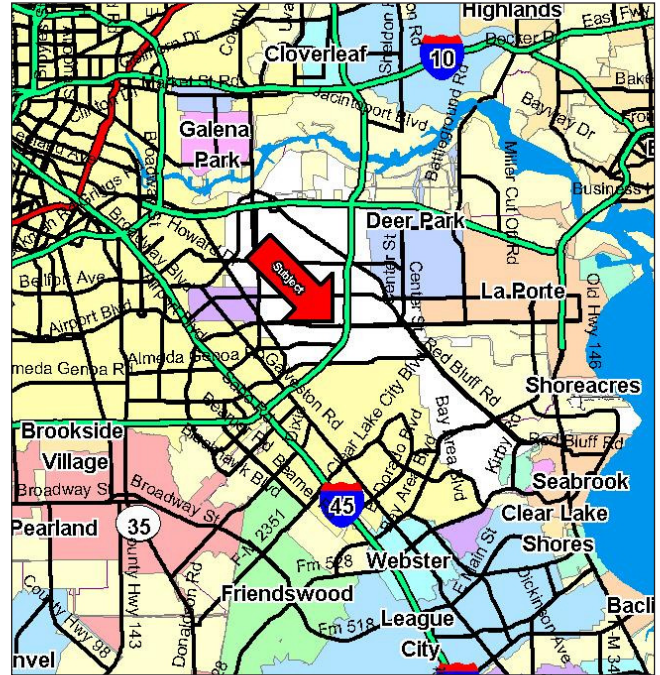




THE BROWN COMPANY

Real Estate Brokers & Consultants



FOR SALE

9.64 Acres | 420,000 SF = \$1,220.00

LOCATION

Pansy Street

Pansy and Fairmont Pkwy
Pasadena, TX 77505
5 miles West of Beltway 8
.25 miles North of Fairmont Parkway

FEATURES

- 9.64 Acres
- Electricity/Power - Centerpoint Energy
- Gas/Propane - Centerpoint Energy
- Water - City of Pasadena
- Telephone - Private
- Outside 500 yr. flood zone
- Adjacent to established retail development along Fairmont Parkway and East Sam Houston Tollway/ East Beltway 8

CONTACT

The Brown Company

Ken Brown, CCIM

P: 713.946.5852

F: 713.946.8114

kbrown@thebrowncompany.com

www.thebrowncompany.com

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

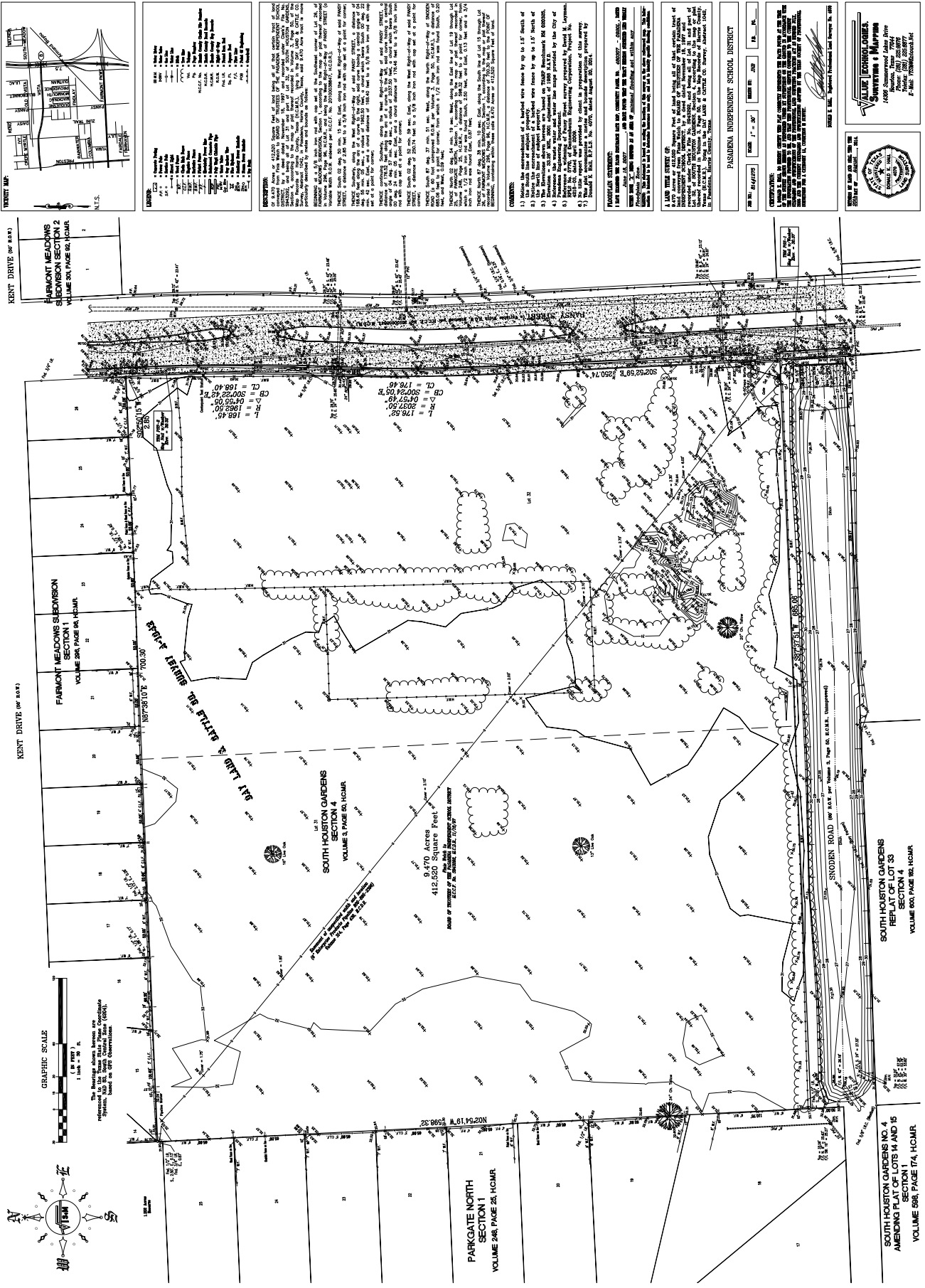


Proximity Aerial Map

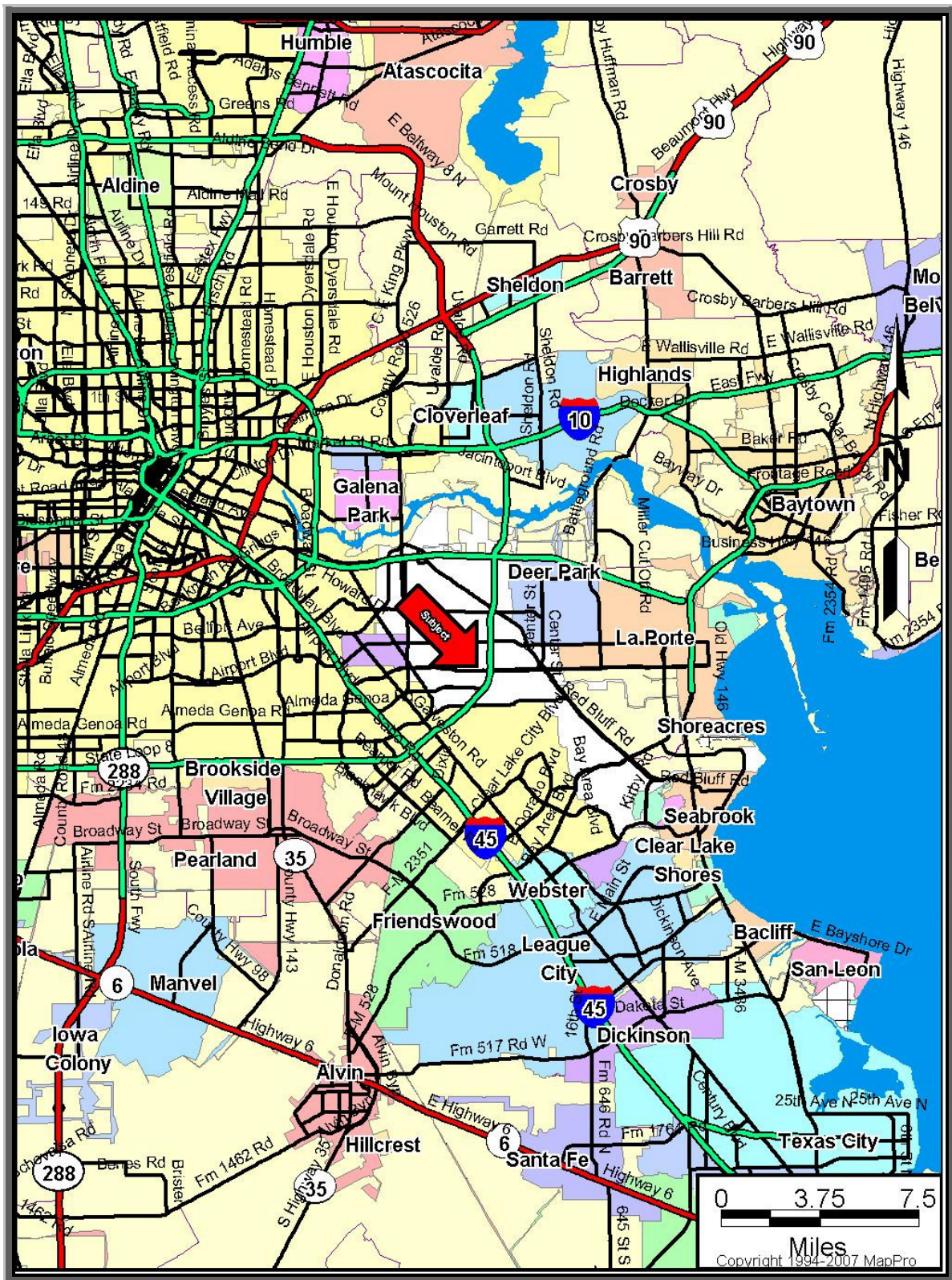
- This property is adjacent to the heart of retail development located along Fairmont Parkway and the East Sam Houston Tollway/East Beltway 8.
- Wal-Mart, Lowe's, The Home Depot and J.C. Penny are located in the immediate vicinity.

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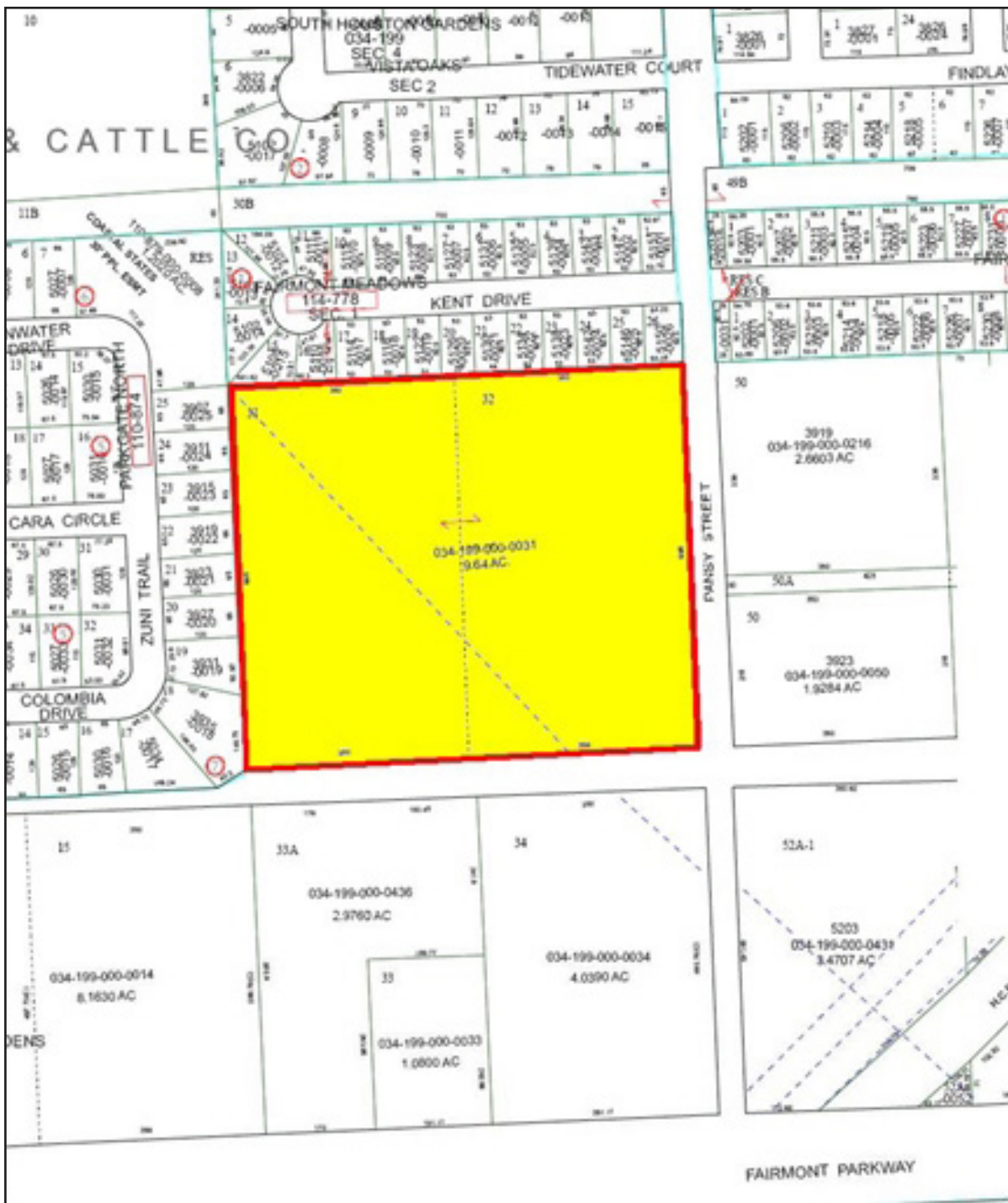
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Location Map

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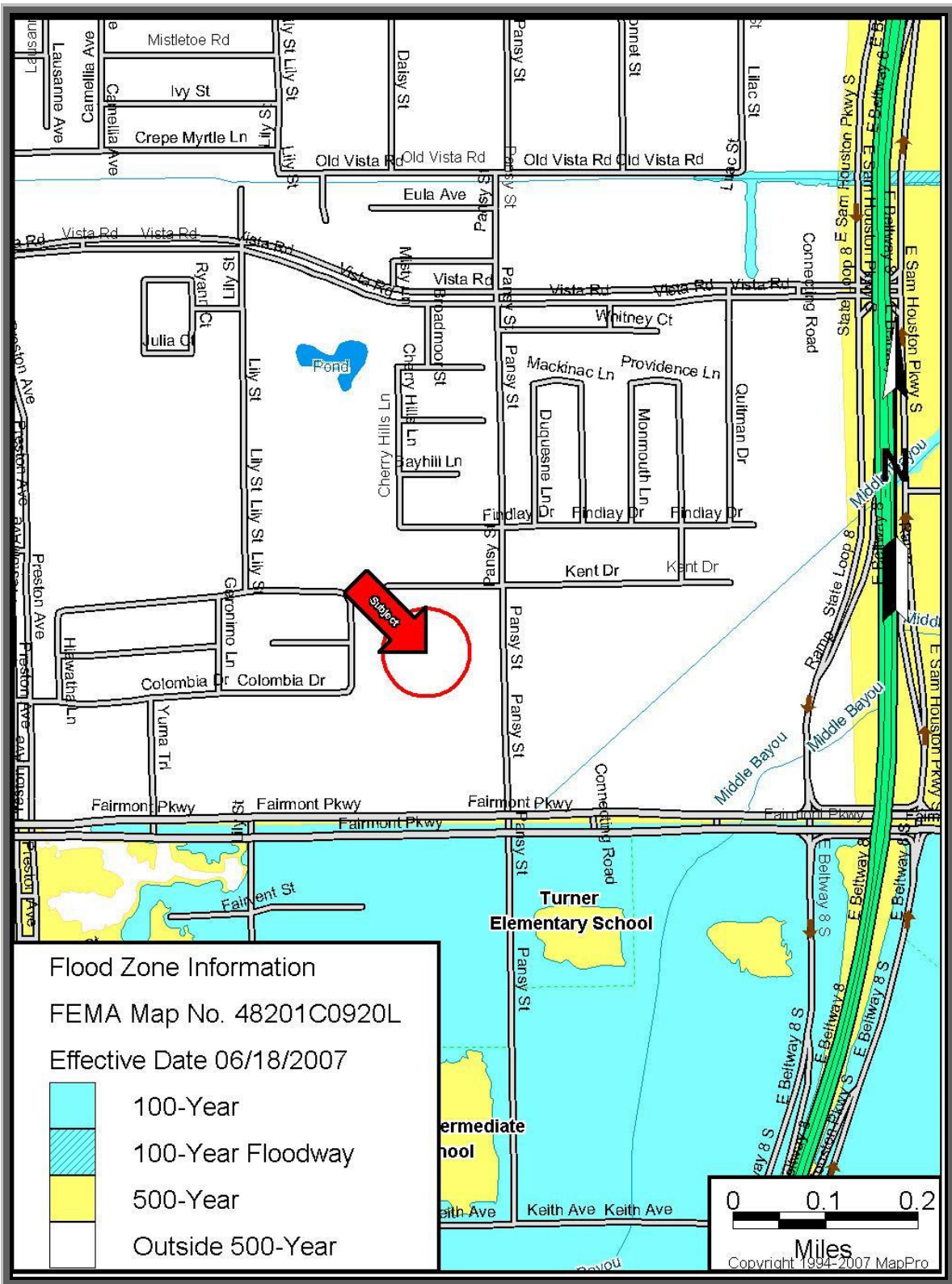


Pipeline

A pipeline dissects this property from the S.E. corner to the N.W. corner.

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Flood Map

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Profile Report

[Additional Reports](#)

0 PANSY ST, PASADENA, TX. 77505 Harris County

General Property Description

Map Page/Coord: 577C School District: Pasadena ISD MLS Area: 6
 ParcelID : Card 034-199-000-0031-001 : 001 [Census Tract/Block](#): 482013240 / 2 Map Facet: 5953C
 Subdivision: SOUTH HOUSTON GARDENS SEC 04 (
 Legal Desc: LTS 31 & 32 SOUTH HOUSTON GARDENS SEC 4

Property Characteristics

Improved SqFt: 0	Built:	Remodeled:
Bedrooms: 00	Baths: 00/	Total Rooms:
Foundation:	Swimming Pool: No	Stories:
Fireplace: No	Exterior Walls:	Misc2:
Style:	Misc3:	Misc4:
Heat & A/C:	Misc5:	Misc1: Residential Other Gross Value

Land Characteristics

Acreage: 10.0000	Land SqFt: 435,600	Depth: 0
Land Use: Res Imprvd Override - 2001		Front: 0
Latitude: 29.652330	Longitude: -95.164120	

Deed and Sales Information

Last Sale Date: 1 Jan 1998	Sales Amount: \$0	MLS No.:
Last Deed Date: 3 Apr 1998	Loan Amount: \$0	Seller: WELCH FINIS
Deed History	Broker:	CCF#: S943292

Taxpayer Information

Name: PASADENA ISD
 Address: 1515 CHERRYBROOK LN
 PASADENA TX 77502-4048

Owner Information

Name: PASADENA ISD
 Address: 1515 CHERRYBROOK LN
 PASADENA, TX
 77502-4048

County Appraisal District Property Values

2008	Change (%)	2007	Change (%)	2006
Total Value: \$140,580	\$0 (0%)	\$140,580	\$0 (0%)	\$140,580
Imprv: \$1,680				
Land: \$138,900				
CAD Mkt Val: \$140,580				
	Exempt Status: Total		Lot / Block: 31 /	

Taxes

Tax Entity/Collector	Tax Rate	Bonds Authorized	Bonds Issued	Estimated Tax
	(per \$100.00)			(before exemptions)
CITY OF PASADENA	0.56200000			\$790.06
HARRIS CO	0.38923000			\$547.18
HARRIS CO DPT EDUC	0.00584000			\$8.21
HARRIS CO FLOOD CONTRL	0.03086000			\$43.38
HARRIS CO HOSPITAL	0.19216000			\$270.14
PASADENA ISD	1.35000000			\$1,897.83
PORT OF HOUSTON AUTH	0.01773000			\$24.92
SAN JAC JR CLG	0.16341100			\$229.72
Total:	2.71123100			\$3,811.45



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Account Number	Address	Owner Name	?
13-Digit Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
			<input type="button" value="search"/>

Tax Year:

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 034199000031

[Print](#) [E-mail](#)

Similar Owner Name	Nearby Addresses	Same Street Name	Related Map 5953C
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Ownership History

Owner and Property Information

Owner Name & Mailing Address:	PASADENA ISD 1515 CHERRYBROOK LN PASADENA TX 77502-4048	Legal Description:	LTS 31 & 32 SOUTH HOUSTON GARDENS SEC 4 0 PANSY ST PASADENA TX 77505
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State Class Code

X1 -- Governmental Exempt

Land Use Code

2001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
435,600 SF	0 SF	1504	1	--	5953C	577C

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	05/01/2009	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
Total	021	PASADENA ISD	Certified: 08/21/2009	1.775000	1.350000	
	040	HARRIS COUNTY	Certified: 08/21/2009	0.399000	0.392240	
	041	HARRIS CO FLOOD CNTRL	Certified: 08/21/2009	0.033000	0.029220	
	042	PORT OF HOUSTON AUTHY	Certified: 08/21/2009	0.016000	0.016360	
	043	HARRIS CO HOSP DIST	Certified: 08/21/2009	0.190000	0.192160	
	044	HARRIS CO EDUC DEPT	Certified: 08/21/2009	0.006000	0.006050	
	047	SAN JACINTO COM COL D	Certified: 08/21/2009	0.139000	0.170800	
	074	CITY OF PASADENA	Certified: 08/21/2009	0.567000	0.562000	

Valuations

	Value as of January 1, 2008		Value as of January 1, 2009	
	Market	Appraised	Market	Appraised
Land	0		0	
Improvement	0		0	

Hcad Acct: 034199000031

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

The Brown Company 3409 Spencer Highway, Suite 200 Pasadena , TX 77504
 Phone: 713.9465852 Fax: 713.9468114 Ken Brown

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