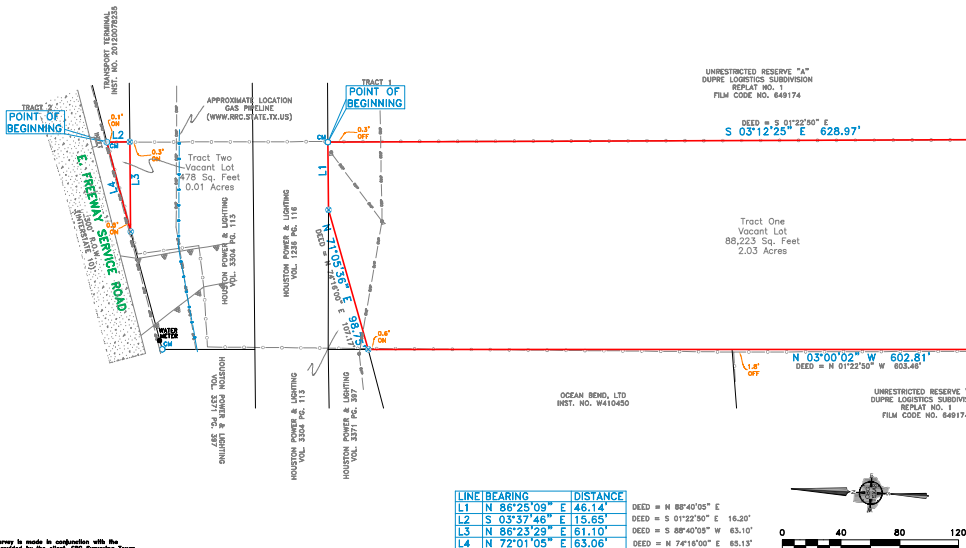
PROPERTY DESCRIPTION

Tract One
Being a tract of land situated in the Peter Duncan Survey, Abstract Number 232, City of Channelview, Harris County, Texas, same being that tract of land C-1 conveyed to Alma Oeather Hickman Marsh by deed recorded in Instrument Number U248146, Official Public Records, Harris County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron pipe found for corner, said corner being in the South line of that tract of land conveyed to Houston Power and Light by deed recorded in Volume 1236 Page 116, Deed Records Harris County Texas, same being the Northwest corner of Unrestricted Reserve "A" of Dupre Logistics Subdivision Replat Number 1, according to the plat thereof recorded in Film Code Number 649174, Plat Records, Harris County, Texas;
THENCE South 03 degrees 12 minutes 25 seconds East, along the West line of said Dupre Addition, a distance of 628.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner at an interior ell corner of said Reserve A Dupre Addition;
THENCE South 86 degrees 26 minutes 59 seconds West, continuing along said Reserve A Dupre Addition, a distance of 143.38 feet to a 1/2 inch iron rod found for corner;
THENCE North 03 degrees 00 minutes 02 seconds West, along said Reserve A Dupre Addition, a distance of 602.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner, point being at the common South corner of those tracts of land conveyed to Houston Power and Light by deed recorded in Volume 3371, Page 397 and Volume 3304, Page 113, Deed Records, Harris County, Texas;
THENCE North 71 degrees 05 minutes 36 seconds East, along the South line of said Houston Power and Light tract (Vol. 3304 Pg. 113), a distance of 98.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner, said corner being in the South line of said Houston Power and Light tract Volume 1236;
THENCE North 86 degrees 25 minutes 09 seconds East, along the South line of said Houston Power and Light tract (Vol. 1236 Pg. 116), a distance of 46.14 feet to the POINT OF BEGINNING and containing 88,223 square feet or 2.03 acres of land.

VICINITY MAP

C:/Users/eric.newell/Desktop/2209455.PNG
SITE

NOT TO SCALE



NOTE: This survey is made in accordance with the information provided by the client. CBG Surveying, LLC has not represented the land this record for the existence of easements, restrictive covenants or other encumbrances.

DUE TO 15/201 STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR AUTHORITIES MAY BE LIMITED OR RESTRICTED. VERIFY ACCESS WITH LOCAL GOVERNMENT.



FOR REVIEW ONLY
Registered Professional Land Surveyor

REVISIONS		
DATE	BY	NOTES



C.B.G. Surveying, LLC
1413 E. H-30 Suite 7
Conroe, Texas 75043
P 214-349-1465 F 214-349-2216
Firm No. 1016880
www.cbgsurveying.com

SCALE 1" = 40'

DATE 05/18/2022

JOB NO. 2209455

DRAWN EAM

ALTA/NSPS LAND TITLE SURVEY

PETER DUNCAN SURVEY ABSTRACT NO. 232

CHANNELVIEW, HARRIS COUNTY, TEXAS

15550 EAST FREEWAY SERVICE ROAD

“AS VACANT SITE DATA & ANALYSIS - CONTINUED

SITE CHARACTERISTICS			
Site Size SF	±88,223	Water	Public
Site Size Acres	±2.025	Sewer	Public
Configuration	Nearly Rectangular	Electricity	Public
Topography	Level	Telephone	Yes
Slope	North/South	Probable Use	Mixed-Use
Site Drainage	Average	Street Drainage	Average
Corner Site	No	Access	Average
Number of Frontages	One	Exposure	Average
Total Frontage LF	±71	Adverse Ponding	No
Frontage to Acreage Ratio	±35 : 1	Site Usability/Utility	Average
Amenities	Typical	View(s)	Adjoining Retail

Utilities

All utilities, as applicable, are available in adequate capacity for the site to be developed to it's highest and best use.

Flood Plain

Based on the Federal Emergency Management Agency, Community Panel number 48201C0720M, dated January 6, 2017, the site is located in Zone “X”. This flood zone designation is an area outside the 100-year flood-plain. The subject's flood zone map has been included in this section of this appraisal report.

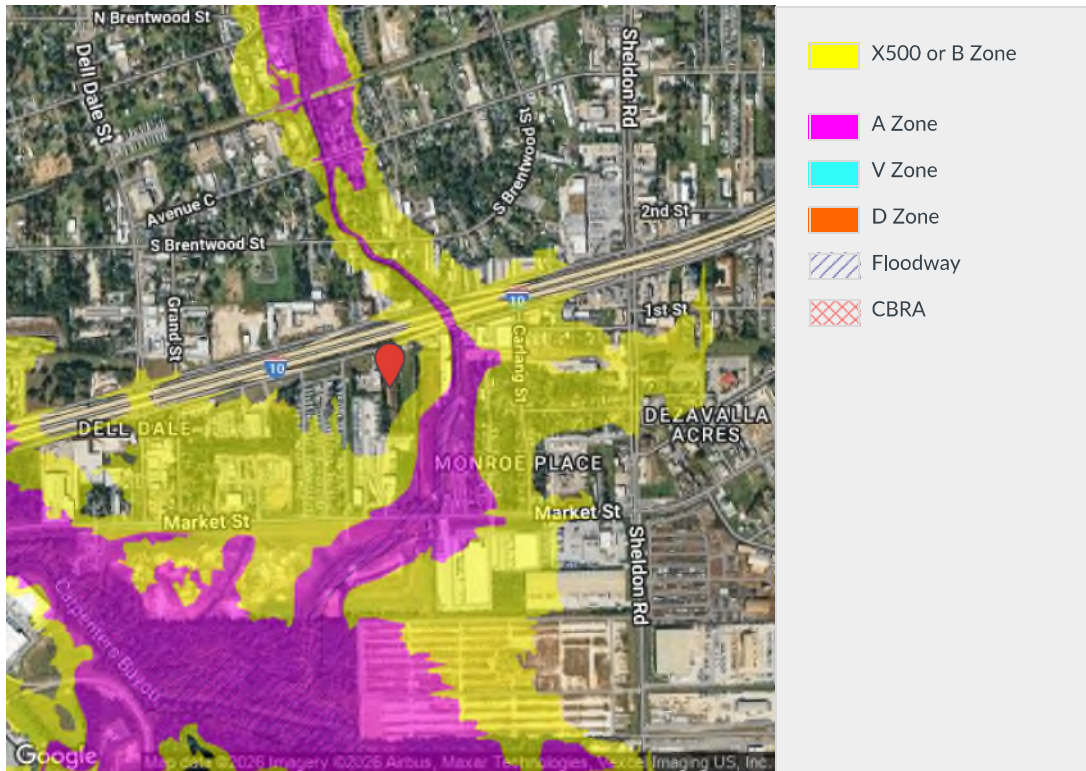
Site Boundaries

A site's boundary lines can affect use, development potential, and marketability. A property's boundary lines more than shape and size the site; they tend to impact access and exposure. The site dimensions have been estimated based on either the client provided data and/or available public sources. We do not guarantee the site dimensions to be correct. The plain, linear feet length, and line contour of the subject's boundaries have been analyzed in the subsequent **Site Boundaries** table.

15550 EAST FWY CHANNELVIEW, TX 77530-4123

LOCATION ACCURACY: 📍 Excellent**Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	480287	PANEL	0720M
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0720M





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

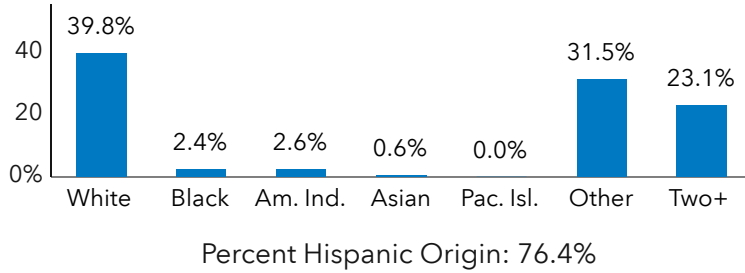
Graphic Profile

15550 East Fwy, Channelview, Texas, 77530

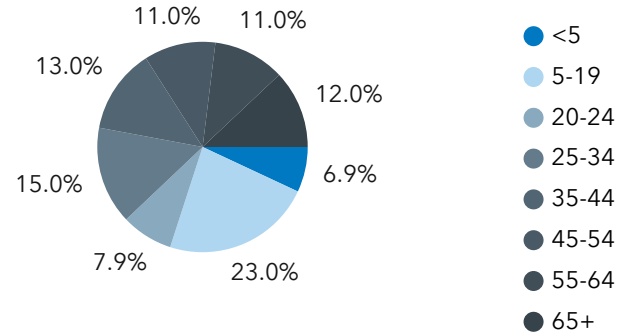


Ring band: 0 - 1 mile radius

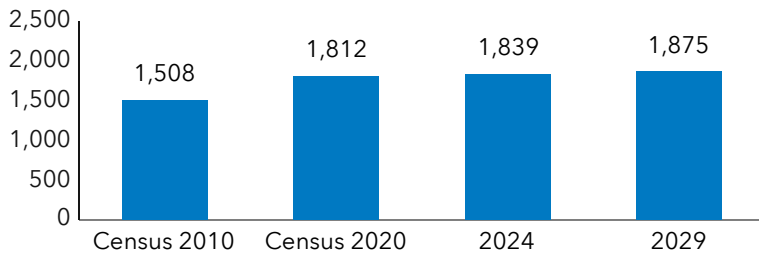
Population by Race



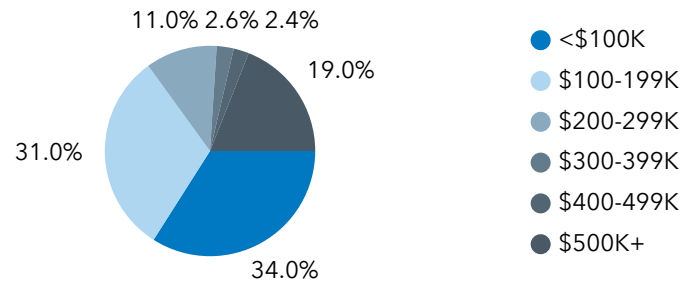
Population by Age



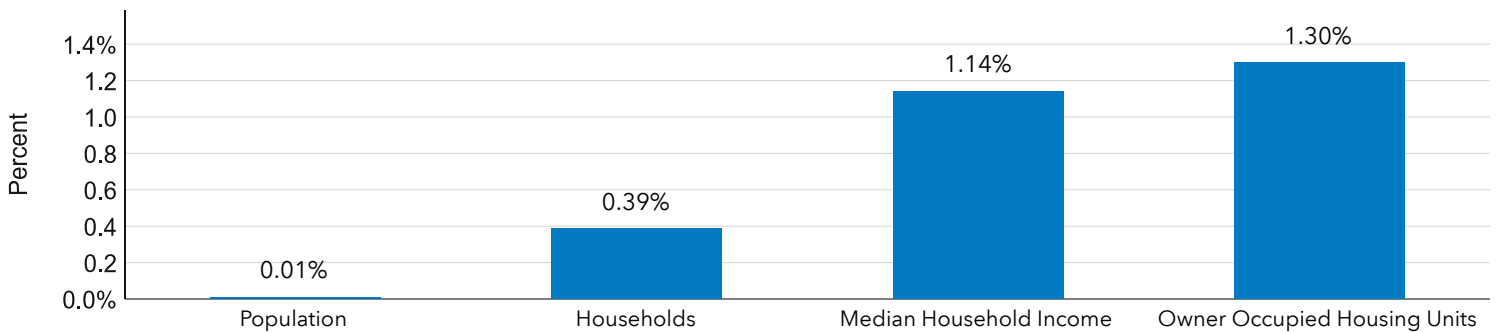
Households



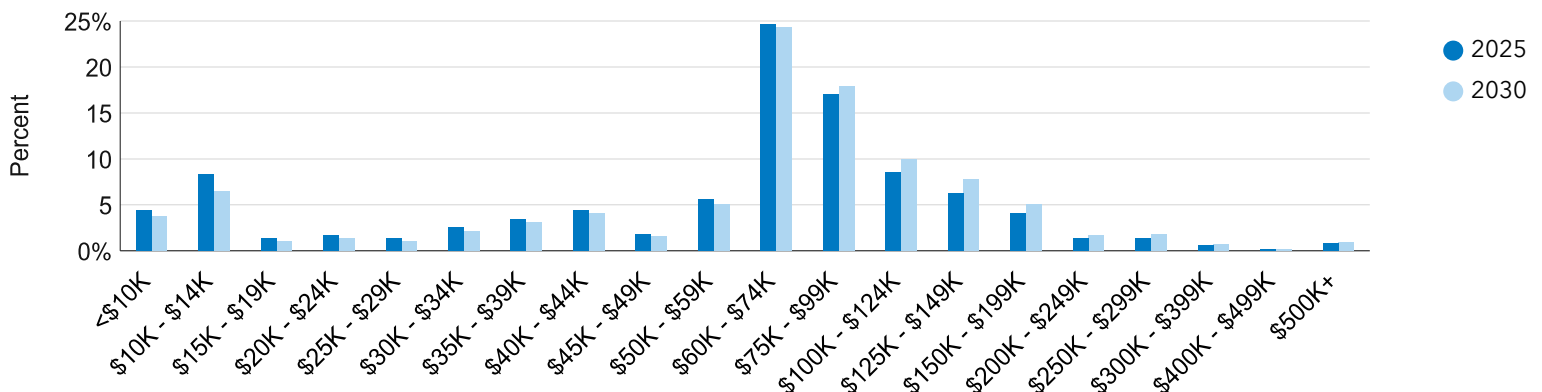
Home Value



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.

© 2026 Esri

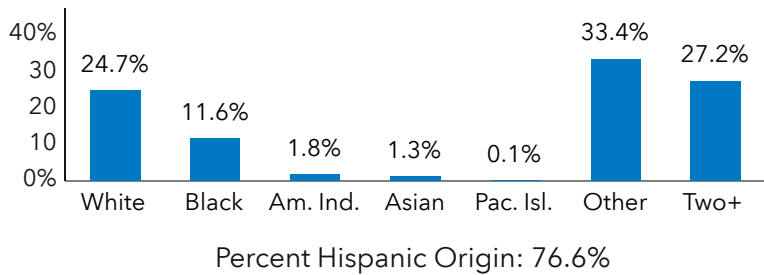
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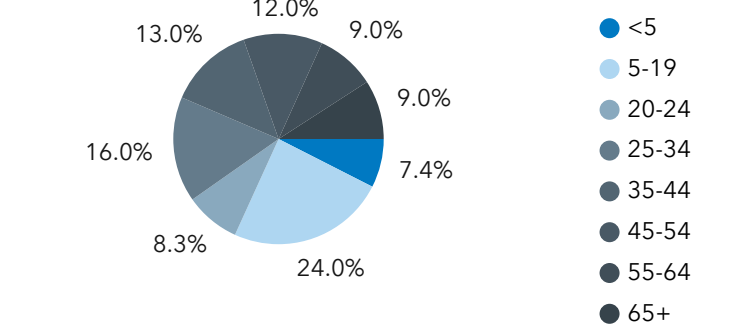


Ring band: 1 - 3 mile radius

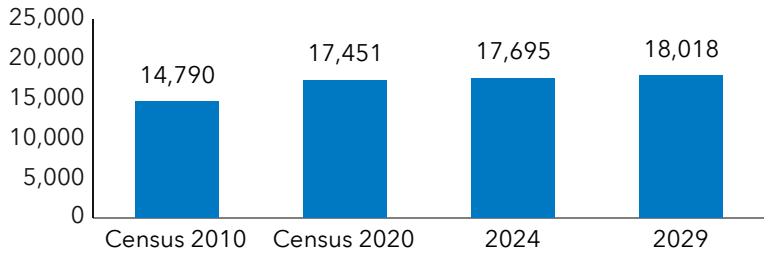
Population by Race



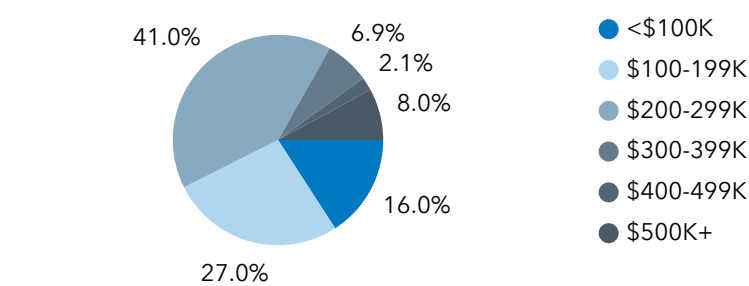
Population by Age



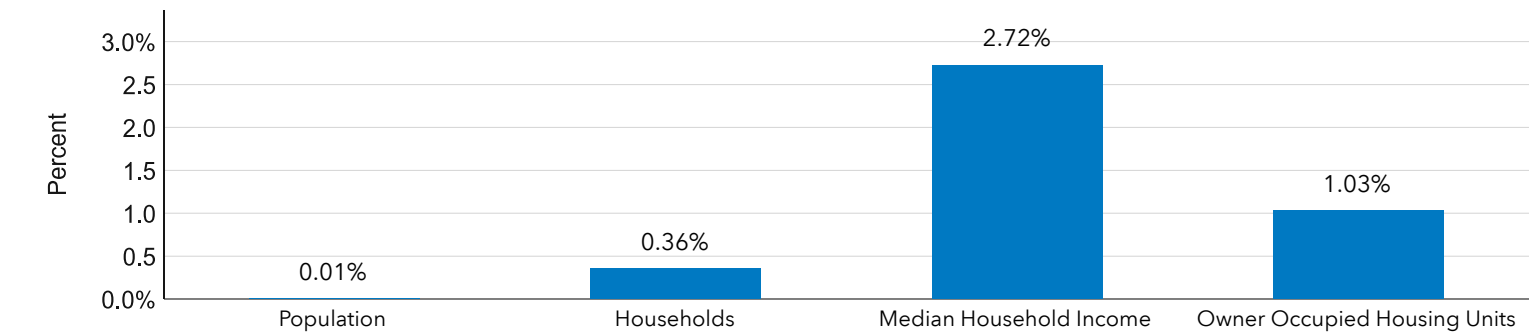
Households



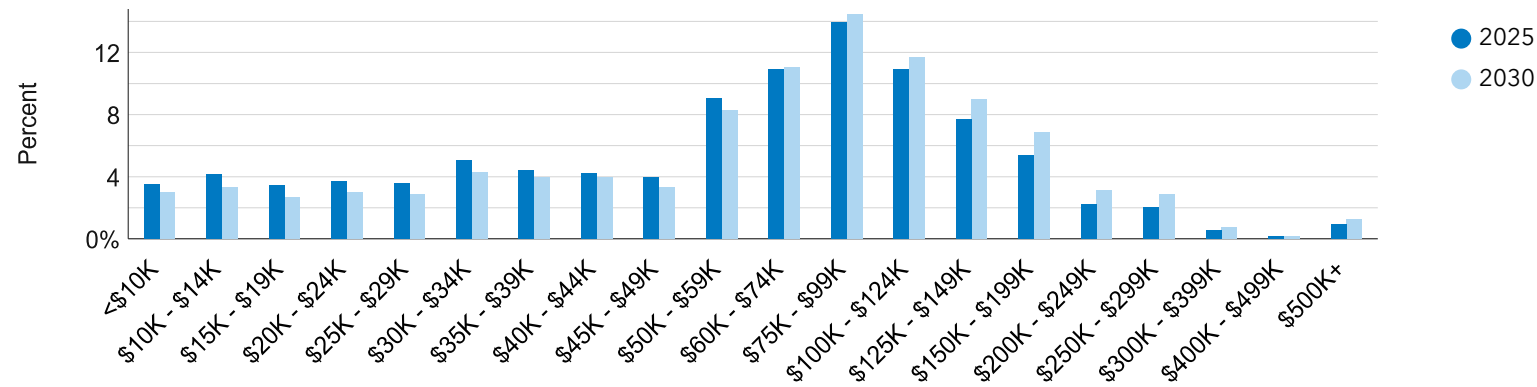
Home Value



2024-2029 Annual Growth Rate



Household Income



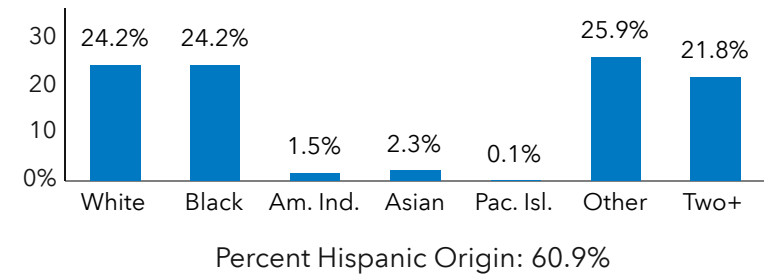
Graphic Profile

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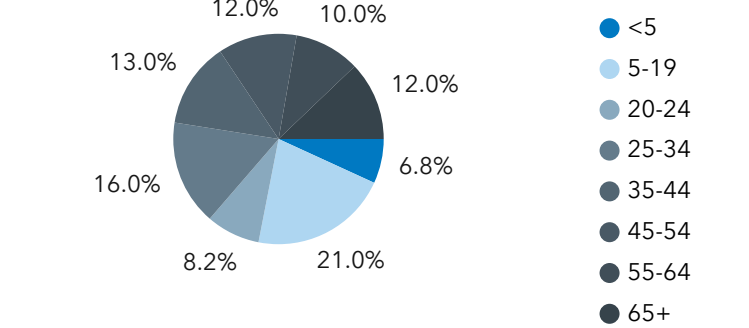


Ring band: 3 - 5 mile radius

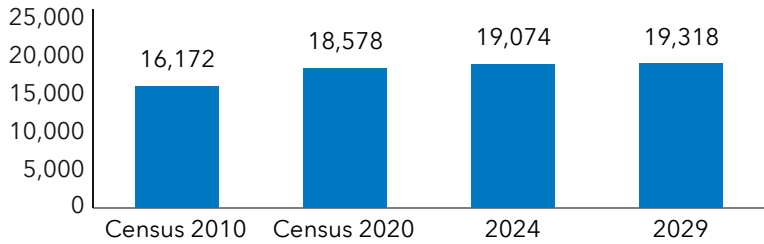
Population by Race



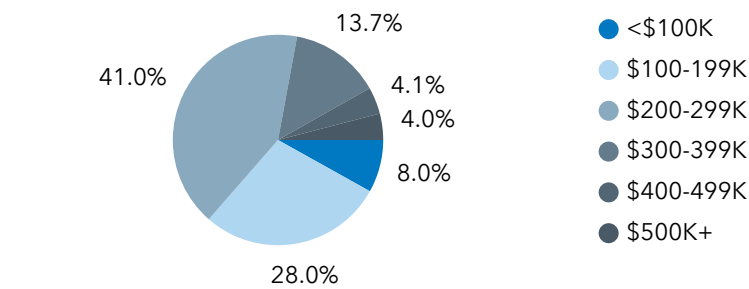
Population by Age



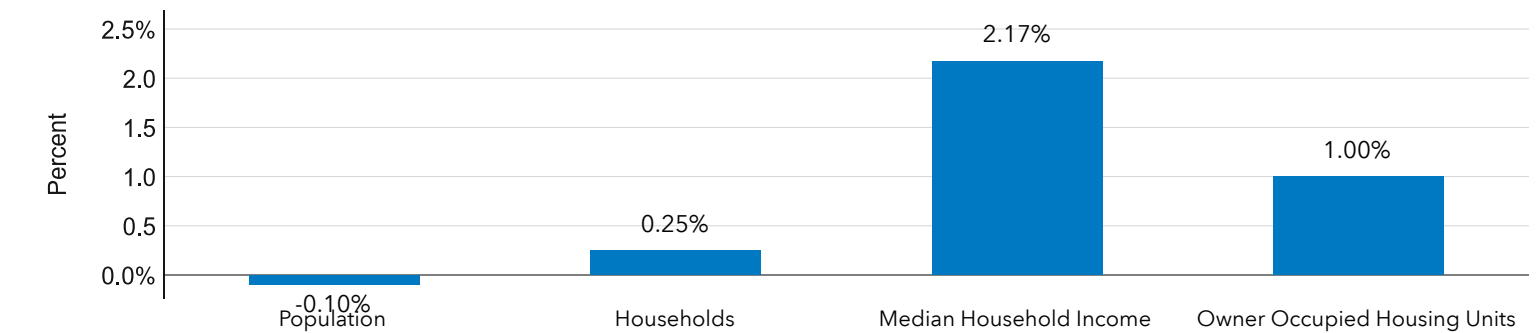
Households



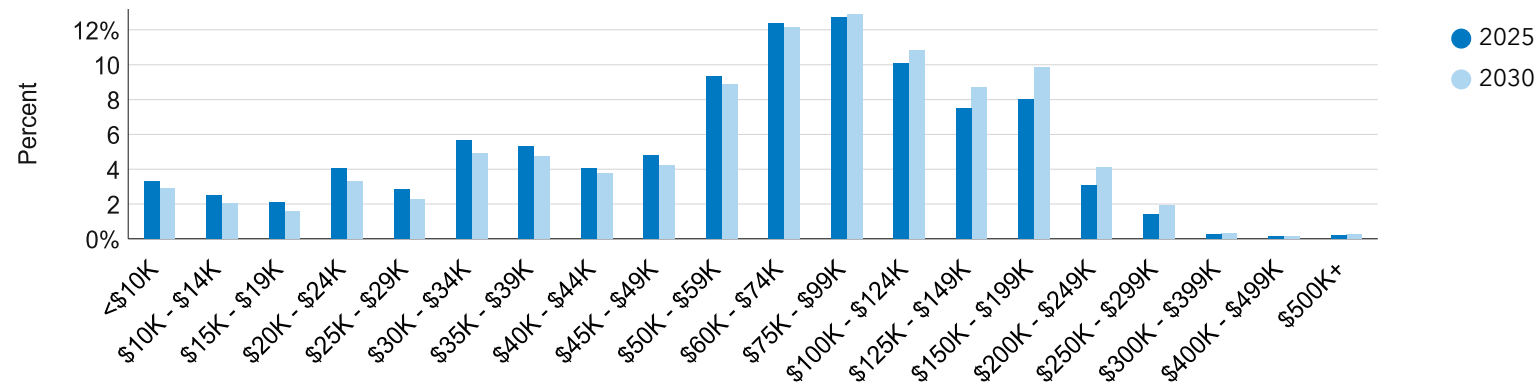
Home Value



2024-2029 Annual Growth Rate



Household Income

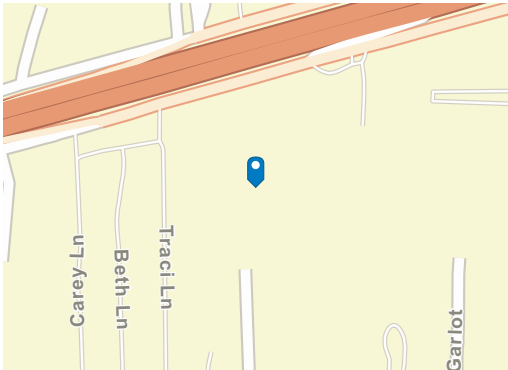


Traffic Count Map - Close Up

15550 East Fwy, Channelview, Texas, 77530

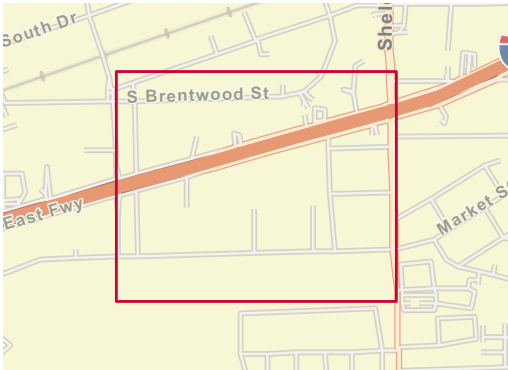


Ring bands: 0-1, 1-3, 3-5 mile radii



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



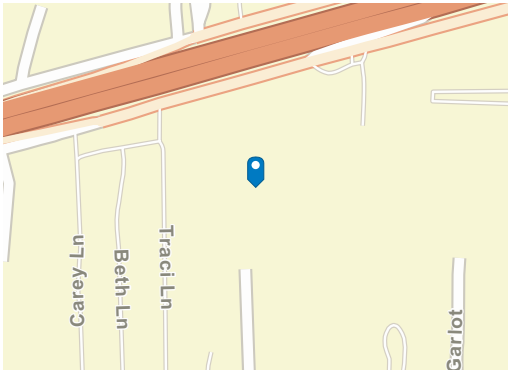
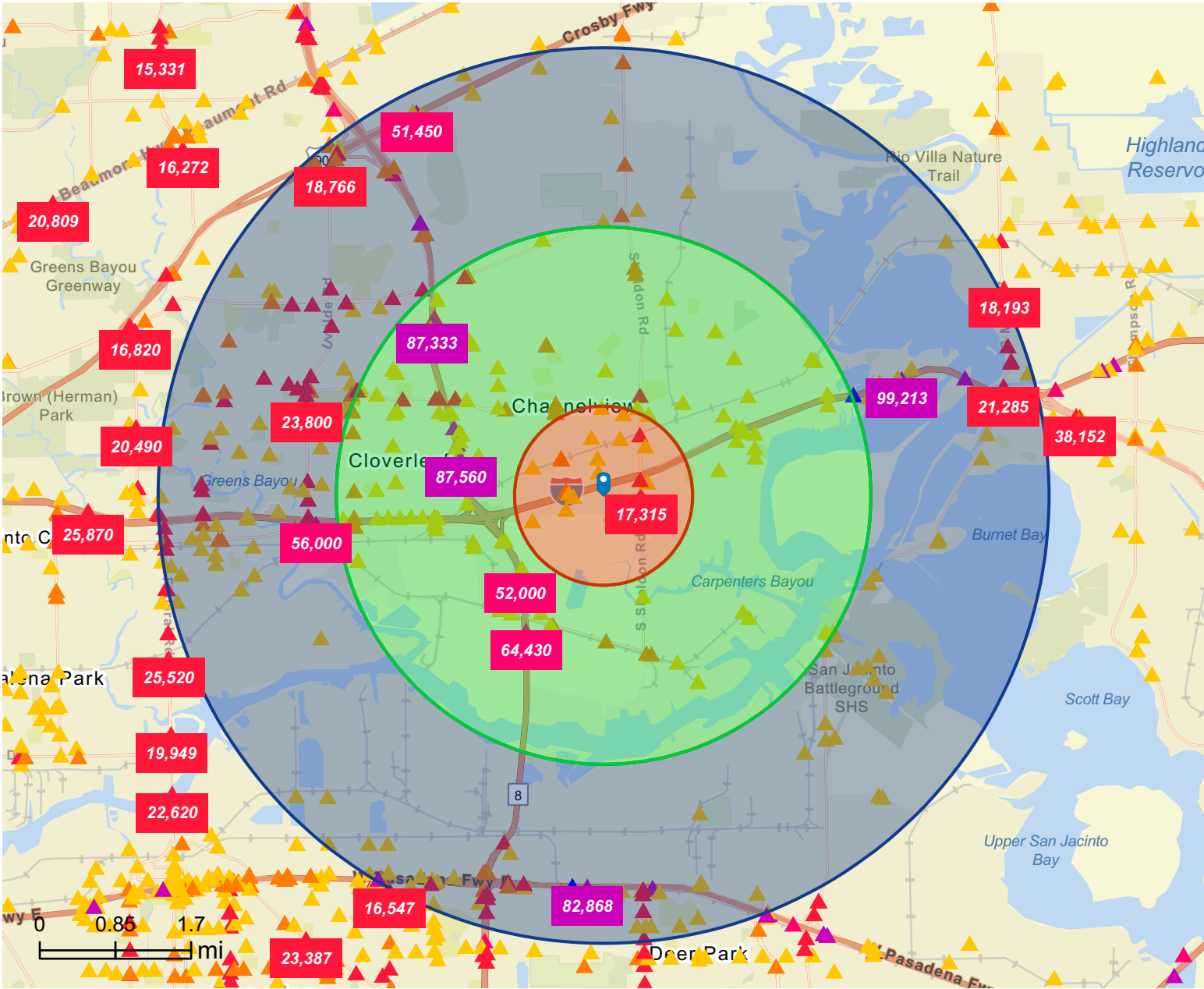
Source: Traffic Counts (2025)

Traffic Count Map

15550 East Fwy, Channelview, Texas, 77530

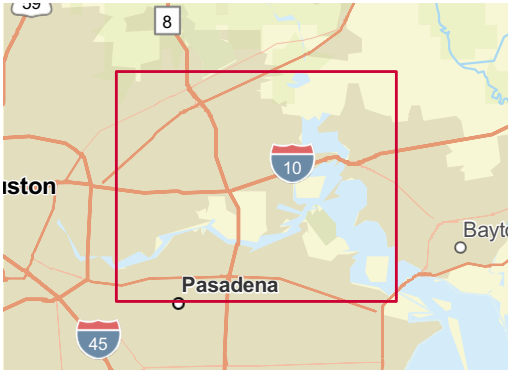


Ring bands: 0-1, 1-3, 3-5 mile radii



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

15550 East Fwy, Channelview, Texas, 77530
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.77477
Longitude: -95.13136

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.22	Market St	Garlot (0.08 miles E)	2011	3090
0.28	S Brentwood St	Grand St (0.31 miles W)	2011	520
0.34	East Freeway Service Road	Grand Ave (0.02 miles W)	2022	4833
0.39	I 10	Grand St (0.04 miles NE)	2021	136450
0.39	I 10	Grand St (0.04 miles NE)	2022	138439
0.39		Grand St (0.03 miles E)	2021	9500
0.39		Grand St (0.03 miles E)	2022	4094
0.42	Sheldon Rd	Garlang St (0.02 miles S)	2005	17315
0.42	Dell Dale St	East Fwy (0.03 miles S)	2011	9160
0.43	Dell Dale Street	East Fwy (0.03 miles S)	2019	13829
0.43	Ave C	S Brentwood St (0.31 miles E)	2011	1580
0.44	Dell Dale St	Market St (0.06 miles S)	2011	2130
0.45	Sheldon Road	1st St (0.01 miles S)	2022	19111
0.51	1st St	Sheldon Rd (0.08 miles W)	2011	4000
0.52	Market St	Sheldon Rd (0.07 miles W)	2011	6980
0.62	de Zavalla Rd	Channelview Dr (0.05 miles SE)	2006	8050
0.62	Dell Dale St	Ave C (0.12 miles S)	2011	8070
0.64	Dell Dale Street	Ave C (0.12 miles S)	2019	13046
0.67	N Brentwood St	South Dr (0.41 miles W)	2011	780
0.67	N Brentwood St	South Dr (0.09 miles W)	2011	820
0.73	Ave C	Sheldon Rd (0.06 miles W)	2011	4780
0.80	Sheldon Rd	Ave C (0.13 miles S)	2011	22220
0.84	Market St	Appelt Dr (0.2 miles W)	2011	2840
0.86	W Brentwood St	Colville (0.01 miles N)	2011	420
0.95	Woodhue St	Woodforest Blvd (0.07 miles N)	2011	320
0.99	Woodforest Blvd	Cario St (0.02 miles W)	2011	7030
1.04	Ridlon Ave	Sheldon Rd (0.11 miles W)	2011	5000
1.06	Woodforest Blvd	Sheldon Rd (0.03 miles E)	2011	7240
1.07	Dell Dale St	Knob Hollow St (0.13 miles S)	2011	8310
1.09	Dell Dale Street	Woodforest Blvd (0.04 miles N)	2019	12623

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.

Source: ©2025 Kalibrate Technologies (Q3 2025).



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

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

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Independence Blvd

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