



STRATEGIC LAND & DEVELOPMENT SERVICES

FROM SITE SELECTION TO SOLD-OUT COMMUNITIES

WE DELIVER RESULTS.



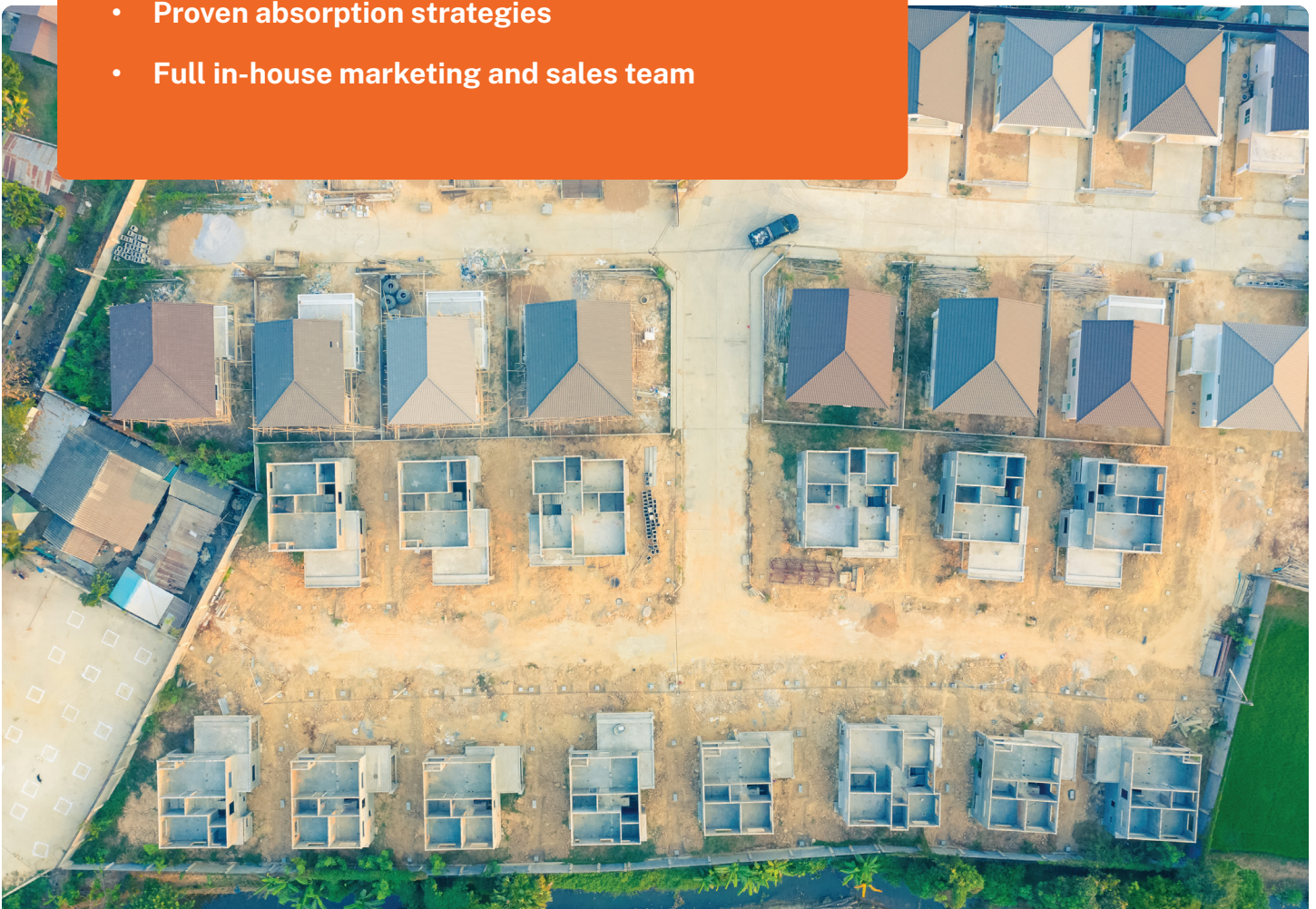
Houston's Trusted Partner for

Land & Development

Nan & Company Properties is a full-service real estate brokerage specializing in land acquisition, development strategy, marketing, and sales execution across Houston's most active growth corridors.

Our team works alongside builders, investors, and landowners to transform opportunities into successful residential communities.

- Thousands of homes marketed and sold
- Inner-loop and growth corridor expertise
- Dedicated new construction division
- Proven absorption strategies
- Full in-house marketing and sales team



Comprehensive Development Services

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LAND ACQUISITION & SITE EVALUATION

- Highest and best use analysis
- Density and feasibility studies
- Market and pricing strategy
- Builder and investor matchmaking

DEVELOPMENT STRATEGY

- Product positioning
- Pricing and absorption modeling
- Community branding
- Competitive analysis

SALES & MARKETING EXECUTION

- Project branding and identity
- Digital marketing campaigns
- Broker and buyer outreach
- On-site sales management



Marketing That Drives Demand

We combine data-driven strategy with high-impact creative execution to accelerate sales and maximize value.

CAPABILITIES:

- Professional photography and drone media
- Property websites and digital campaigns
- Email marketing to 80,000+ contacts
- Broker outreach and events
- Social media and advertising
- Listing syndication and MLS exposure

An aerial photograph of a suburban neighborhood. The image shows several houses with orange and grey roofs, some with solar panels. There are green lawns, trees, and a street with parked cars. The text 'Your Competitive Advantage' is overlaid on the left side of the image.

Your Competitive Advantage

- Dedicated new construction team
- Local market expertise
- Global marketing reach
- Proven sales performance
- Full-service support



1962 LAVERNE STREET

TURNKEY TOWNHOME DEVELOPMENT OPPORTUNITY

Shovel-Ready • Fully Replatted • Plans Included

LOCATION:

1962 Laverne Street, Houston, TX 77080

Houston, Texas

INCLUDED DEVELOPMENT DOCUMENTS:

Architectural floor plans

Site plan

Survey

Soil report

Topography

Utility layouts

Construction details

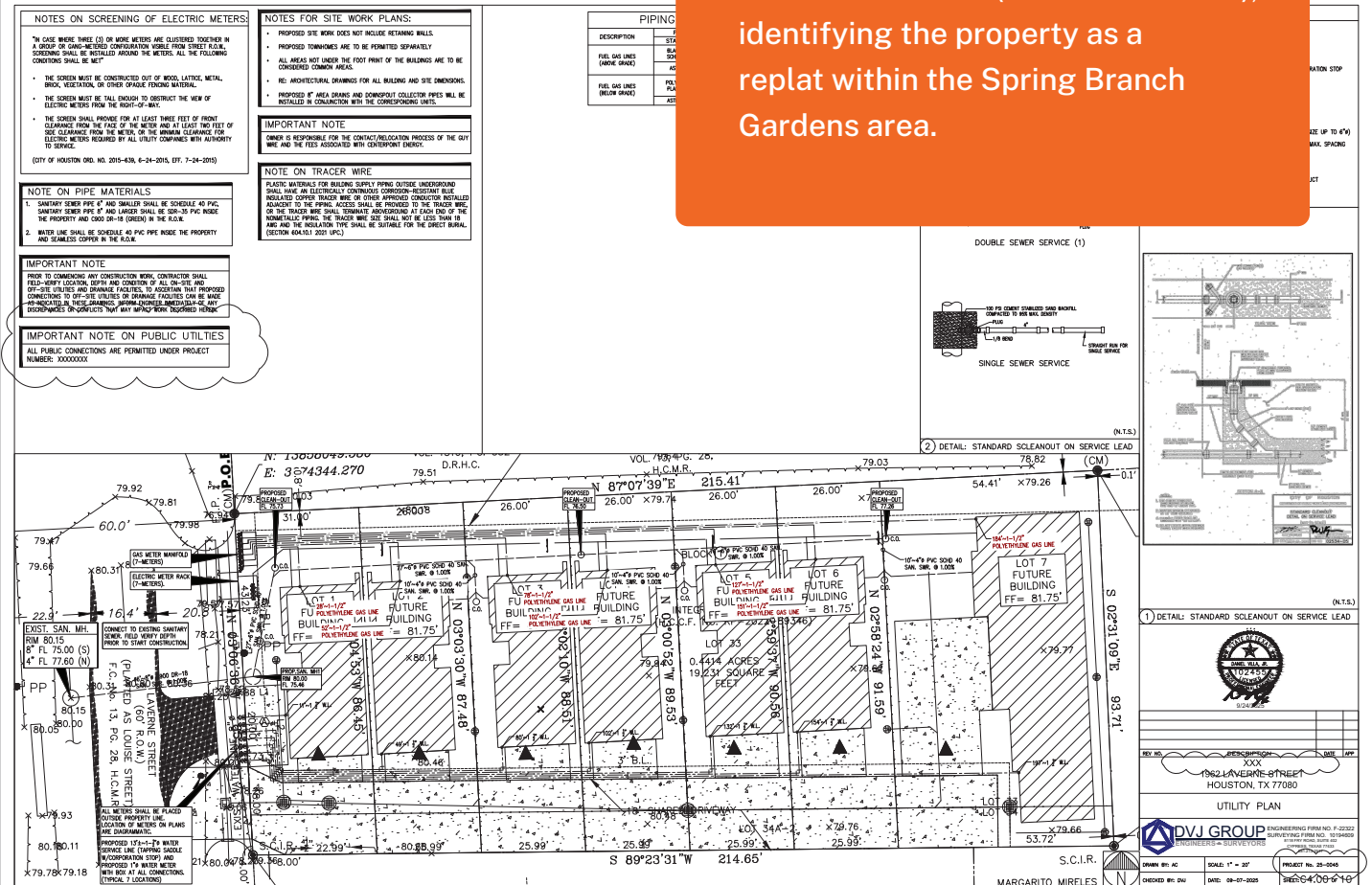
Project Summary

1962 LAVERNE STREET is a cleared, development-ready parcel fully replatted for 7 townhomes in Houston's Spring Branch Gardens submarket. Complete with architectural floor plans, site plan, survey, soil report, topography, utility layouts, and construction details, this shovel-ready site offers builders and investors a streamlined path to vertical development with entitlements already secured.

According to the recorded plat, the development consists of:

- 7 Townhome Sites
- 1 Lot — LT 2 BLK 1, Laverne Street Homes
- 19,231 Sq Ft (0.4414 Acres)
- Replatted & Entitlements Secured

These details are documented through Harris County records and the Houston Association of REALTORS® MLS (MLS# 10476739), identifying the property as a replat within the Spring Branch Gardens area.



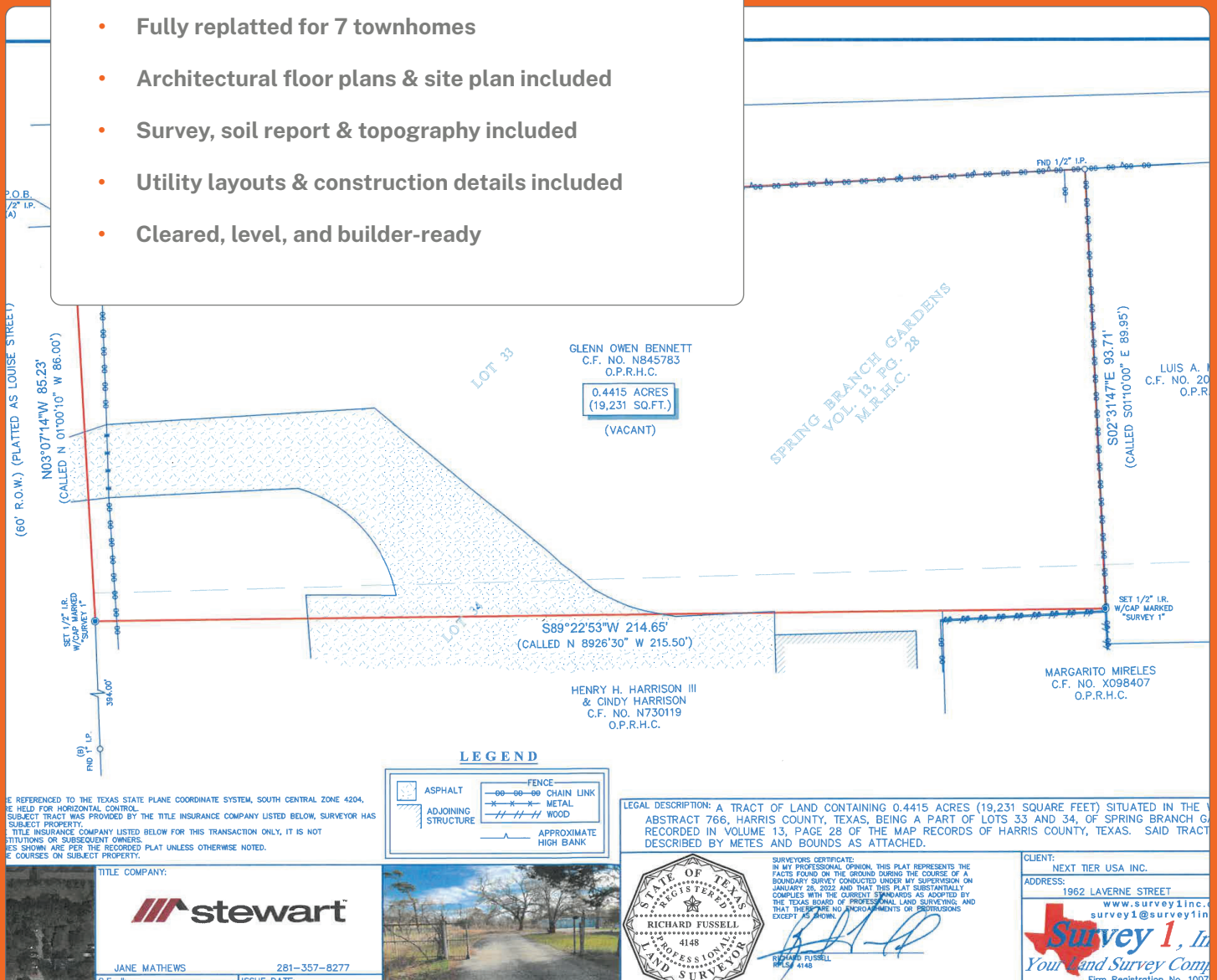
Planned Residential Community

The site at 1962 Laverne Street has been fully replatted to accommodate 7 townhomes, with all development plans and engineering documents included in the sale. The lot configuration is designed to maximize density while supporting efficient construction sequencing, offering a builder a clear and predictable path from acquisition to delivery.

The address map shows the property positioned on Laverne Street within the established Spring Branch Gardens neighborhood, surrounded by active new construction and strong residential demand driven by proximity to Memorial City and I-10.

KEY SITE FEATURES

- Fully replatted for 7 townhomes
- Architectural floor plans & site plan included
- Survey, soil report & topography included
- Utility layouts & construction details included
- Cleared, level, and builder-ready



Strategic Houston Location

ADDRESS AREA: **1962 Laverne St, Houston, TX 77080**

NEARBY STREETS

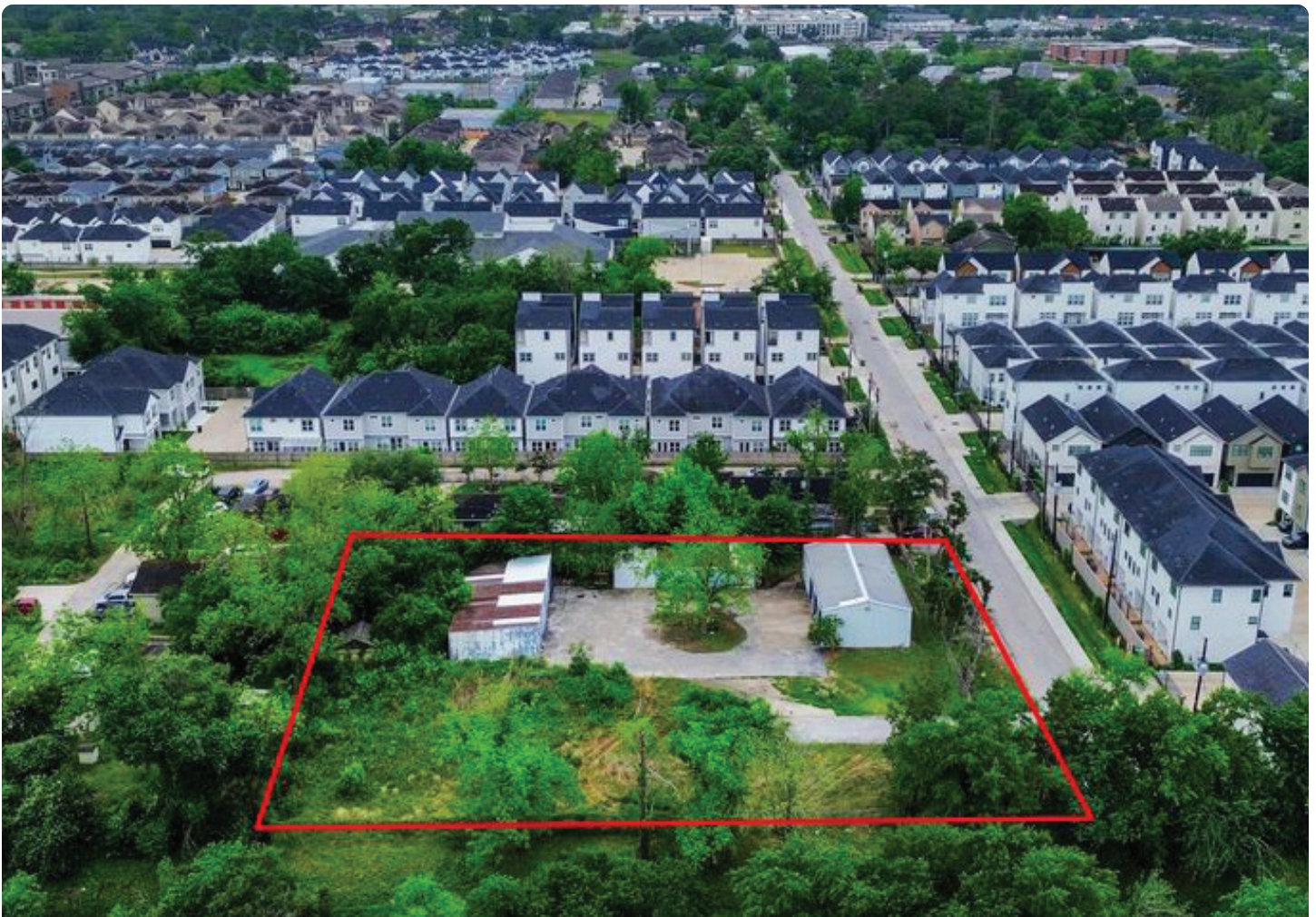
- Laverne Street
- Gessner Road
- Long Point Road
- Hammerly Boulevard
- Interstate 10 (Katy Freeway)

The location map identifies the property directly off Laverne Street, positioned within the established Spring Branch Gardens neighborhood and surrounded by existing residential and commercial development. Its proximity to Memorial City, I-10, and major retail corridors supports strong demand for both new construction and commercial development in this high-activity Houston submarket.



Land & Development Information

Property Type:	Residential Lot / Land
Use:	Townhome Development (7 Units — Replatted)
Total Lots:	1 (LT 2 BLK 1 — Laverne Street Homes)
Total Acreage:	0.4414 Acres (19,231 Sq Ft)
Subdivision Status:	Recorded — Spring Branch Gardens
Development Type:	Infill Townhome — Entitlements Secured
Utilities:	Public water, public sewer, electric, gas, phone, and cable available
Access:	Laverne Street (Cul-De-Sac)
Documents Included:	Architectural floor plans, site plan, survey, soil report, topography, utility layouts, construction details



Investment

Highlights

SHOVEL-READY DEVELOPMENT

The parcel has been fully replatted and all development documents are included in the sale, allowing builders to move directly into permitting and construction without additional subdivision approvals or upfront engineering costs.

EFFICIENT LOT COUNT

A 7-townhome configuration provides an optimal scale for small- to mid-size builders seeking manageable project timelines, predictable costs, and strong absorption potential in a high-demand submarket.

INFILL LOCATION

Situated within the established Spring Branch Gardens neighborhood, the site benefits from existing infrastructure, active new construction comps, and sustained demand for new townhome product near Memorial City and I-10.

STRONG BUILDER OPPORTUNITY

Ideal for:

- Production builders
- Spec home builders
- Small development firms
- Real estate investors

Location

Overview

1962 LAVERNE STREET is positioned within the established Spring Branch Gardens neighborhood in Houston, offering strong accessibility, existing infrastructure, and consistent housing demand. The site fronts directly onto Laverne Street and is surrounded by active new construction and mature residential development.

The address map confirms the cul-de-sac lot layout with primary access from Laverne Street and major arterials — including Gessner Road and Long Point Road — already fully developed in the surrounding area.

NEARBY ACCESS
& CONNECTIVITY

Major Roads:

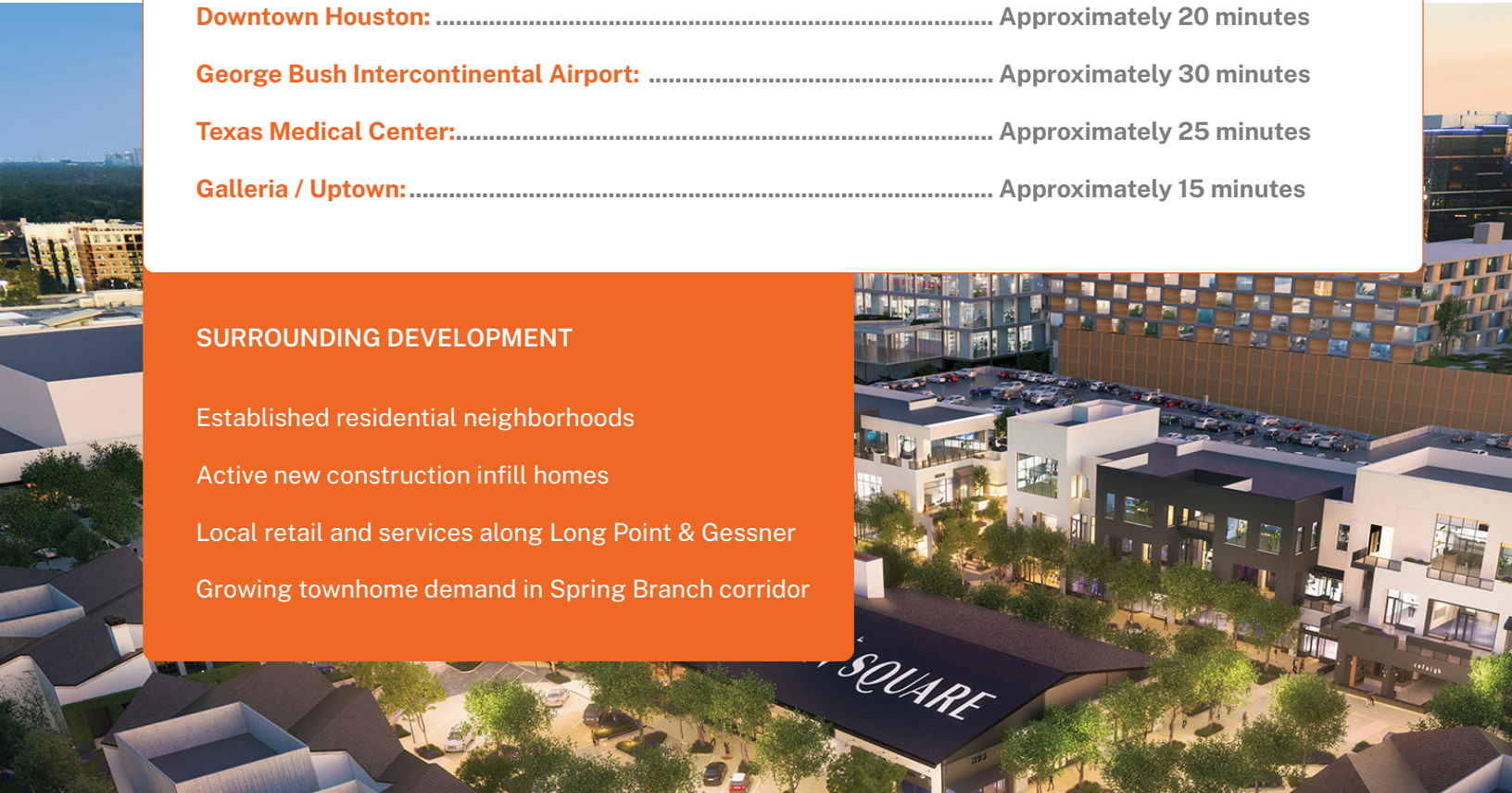
- Gessner Road
- Long Point Road
- Hammerly Boulevard
- Interstate 10 (Katy Freeway)

DRIVE TIMES

- Memorial City Mall:**..... Approximately 5 minutes
- Downtown Houston:** Approximately 20 minutes
- George Bush Intercontinental Airport:** Approximately 30 minutes
- Texas Medical Center:**..... Approximately 25 minutes
- Galleria / Uptown:**..... Approximately 15 minutes

SURROUNDING DEVELOPMENT

- Established residential neighborhoods
- Active new construction infill homes
- Local retail and services along Long Point & Gessner
- Growing townhome demand in Spring Branch corridor



Thank You

CONTACT ME FOR MORE INFORMATION

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