



LIST PRICE
\$695,000

KELTON ST
HOUSTON, TX 77021

10 READY TO BUILD LOTS FOR SALE
NEAR TEXAS MEDICAL CENTER | MUSEUM
DISTRICT | UOFH & TSU



FOR PROPERTY INFORMATION
TEXT 9982 TO 1-800-220-1944



281-403-3700



Kevin@KevinRilesCommercial.com



KevinRilesCommercial.com

PROPERTY DESCRIPTION

KELTON STREET



KEVIN RILES COMMERCIAL
BROKERAGE - DEVELOPMENT - CONSULTING



10 READY-TO-BUILD LOTS FOR SALE!

Kevin Riles Commercial (KRC) is pleased to offer the opportunity to purchase TEN READY-TO-BUILD LOTS! Already subdivided for Townhome or Small Patio Home development! 22,002 SQ FT of 10 lots near Texas Medical Center, Museum District and UofH & TSU.

KEVIN RILES COMMERCIAL
4501 Cartwright Rd Ste 204
Missouri City, TX 77459



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BROKERAGE - DEVELOPMENT - CONSULTING

KEVIN RILES, CCIM

Broker

O: (281) 403-3700

C: (281) 451-8437

kevin@kevinrilescommercial.com

555188, Texas

PROPERTY PHOTOS

KELTON STREET



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LOT SIZE AND COVERAGE TABLE

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LOT NO.	LOT SIZE	LOT SIZE AND COVERAGE TABLE	
		MAX 1ST FLOOR BUILDING FOOTPRINT	COVERAGE %
1	2227.5 SF	1338.5 SF	60 %
2	1842.5 SF	1105.5 SF	60 %
3	2805.0 SF	1683.0 SF	60 %
4	2035.0 SF	1221.0 SF	60 %
5	2145.0 SF	1287.0 SF	60 %
6	2035.0 SF	1221.0 SF	60 %
7	2145.0 SF	1287.0 SF	60 %
8	1617.0 SF	970.2 SF	60 %
9	1788.5 SF	1073.1 SF	60 %
10	1788.5 SF	1073.1 SF	60 %

DWELLING UNIT DENSITY TABLE

COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
10	0.5051 AC	19.79

- At least 150 square feet of permeable area is required per lot. 1500 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plot.
- All lots shall have adequate wastewater collection service.

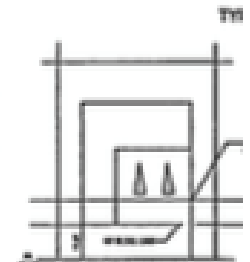
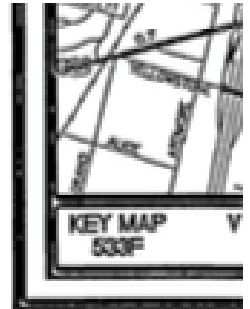
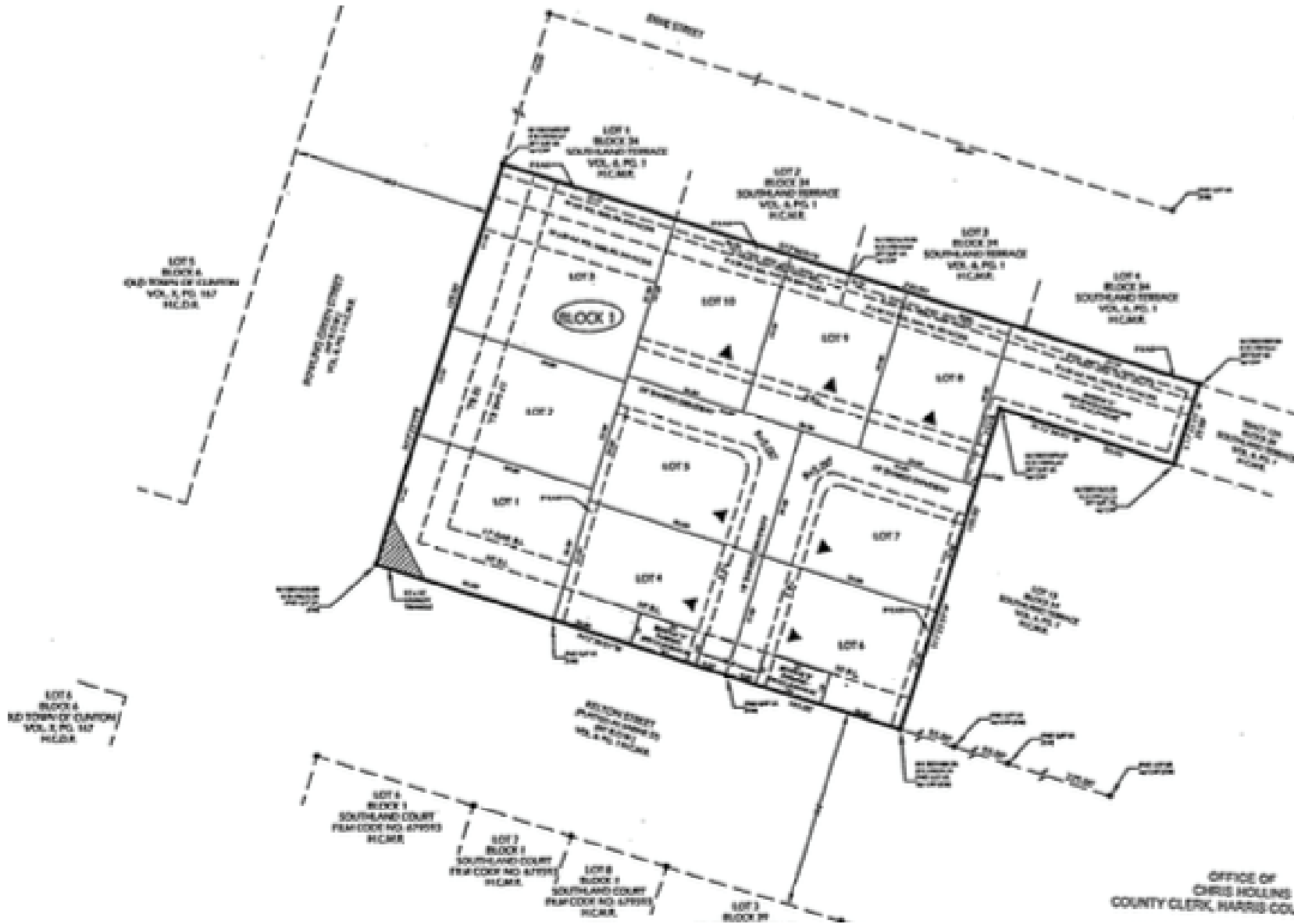


SURVEY

KELTON STREET



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1. A TEN-FOOT (10') BUILD PRINCIPLE STRUCTURE
2. A SEVENTEEN-FOOT (17') FOR ANY CARPORT OR OVERHANG ABOVE THE BUILDING
3. THE BUILDING ABOVE OVERHANG THE BUILDING
4. REFER TO THE TYPICAL REFERENCE THE TYPICAL
5. LOTS 1-5 OF BLOCK 1 ARE RESIDENTIAL USE.

OFFICE OF
CHRIS HOLLINS
COUNTY CLERK, HARRIS COUNTY, TEXAS

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KELTON STREET
MAPS

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AERIAL MAP
LOCATION MAPS
BUSINESS MAP

AERIAL MAP

KELTON STREET



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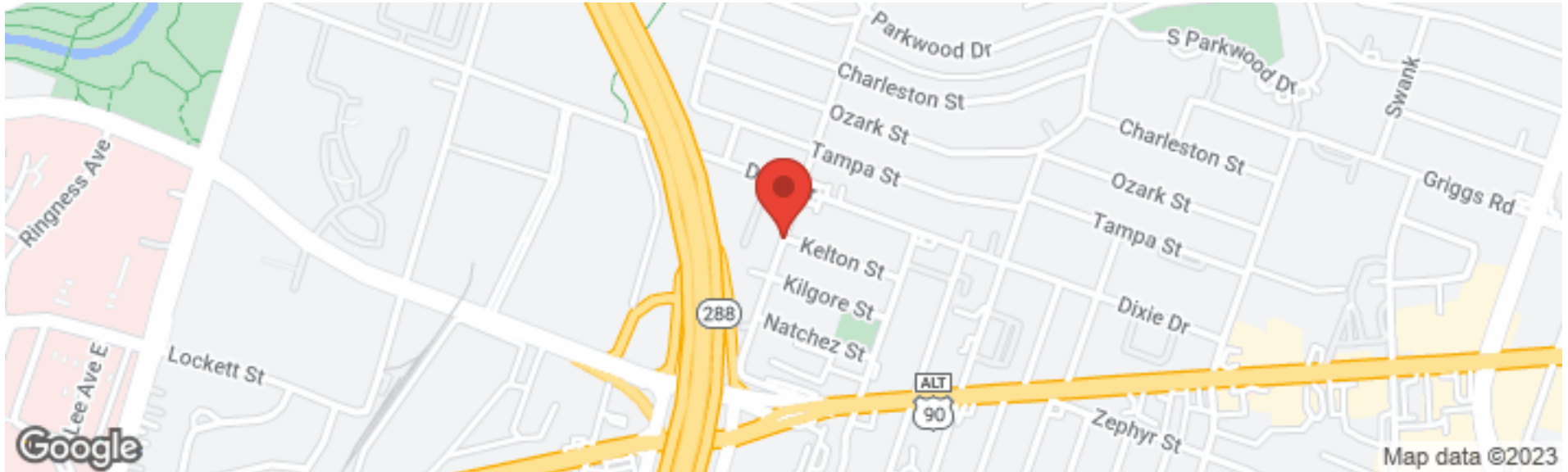
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LOCATION MAPS

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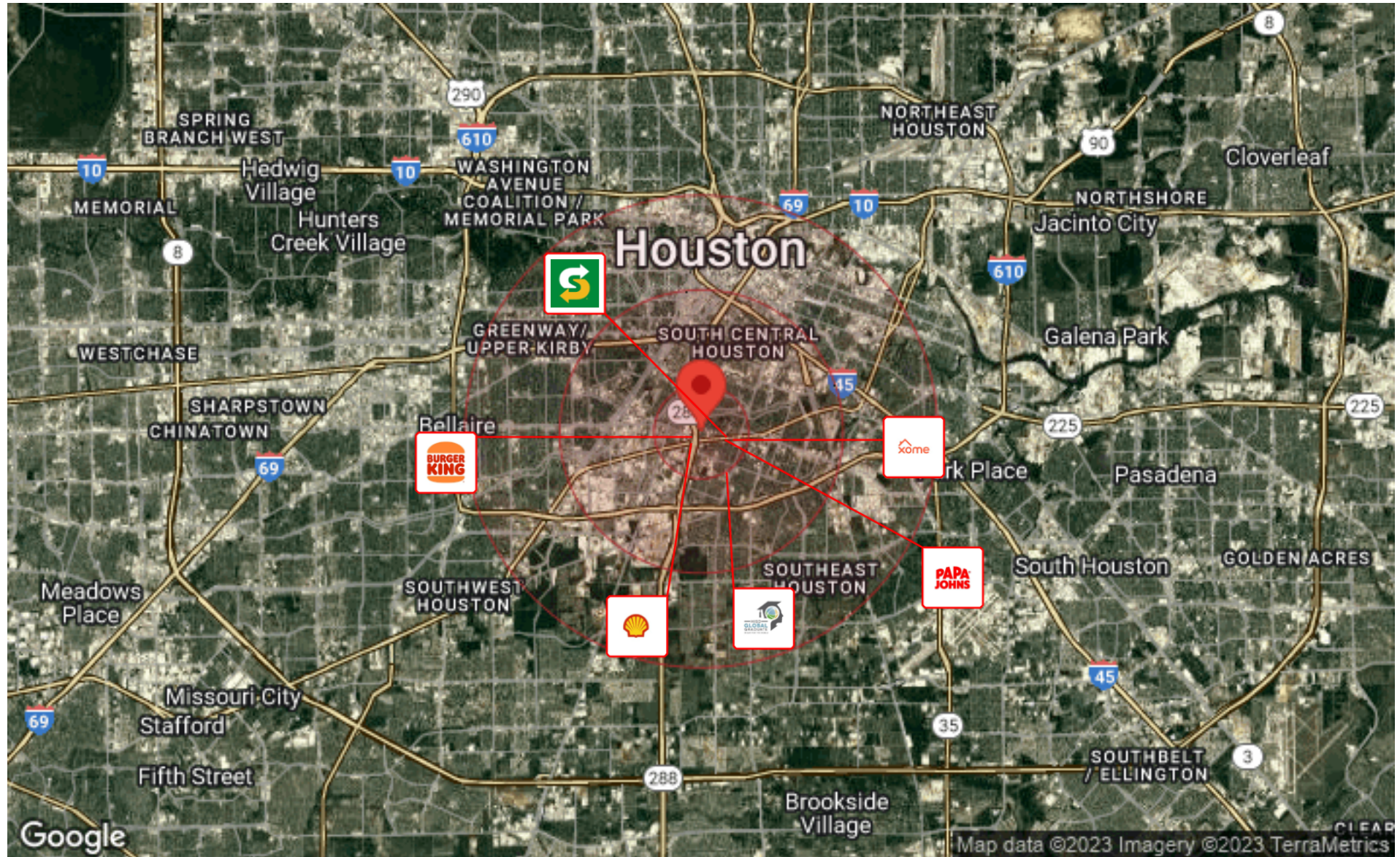
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BUSINESS MAP

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About Kevin

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PROFESSIONAL BIO

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Kevin Riles, CCIM is an award winning Commercial Real Estate Broker based in Houston, TX. He has general commercial real estate brokerage expertise with the following specialties:

- Multifamily/Apartment Brokerage
- Small to Medium Business Real Estate
- Retail & Industrial Tenant Representation
- Distressed Commercial Real Estate
- Religious, Church & Non-Profit Real Estate

He also serves as Assistant Professor of Real Estate at Prairie View A&M University (a Texas A&M System School). Kevin is the author of two books - Confessions of a Top Producer: 9 Tools for Sales Success & Abundance and 40 Acres & a Mule: The African American Guide to Building Wealth through Real Estate . He also serves as President and CEO of Kevin Riles Commercial

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