

DEVELOPMENT OPPORTUNITY



5704

TC JESTER BLVD

NEW  COMING TO THE AREA

Julian R. Cortinas

Office: 832-206-7501 | cortinascre@gmail.com

Nicholas J. Cortinas

Office: 346-366-7997 | njccre@gmail.com

www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, Tx 77007





LOCATION

5704 TC Jester BLVD,
Houston, TX 77091



LAND

±.32 AC or 14,017 SF



CORNER LOT

Frontage on TC Jester
and Paul Quinn



PRICE GUIDANCE

For Sale: \$260,000.00
(\$18.54 PSF)

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→ **Address:**

5704 TC Jester BLVD, Houston, TX 77091

→ **For Sale:**

\$260,000.00 (\$18.54 PSF)

→ **Lot Size:** ±.32 AC or 14,017 SF (214'x65.5')

→ **Tax Rate:** 2.3307%

→ **Opportunity Zone:** Yes

→ **Topography:** Zone AE

(Linked FEMA Map)

Information About
Brokerage Services

Consumer Protection Notice

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SCALE : 1 = 40'

25' B.L. PER CITY OF HOUSTON
ORD. #85-1878, AMENDED BY
ORD. #99-262, H.C.C.F. No. N253886,
O.P.R.R.P.H.C.

T C JESTER BOULEVARD
(120' R.O.W.)

N 02°37'42" W
214.00'

15' X 15' VISIBILITY TRIANGLE
112.5 SQ FT 0.00259 ACRES

The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance #85-1878, pertaining to zoning other things, the plating and replating of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991 under Harris County Clerk's File No. N-253886.

Fnd. 1/2" I.R. Bearing Control

RESTRICTED RESERVE "B"
N 87°29'06" E
65.50'

Set 1/2" I.R. w/ Cap

RESTRICTED RESERVE "A"
FOR COMMERCIAL USE ONLY
(14100 SF/0.322 ACRE)

S 02°37'42" E
214.00'

BLOCK 21A
HIGHLAND HEIGHTS
ANNEX SEC 4
VOL. 725, PG. 201
H.C.D.R.

10' B.L. PER CITY OF HOUSTON
ORD. #85-1878, AMENDED BY
ORD. #99-262, H.C.C.F. No. N253886,
O.P.R.R.P.H.C.

10' B.L.

S 87°29'06" W
65.50'

Fnd. 1/2" I.R.

PAUL QUINN STREET
(60' R.O.W.)

Note :
This survey was performed without benefit of a title commitment and may not show all deed restrictions, easements, building lines and other matters of record.

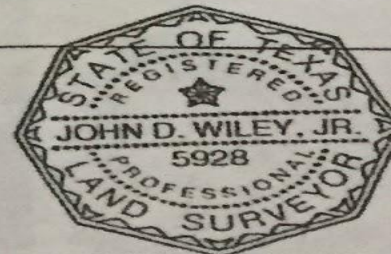
- Notes :
- Basis for Bearings: EAST R.O.W. LINE OF T.C. JESTER BOULEVARD.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - All fences are 6" wood unless otherwise noted.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

This property appears to be IN the 100 year flood plain, & in insurance rate map zone AE, as per map 48201C0655L
Dated : 06-18-07

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 02-25-08.

John D. Wiley, Jr.
JOHN D. WILEY, JR., R.P.L.S. No. 5928 Date 02-29-08



This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

RESTRICTED RESERVE "A"	BLOCK: -	SUBDIVISION: TC JESTER BUSINESS PARK	SECTION: -
CORDINATION: FILM CODE NO. 619211 OF MAP RECORDS		COUNTY: HARRIS	STATE: T
ADDRESS: TC JESTER BOULEVARD	CITY: HOUSTON	LENDER: -	BUYER: -
PURCHASER: -	TITLE COMPANY: -	G.F. # -	

DARAM Engineers, Inc.
5455 Dashwood, Suite 700
Bellaire, Texas 77401
(713) 528-1562 * FAX (713) 529-8897

SURVEYED BY: JP
DRAWN BY: arc
DRAWING NO.: TC JES