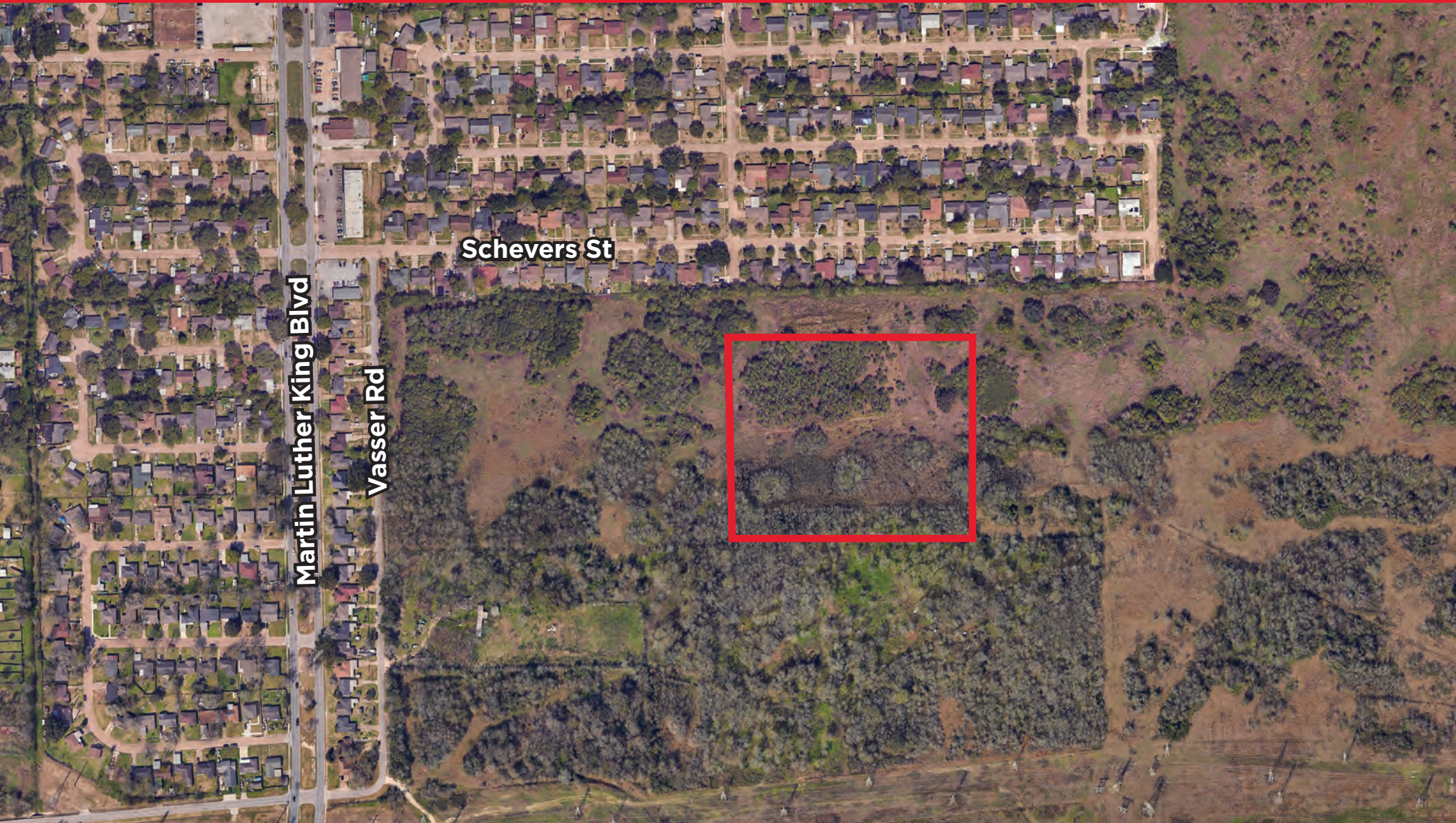


VASSER RD

HOUSTON, TX 77033

HISD SURPLUS PROPERTY



KRISTEN MCDADE

Managing Director

+1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

+1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

melissa.elizondo@cushwake.com

2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 2 miles of Vasser Rd, Houston, TX)



49,775

2025 Total Population



\$60,357

2025 Average Household Income



\$246,220

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



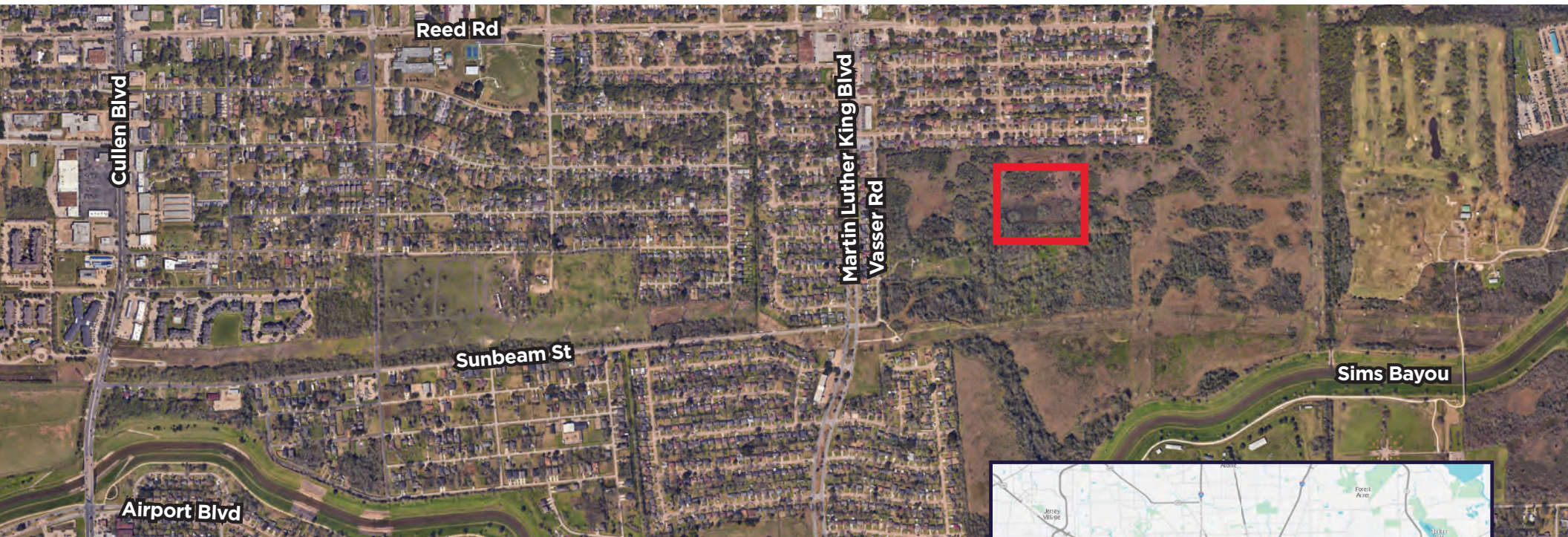
WORLD'S LARGEST MEDICAL CENTER



NASA

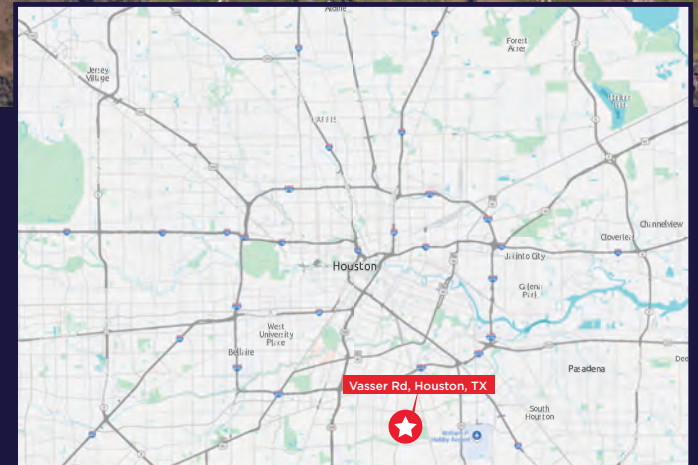
CLUTCH CITY

VASSER RD



PROPERTY HIGHLIGHTS

- ±9.1 acres
- Located in South Park – Super Neighborhood 72
- South of 610 and centrally located between Cullen Blvd and MyKawa Rd
- Located near a Metro Bus Route stop



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P:\0265\1\Map\Survey\0265 - Survey.dwg, CAT=14, 12/12/22, 8:16:53AM, dtp100

ABBREVIATIONS	
(CM)	= CONTROL MONUMENT
C.M.P.	= CORRUGATED METAL PIPE
FND.	= FOUND
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
I.P.	= IRON PIPE
I.R.	= IRON ROD
No.	= NUMBER
OHP	= OVERHEAD POWER
O.P.R.R.P.H.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.T.P.	= PINCHED TOP PIPE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FOOT/FEET
TYP.	= TYPICAL
VOL., PG.	= VOLUME, PAGE

SYMBOLS	
	= AIR CONDITIONER
	= AERIAL MARKER
	= "8B" INLET
	= "8C" INLET
	= "8D" INLET
	= "8E" INLET
	= "8F" INLET
	= "8G" INLET
	= "8H" INLET
	= "8I" INLET
	= "8J" INLET
	= "8K" INLET
	= "8L" INLET
	= "8M" INLET
	= "8N" INLET
	= "8O" INLET
	= "8P" INLET
	= "8Q" INLET
	= "8R" INLET
	= "8S" INLET
	= "8T" INLET
	= "8U" INLET
	= "8V" INLET
	= "8W" INLET
	= "8X" INLET
	= "8Y" INLET
	= "8Z" INLET
	= CABLE PEDESTAL
	= CIRCLE GRATE INLET
	= "D" INLET
	= "E" INLET
	= ELECTRIC JUNCTION BOX
	= ELECTRIC MANHOLE
	= ELECTRIC PEDESTAL
	= UNDERGROUND TRANSFORMER
	= FIRE HYDRANT
	= GAS METER
	= GUY ANCHOR
	= LIGHT STANDARD
	= MAILBOX
	= MANHOLE
	= METER POLE
	= PIPELINE VENT
	= PIPELINE MARKER
	= POWER POLE
	= SAMPLE WELL
	= SHRUB
	= SIGN
	= TELEPHONE MANHOLE
	= TELEPHONE PEDESTAL
	= TEMPORARY BENCHMARK
	= TONE MARK
	= TRAFFIC CONTROL BOX
	= TRAFFIC SIGNAL POLE
	= TRANSFORMER POLE
	= VALVE
	= WATER METER

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) EPOCH 2010.00. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000118904. ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48201C0890M, WHICH BEARS AN EFFECTIVE DATE OF MAY 02, 2019, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:
1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED. NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

2. ALL CORNERS MARKED "SET" ARE SET WITH A 5/8" I.R. W/CAP STAMPED "WEISSER ENG HOUSTON, TX".
3. SURVEYOR DID NOT ABSTRACT TITLE. ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY ON INFORMATION AND TITLE COMMITMENT PROVIDED BY AMERICAN TITLE COMPANY OF HOUSTON, FILE No. 2791025-00216, ISSUED 02/04/2025.

AMERICAN TITLE COMPANY OF HOUSTON, FILE No. 2791025-00216, ISSUED: 02/04/2025

DESCRIPTION OF A 9.106-ACRE (396,640 SQ. FT.) TRACT OF LAND SITUATED IN THE JOHN ONERY SURVEY, A-613 HARRIS COUNTY, TEXAS

Being a description of a 9.106-acre (9.106 square foot) tract of land situated in the John Onery Survey, A-613, Harris County, Texas. Said 9.106-acre tract being all of a called 9.10-acre tract of land conveyed to Houston Independent School District, by deed recorded in Volume 3244, Page 306 of the Harris County Deed Records, (hereinafter H.C.D.R.), and being further described by metes and bounds as follows with the basis of bearings being the Texas Coordinate System, Texas Central Zone No. 4203, NAD 83 (2011) epoch 2010, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000118904. All distances are surface:

COMMENCING (N=13,803,583.01, E=3,134,191.78) at a 3/4-inch iron pipe found in the west line of a called 93.2859-acre tract of land (Tract 3) conveyed to Bender's Creek, LTD., by deed recorded under Harris County Clerk's File Number RP-2022-17218 (hereinafter H.C.C.F. No.) of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), for the northeast corner of a called 2.4396-acre tract of land (Exhibit "B") conveyed to Bender's Creek, LTD., by deed recorded under H.C.C.F. No. RP-2022-17218 of the O.P.R.R.P.H.C. and for a southeast corner of a called 25.7498-acre tract of land (Tract 1) conveyed to Bender's Creek, LTD., by deed recorded under H.C.C.F. No. RP-2022-17218 of the O.P.R.R.P.H.C.;

THENCE South 87 deg. 12 min. 32 sec. West, with the north line of said 2.4396-acre tract, and with a south line of said 25.7498-acre tract, a distance of 360.82 feet to a 3/4-inch iron pipe found for a southwest corner of said 25.7498-acre tract for the southeast corner of said 9.10-acre tract, for the southeast corner and POINT OF BEGINNING (N=13,803,565.45, E=3,133,831.44) of said tract herein described;

THENCE South 86 deg. 56 min. 10 sec. West, with the north line of said 2.4396-acre tract, with the south line of said 9.10-acre tract and with the south line of said tract herein described, passing at a distance of 446.13 feet a point for the northeast corner of a called 1.5-acre tract of land conveyed to Bender's Creek, LTD., by deed recorded under H.C.C.F. No. RP-2019-216803 of the O.P.R.R.P.H.C. and for the northwest corner of said 2.4396-acre tract, from which a 5/8-inch iron rod bears South 05 deg. 39 min. 20 sec. West, a distance of 0.95 feet; continuing for a total distance of 670.00 feet to a point for a southeast corner of said 25.7498-acre tract, for the southwest corner of said 9.10-acre tract and for the southwest corner of said tract herein described, from which a found 5/8-inch iron rod with cap stamped "ATKINSON RPLS 5897" bears South 33 deg. 54 min. 45 sec. East, a distance of 2.01 feet;

THENCE North 03 deg. 04 min. 52 sec. West, with an east line of said 25.7498-acre tract, with the west line of said 9.10-acre tract and with the west line of said tract herein described, a distance of 591.90 feet to point for an interior corner of said 25.7498-acre tract, for the northwest corner of said 9.10-acre tract and for the northwest corner of said tract herein described, from which a found 5/8-inch iron rod with cap stamped "ATKINSON RPLS 5897" bears South 35 deg. 08 min. 50 sec. East, a distance of 1.93 feet;

THENCE North 86 deg. 55 min. 08" E, with a south line of said 25.7498-acre tract, with the north line of said 9.10-acre tract and with the north line of said tract herein described, a distance of 670.00 feet to a 1/2-inch iron pipe found for an interior corner of said 25.7498-acre tract, for the northeast corner of said 9.10-acre tract and for the northeast corner of said tract herein described, from which a found 5/8-inch iron rod with cap stamped "ATKINSON RPLS 5897" bears South 27 deg. 07 min. 18 sec. East, a distance of 2.32 feet;

THENCE South 03 deg. 04 min. 52 sec. East, with a west line of said 25.7498-acre tract, with the east line of said 9.10-acre tract and with the east line of said tract herein described, a distance of 592.10 feet to the POINT OF BEGINNING and containing 9.106 acres (396,640 square feet) of land.

Schedule B Title Exceptions:

10a. Easement(s) for street, road and highway purposes 30 feet in width affecting the subject property, as dedicated and defined by instrument(s) filed for record under Volume 3244, Page 304 and Volume 3267, Page 38, of the Deed Records of Harris County, Texas. (Plotted)

10c. Subject to the zoning ordinances now in force in the City of Houston, Texas. (Subject To)

10e. Subject to the terms, conditions, and stipulations asserted under any and all leases, which may not necessarily be filed of record, with rights of tenants in possession. (Subject To)



LAND TITLE SURVEY OF A 9.106-ACRE (396,640 SQ. FT.) TRACT SITUATED IN THE JOHN ONERY SURVEY, A-613, HARRIS COUNTY, TEXAS

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DRAWN BY:	D.G.	CALCULATED BY:	J.H.	SCALE:	1" = 50'
F.B. No.:	4059	CHECKED BY:	S.P.	SHEET	01 OF 01
CREW CHIEF:	J.D.	DATE:	03/25/2025	JOB No.:	GS863

I, JOHN W. HARVILL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 25, 2025. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY. THIS PROFESSIONAL SERVICE IS BASED UPON THE INFORMATION PROVIDED BY AMERICAN TITLE COMPANY OF HOUSTON, FILE No. 2791025-00216.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATE OF LATEST ISSUE: 05/19/2025

JOHN W. HARVILL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, No. 6880

PROPERTY OWNER OF RECORD: HOUSTON INDEPENDENT SCHOOL DISTRICT

