



RESIDENTIAL LOT

Listing Information -

LIST TYPE*

- Exclusive Right to Sell/Lease
- Exclusive Right to Sell/Lease
w/ Named Prospect
- Exclusive Agency to Sell/Lease

LIST PRICE*

\$8,900.00

LIST DATE*

March 3, 2020

EXPIRATION DATE*

September 2, 2020

TYPE OF CONTRACT*

- 1-4 Resale
- Farm and Ranch
- Unimproved Property

ST NUMBER*

0

ST DIR

SOUTHSHORE DRIVE

STREET NAME*

STREET TYPE

ST DIR

LOT #

CITY/LOCATION

Humble

STATE*

TX

ZIP CODE*

77338

ZIP CODE EXT

COUNTY*

Harris

SUBDIVISION*

BELLEAU WOODS

SECTION #

1

LEGAL DESCRIPTION

LT 11 BLK 2 BELLEAU WOODS SEC 1 R/P

LEGAL SUBDIVISION

BELLEAU WOODS

MASTER PLANNED COMMUNITY*

 Yes No

MASTER PLANNED COMMUNITY NAME

TAX ID #*

0991810000011

KEY MAP

336 Q

CENSUS TRACT

SCHOOL DISTRICT

29

TAX ID # 2

TAX ID # 3

Property Information

LOT SIZE

11,900

LOT SIZE SOURCE

- Appraisal Survey
- District Unknown
- Other

ACRES

ACREAGE*

- 0 up to 1/4 Acre 5 up to 10 Acres
- 1/4 up to 1/2 Acre 10 up to 15 Acres
- 1/2 up to 1 Acre 15 up to 20 Acres
- 1 up to 2 Acres 20 up to 50 Acres
- 2 up to 5 Acres 50 or more Acres

FRONT DIMENSIONS

70

BACK DIMENSIONS

70

LEFT DIMENSIONS

170

RIGHT DIMENSIONS

170

DEVELOPED COMMUNITY

- Yes
- No

TENNIS

- Yes
- No

AREA POOL

- Yes
- No

UTILITY DISTRICT

- Yes
- No

ELECTRIC*

- Availability Unknown
- Electric Available
- Electric Not Available

GAS*

- Availability Unknown
- Gas Available
- Gas Not Available

CABLE*

- Available
- Not Available
- Unknown

PHONE*

- Available
- Not Available
- Unknown

GOLF COURSE NAME

Property Information

LOT USE*

- Condominium
 Mobile Home
 Multi-Family
 Other
 Patio Home
 Resort/Vacation
 Single-Family
 Townhouse

LOT DESCRIPTION*

- Airpark
 Can Be Subdivided
 Corner
 Cul-De-Sac
 Greenbelt
 In Golf Course Community
 Interior
 Level
 On Golf Course
 Open
 Other
 Partially Wooded
 Patio Lot
 Rolling
 Subdivision
 Water View
 Waterfront
 Wooded

LOT IMPROVEMENTS

- Cleared
 Curbs & Gutters
 Fenced
 None
 Other
 Sidewalks

WATERFRONT FEATURES

- Bay Front
 Bay View
 Bayou Frontage
 Bayou View
 Beach View
 Beachfront
 Beachside
 Boat House
 Boat Lift
 Boat Ramp
 Boat Slip
 Bulkhead
 Canal Front
 Concrete Bulkhead
 Gulf View
 Lake View
 Lakefront
 Metal Bulkhead
 Pier
 Pond
 River View
 Riverfront
 Wood Bulkhead

ROAD SURFACE

- Asphalt
 Concrete
 Dirt
 Gravel
 None
 Other
 Shell

ACCESS

- Automatic Gate
 Driveway Gate
 Intercom
 Manned Gate

WATER/SEWER DESCRIPTION*

- Aerobic
 No Sewer
 No Water
 Other Water/Sewer
 Private Water System
 Public Sewer
 Public Water
 Septic Tank
 Water District
 Well

RESTRICTIONS*

- Deed Restrictions
 Horses Allowed
 No Restrictions
 Recorded Plat
 Subdivision Restrictions
 Unknown/Verify
 Unrecorded Restrictions
 Zoned

Financial Information

DISCLOSURES*

- Approved Seniors Project
 Corporate Listing
 Estate
 Foreclosure
 Levee District
 Mi/Lenders Approval
 MUD
 No Disclosures
 Other Disclosures
 Owner/Agent
 Reports Available
 Seller's Disclosure
 Short Sale
 Special Addendum

FINANCING CONSIDERED

- Affordable Housing Program
 Assumable 1st Lien
 Assumable 2nd Lien
 Cash Sale
 Conventional
 Exchange or Trade
 FHA
 Investor
 No Approval
 Non-Escalating
 Other
 Owner 2nd
 Owner Financing
 Release of Eligibility
 Release of Liability
 Seller to Contribute to Buyer's Closing Costs
 USDA Loan
 VA
 WRAP

MAINTENANCE FEE*

Yes No

MAINTENANCE FEE AMOUNT

\$51.00

MAINTENANCE FEE PAYMENT SCHED

Annually Monthly
 Quarterly

OTHER MANDATORY FEES

Yes No

OTHER MANDATORY FEE AMOUNT

OTHER MANDATORY FEES INCLUDE

TAX YEAR

2019

TAXES

\$186.00

TOTAL TAX RATE

2.85

EXEMPTIONS

NONE

SELLER'S EMAIL

jbheitenrater@houstonmethodist.org

SUBJECT TO AUCTION

Yes No

AUCTION DATE

ONLINE BIDDING

Yes No

BIDDING DEADLINE/REVIEW DATE

Showing Information

AGENT NAME: **Rachel Rosson**
PH: **(713)256-4167**
EMAIL: **rachel@greenwoodking.com**
BROKERAGE NAME: **Greenwood King Properties**
PH: **(713)256-4167**

CO-AGENT NAME: _____
PH: _____
EMAIL: _____
BROKERAGE NAME: _____
PH: _____

LICENSED SUPERVISOR
Elaine Ellender

APPOINTMENT PHONE
(713)942-6806

- APPOINTMENT PHONE DESC
- Agent
 - Office
 - On-site Sales Office
 - Other
 - Owner
 - Showing Service
 - No Appointment Required

OFFICE PHONE EXT

AGENT ALTERNATE PHONE

- ALTERNATE PHONE DESC
- Alternate Agent
 - Assistant
 - Direct Line
 - Home Office
 - Sales Office

NIGHT PHONE

FAX PHONE

DIRECTIONS* - Up to 250 characters

Please provide directions to the property from the closest major RD or HWY.

From Hwy 59 drive east on FM 1960, left on Belleau Wood Drive. Pass the lake and veer left on Belleau Drive. Turn right on Southshore Drive. Lots is on the right.

BUYER AGENCY COMPENSATION*	SUB AGENCY COMPENSATION*	BONUS	BONUS END DATE
3%	3%	_____	_____

VARIABLE COMPENSATION* Yes No

Remarks

PUBLIC REMARKS - Up to 1,000 characters

Can only contain physical descriptions of the property. No Phone numbers, email or URL's permitted.

Seller is also selling the adjoining 11,900 sf lot (LT 11 BLK 2 Belleau Woods SEC 1 R/P). HOA may allow these lots to be combined to give one large 23,766 sf lot! Wooded lot in deed restricted Belleau Woods! The neighborhood enjoys a lake and close proximity to the San Jacinto River! Easy access to FM 1960, Hwy 59 and Bush Intercontinental Airport! Mobil homes not allowed. Deed Restrictions available for review.

AGENT REMARKS - Up to 550 characters

Please independently verify lot dimensions, utilities, deed restrictions, HOA fee, construction permitting/restrictions. Per sign at entrance to neighborhood, "Before buying land, call Houston City Flood Dept 832-394-8854." Seller is Houston Methodist Foundation. Please submit the following with all offers : 1)pre-approval letter or proof of funds, 2) Environmental Assessment (TAR1917), 3) Flood Hazard Add (TAR1414), 4) Info about Property Insurance (TAR 2508),5) IABS signed by the buyers, 6) signed Broker Notice to Buyer/Tenant as well as attached PDF document above 7) GK version of the TAR 1506 Gen. Information & 8) HAR 303 Regulations for Construction in 100/500 Year Floodplain.

Seller has examined the information contained on this Data Input Form, which is attached to and made a part of the Listing Agreement and warrants that it is true and correct according to the Seller's best knowledge.

3/2/2020

SELLER'S SIGNATURE

ROMLAC INC

SELLER'S SIGNATURE

Signed the _____ day of _____.