



FORBES ROAD – 14.76 ACRES

OFFERING MEMORANDUM

Image © 2023 Vexxel Imaging US, Inc.

HOUSTON, TEXAS

PROPERTY HIGHLIGHTS:



EXECUTIVE SUMMARY

PROPERTY SIZE:

14.76 ACRES

CITY:

HOUSTON

COUNTY:

HARRIS

CAD NO:

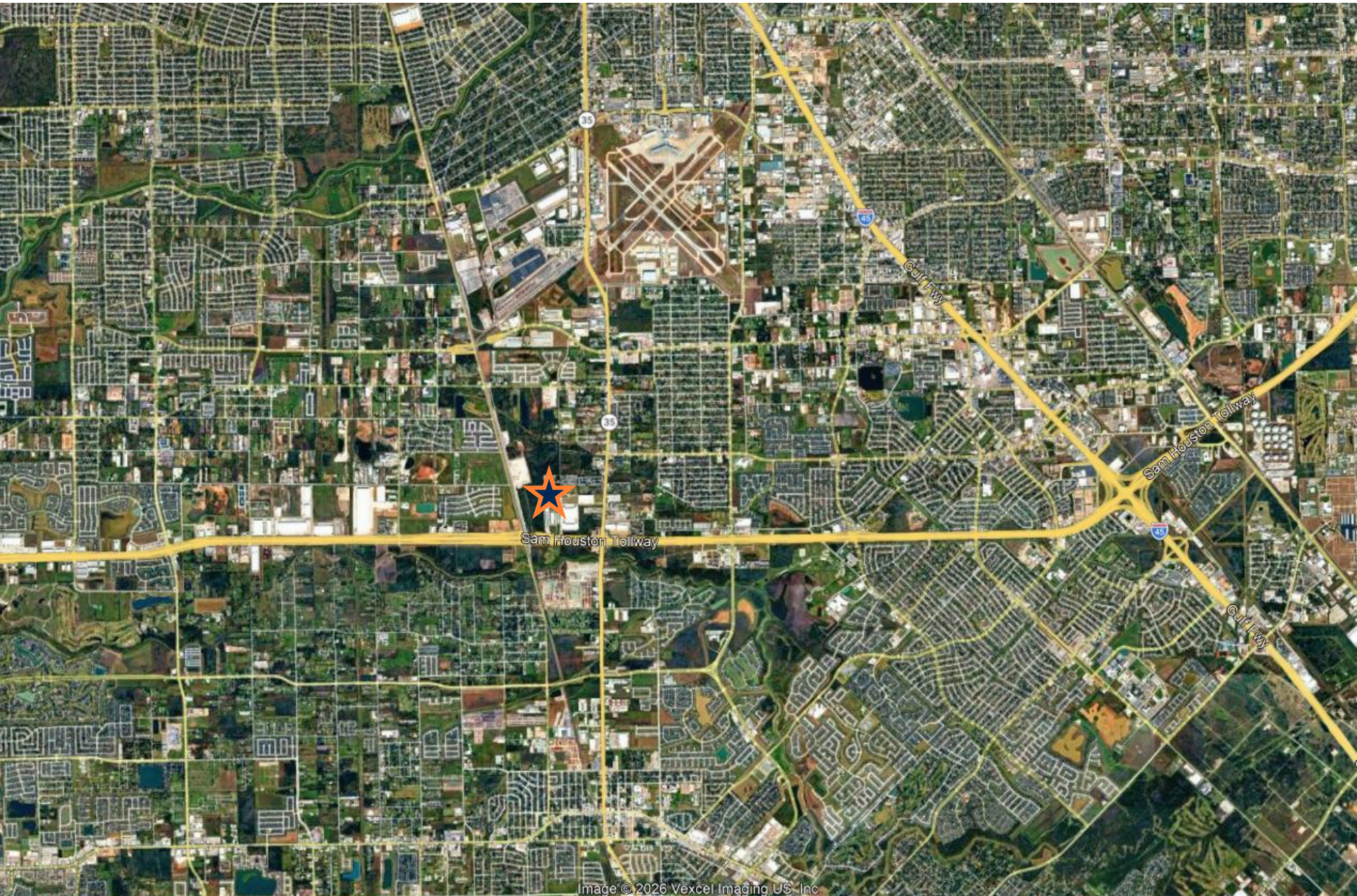
**0131390000022,
0641110000117**

Pricing:

Call for Pricing.

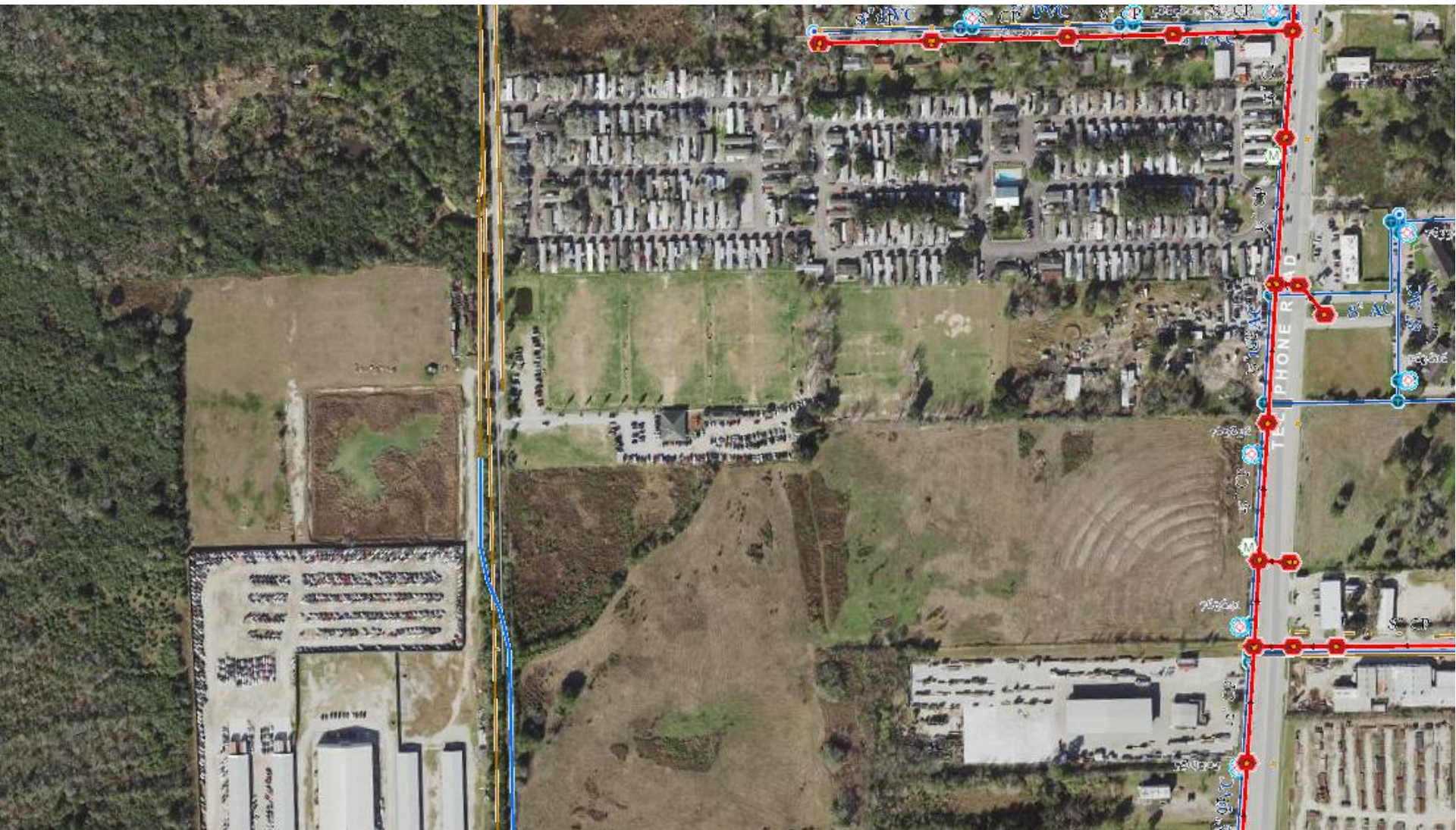


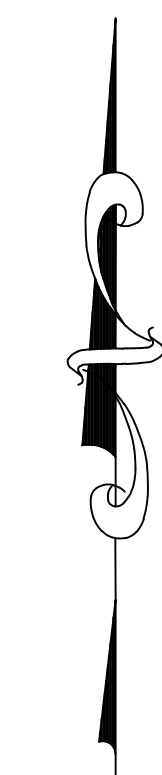
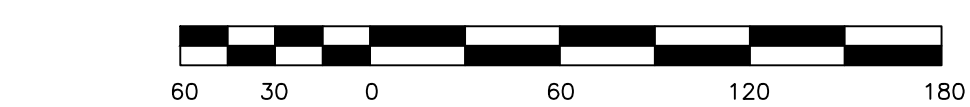
Description	Tax Rate
HOUSTON ISD	0.878300
HARRIS COUNTY	0.380960
HARRIS CO FLOOD CNTRL	0.049660
PORT OF HOUSTON AUTHY	0.005900
HARRIS CO HOSP DIST	0.187610
HARRIS CO EDUC DEPT	0.004798
HOUSTON CITY COLLEGE	0.098802
CITY OF HOUSTON	0.519190
Total	2.125220











LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN
- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK

METES AND BOUNDS DESCRIPTION
14.7581 ACRES
LOCATED IN THE
JOSEPH HALL SURVEY, A-368 &
THE F.J. ROTHHAAS SURVEY, A-667,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 14.7581 acres of land or 642,861 square feet, located in the Joseph Hall Survey, Abstract 368 and the F.J. Rothhaas Survey, Abstract 667, Harris County, Texas, Said 14.7581 acre tract being all of Lot 22 in Erin Gardens, a subdivision duly of record in Volume 2, Page 1 in the Map Records of Harris County (H.C.M.R.), Texas, Said Lot 22 of record in the name of Lemus Properties, L.L.C. - Series Five in Harris County Clerk's File (H.C.C.F.) Number RP-2024-407955, save and except a called 0.2775 acre tract of record in the name of Kings Row MHC, L.L.C. in H.C.C.F. Number 20140171642, and being all of a called 5.000 acre tract of record in the name of Oscar and Haydee Lemus in H.C.C.F. Number 20080376733, save and except a called 0.1486 acre tract of record in the name of Lemus Properties, L.L.C. - Series Four in H.C.C.F. Number RP-2024-407956 and being all of said 0.1486 acre tract; Said 14.7581 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone NAD83):

BEGINNING at a 5/8 inch iron rod found for the northwest corner of the herein described tract, being the southwest corner of aforesaid 0.2775 acre tract and being on the east Right-of-Way (R.O.W.) line of Forbes Road (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 0.2775 acre tract, North 86 degrees 59 minutes 41 seconds East, a distance of 812.49 feet (called 806.00') to a 5/8 inch iron rod with "Gruller" cap set for the most westerly northeast corner of the herein described tract, being the southeast corner of said 0.2775 acre tract and being on the west line of a called 26.368 acre tract of record in the name of Kings Row MHC-Delaware, LLC in H.C.C.F. Number RP-2022-125132;

THENCE, coincident the east line of aforesaid Lot 22 and the west line of aforesaid 26.368 acre tract, South 03 degrees 10 minutes 12 seconds East, a distance of 35.60 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of aforesaid 0.1486 acre tract;

THENCE, coincident the north line of aforesaid 0.1486 acre tract and the south line of aforesaid 26.368 acre tract, North 87 degrees 03 minutes 20 seconds East, a distance of 589.05 feet to a 1/2 inch iron rod found for the northeast corner of both the herein described tract and said 0.1486 acre tract;

THENCE, coincident the east line of the herein described tract, South 02 degrees 26 minutes 04 seconds West, a distance of 382.89 feet to a 1 inch iron pipe found for the southeast corner of both the herein described tract and aforesaid 5.000 acre tract and being on the north line of Unrestricted Reserve "A", Block 1 in Telephone Road Business Park, a subdivision duly of record in Film Code Number 699761, H.C.M.R.;

THENCE, coincident the south line of both the herein described tract and aforesaid 5.000 acre tract and the north line of aforesaid Reserve "A", South 87 degrees 06 minutes 40 seconds West, a distance of 558.11 feet (called 553.71 feet) to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of said 5.000 acre tract and being on the east line of aforesaid Lot 22;

THENCE, coincident the east line of aforesaid Lot 22, South 03 degrees 10 minutes 12 seconds East, a distance of 107.62 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 22;

THENCE, coincident the south line of both the herein described tract and aforesaid Lot 22 and the north line of aforesaid Reserve "A", South 86 degrees 52 minutes 59 seconds West, a distance of 806.04 feet to a 1/2 inch iron rod found for the southwest corner of both the herein described tract and said Lot 22, being the northwest corner of said Reserve "A" and being on the east R.O.W. line of aforesaid Forbes Road;

THENCE, coincident the west line of both the herein described tract and aforesaid Lot 22 and the east R.O.W. line of aforesaid Forbes Road, North 03 degrees 10 minutes 12 seconds West, a distance of 525.45 feet to the POINT OF BEGINNING and containing 14.7581 acres of land.

NOTES:

- The surveyor has abstracted the subject property.
- This survey was created with the benefit of a title commitment prepared by Old Republic National Title Insurance Company, G.F. Number 25002249, effective date: 06-19-2025.
- Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.
- By graphic plotting only, the subject property lies within Zone "K-Shaded", areas determined to be within the 0.2% annual chance floodplain, & Zone "AE", areas determined to be within the 1% annual chance floodplain, as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C1035L dated 06-16-2007.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There was no evidence of wetlands field delineation markers observed in the process of conducting the fieldwork.
- The property has direct access to Forbes Road, being a dedicated public R.O.W.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment No. 25002249 with an effective date of June 19, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property. The property described hereon is also the same property described in H.C.C.F. Numbers RP-2024-407955, 20080376733 & RP-2024-407956. The legal description shown hereon is the result of an on the ground survey performed by Gruller Surveying, LLC.
- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitment provided.
- The directional, distance and curve data in the legal description forms a mathematical closure.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The existing improvements are wholly within building restriction lines established by plat, other recorded documents or local zoning ordinances.
- There is no observable evidence of any cemeteries, gravesites or burial grounds on the Property.
- There are 52 regular parking spaces and 2 handicap parking space for a total of 54 parking spaces on subject tract.
- All utilities and utility lines, above-grade and below-grade, on the Property are shown to the extent applicable.
- No portion of the subject Property lies in the boundaries of a public roadway.
- There were no observed access ways encroaching on the subject property.
- All land lot, district and section lines and city or county boundaries intersecting or adjacent to the property are depicted on the survey.
- There are no encroachments (a) by improvements or projections located on the Property outside the property lines, (b) by improvements or projections located on any adjacent property onto the Property, and (c) by improvements or projections on the Property upon any adjacent property, easement burdening the Property, rights of way or set-back lines.
- There are no offsite easements listed in the title commitment with an effective date of June 19, 2025.
- The survey firm has professional liability insurance in an amount of no less than \$1,000,000.00 in effect throughout the term of the contract.

Schedule B:

e. A Ingress and Egress Easement, granted to County of Harris as set forth in instrument recorded in Volume 722, Page 315, of the Deed Records of Harris County, Texas. (Tract 2) (does not affect)

f. A Distribution Line Easement, granted to Houston Lighting & Power Company as set forth in instrument filed for record under Harris County Clerk's File No. D042813. (Tract 1) (not located on the subject tract)

g. Terms and provisions contained in Affidavit to the Public on-site sewage facility Agreement as set out in instrument filed for record under Harris County Clerk's File No. 20060162240. (Tract 1)

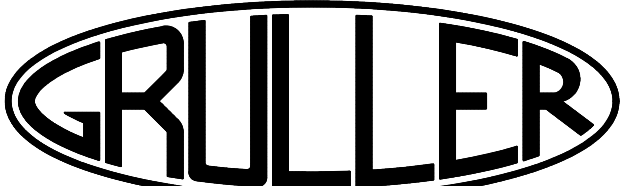
MAP OF SURVEY
ALTA/NSPS LAND TITLE SURVEY
OF A 14.7581 ACRE TRACT BEING
ALL OF LOT 22 (TRACT 1)
ERIN GARDENS, VOL. 2, PG. 1, H.C.M.R.
SAVE AND EXCEPT A CALLED
0.2775 ACRE TRACT,
H.C.C.F. No. 20140171642
& ALL OF A CALLED 5.000 ACRE TRACT
(TRACT 2) H.C.C.F. No. 20080376733,
SAVE AND EXCEPT A CALLED
0.1486 ACRE TRACT
H.C.C.F. No. RP-2024-407956
& ALL OF A CALLED 0.1486 ACRE
TRACT, H.C.C.F. No. RP-2024-407956
LOCATED IN THE
F.J. ROTHHAAS SURVEY, A-667 &
THE JOSEPH HALL SURVEY, A-368,
HARRIS COUNTY, TEXAS

To: Triten Real Estate Holdings, LLC, a Delaware limited liability company, Lemus Properties, L.L.C., Series Five, a Texas series limited liability company, Oscar A. Lemus, Haydee I. Lemus and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on 06-25-2025.

Date of Plat or Map: 09-02-2025

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476



PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
www.grullersurveying.com

SCALE: 1"= 60'	FIELD BOOK: 2023-CL	DATE: XX-XX-XXXX
G.F. No. 25002249	ADDRESS: 11225 FORBES ROAD, HOUSTON, TX 77075	
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-2572	D.C.G. C.K.G.

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved. THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT: TEXAS REAL ESTATE COMMISSION P.O. BOX 12188 AUSTIN, TEXAS 78711-2188 (512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporations logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS. (Activity No: ZAH0040400)

Broker of Record
5001 Spring Valley Rd, Ste 110 W
Dallas, TX 75244
P: (972) 755-5200
Lic#: 9002994

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

PRESENTED BY:

Daniel DeHart

Associate Director Investments

(713) 452-4258

Daniel.DeHart@marcusmillichap.com

Marcus & Millichap
Three Riverway Drive
Suite 800
Houston, Texas 77056



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-2