

INDIVIDUAL PARCEL OPPORTUNITY

Maggie Street Development

Cherry Estates at Maggie Street | Houston, Texas 77051

IMPROVED LOT	VACANT LOT
\$179,000	\$94,000
One partially constructed residence and its associated lot, subject to parcel confirmation.	One buildable vacant parcel, subject to buyer verification and title confirmation.

Opportunity Summary

The Maggie Street development consists of five separately assessed parcels offered for individual purchase. Seller reports that three parcels contain partially constructed residences and two parcels are vacant. Buyers may pursue one parcel or multiple parcels, subject to availability, title approval, and any required lien release.

- Proposed residence size is approximately 2,400 square feet per completed home, subject to plans and buyer verification.
- Improved parcels are offered in their present, incomplete condition and require additional construction, inspections, utility work, and approvals.
- Vacant parcels provide an opportunity for new construction using the buyer's selected builder, plans, finishes, and schedule.
- Cash, private-money, hard-money, and qualified construction financing offers will be considered.

IMPORTANT	This packet is an informational due-diligence guide. It is not a warranty, construction bid, appraisal, survey, title commitment, or representation that a particular use, permit, design, cost, or completion schedule will be approved.
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LISTING CONTACT
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Parcel Offering Schedule

The following parcel information was compiled from seller-provided records and tax-record information. Skyline Title must confirm the final legal description, current ownership, liens, access rights, and insurability for the parcel placed under contract.

PARCEL	HCAD ACCOUNT / APN	REPORTED STATUS	ASKING PRICE
Lot 2, Block 1	145-454-001-0002	Improved - partial construction*	\$179,000
Lot 3, Block 1	145-454-001-0003	Improved - partial construction*	\$179,000
Lot 4, Block 1	145-454-001-0004	Improved - partial construction*	\$179,000
Lot 5, Block 1	145-454-001-0005	Vacant parcel*	\$94,000
Lot 6, Block 1	145-454-001-0006	Vacant parcel*	\$94,000

*The physical improvement assigned to each legal parcel must be confirmed by survey, title review, and on-site inspection before contracting or closing.

Illustrative Ground-Up Construction Assumption

Seller reports that basic ground-up vertical construction may be available starting near \$55 per square foot, depending on builder, plans, materials, labor, timing, and scope. This is an estimate only and is not a guaranteed bid.

ILLUSTRATION	CALCULATION	ESTIMATED AMOUNT
Proposed home size	Approximately 2,400 square feet	2,400 SF
Starting vertical-build assumption	2,400 SF × \$55/SF	\$132,000
Vacant-lot purchase	Current asking price	\$94,000
Illustrative starting basis	Land plus base vertical construction	\$226,000

The \$55-per-square-foot assumption ordinarily should not be treated as an all-in development cost. Buyers should obtain written bids addressing plans, engineering, permits, impact or utility fees, water and sewer connections, drainage, grading, driveway, landscaping, appliances, insurance, financing, carrying costs, builder overhead, upgrades, change orders, and contingency.

Known Project Information

ITEM	SELLER-REPORTED INFORMATION
Development	Cherry Estates at Maggie Street
Construction	Three partially constructed residences and two vacant lots
Utilities	Connections are not represented as complete; buyer must verify availability, capacity, location, tap fees, and connection costs
Inspections	No representation that required municipal inspections have been completed or passed
Referenced permits	HPC 21080195; HPC 21080224; Wastewater 21048077 - status, scope, parcel applicability, transferability, and reactivation must be independently verified

Buyer Due-Diligence Checklist

Each buyer and buyer's professionals should independently investigate the selected parcel before expiration of any negotiated feasibility or termination period.

TITLE & PARCEL	CONSTRUCTION & SITE
Confirm legal description and lot boundaries Obtain title commitment and exception documents Review deed restrictions and subdivision plat Confirm easements, access, and shared facilities Verify taxes, assessments, and municipal charges Obtain lender partial release at closing	Hire licensed inspectors and contractors Confirm existing work and remaining scope Verify plans, engineering, and code compliance Confirm permits and inspection history Price utilities, drainage, and site work Obtain written construction bids and contingency
USE & FINANCING	DOCUMENTS TO REQUEST
Confirm zoning and intended residential use Verify buildable area, setbacks, and parking Confirm financing accepts incomplete construction Review insurance availability and cost Estimate holding period, taxes, and financing cost Verify any builder or lender requirements	Current survey or order a new survey Available plans and specifications Permit and inspection records Utility correspondence and cost estimates Title commitment and recorded exceptions Seller-authorized property access instructions

Property Access

Do not enter the site or any structure without confirmed authorization. All visitors and contractors must schedule access through the listing agent, follow site-safety instructions, and assume incomplete construction areas may contain open excavations, exposed materials, unstable surfaces, and other hazards.

Suggested Offer Package

- Identify the exact lot number and HCAD account being offered on.
- Provide proof of funds or a lender letter specifically supporting land or incomplete-construction financing.
- State the earnest money, feasibility period, requested closing date, title-company selection, and proposed allocation of survey, title, and closing expenses.
- Disclose the buyer's legal name and whether the contract will be assigned.
- For multiple parcels, state whether each closing is independent or conditioned on acquiring all selected parcels.

Material Conditions and Disclaimer

All parcels are offered as-is, where-is, with all faults, subject to contract terms. Availability and sale are subject to seller acceptance, title review, existing liens, and any required lender partial release. Information may change and should not be relied upon as a substitute for inspections, surveys, title review, municipal verification, construction bids, engineering, appraisal, tax advice, financing advice, or legal advice. Buyer must verify all dimensions, parcel assignments, square footage, plans, permits, utilities, schools, restrictions, development requirements, costs, and intended use.

SCHEDULE ACCESS OR SUBMIT AN OFFER

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