



STRATEGIC LAND & DEVELOPMENT SERVICES

FROM SITE SELECTION TO SOLD-OUT COMMUNITIES

WE DELIVER RESULTS.

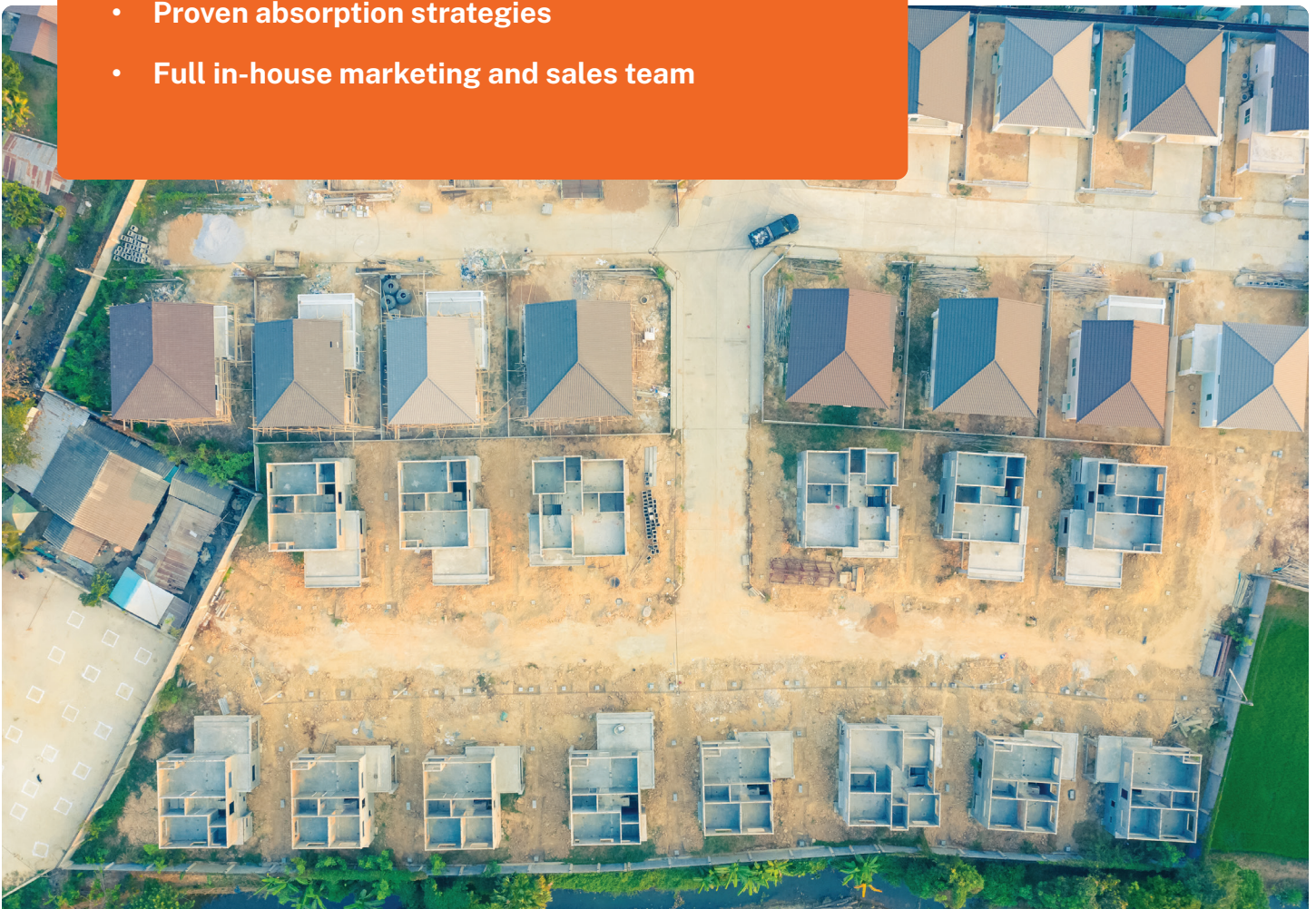


Houston's Trusted Partner for **Land & Development**

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. On the left, a large, dense green forest borders a row of houses. The houses have white walls and bright orange roofs. Some houses have solar panels installed on their roofs. A paved road runs along the right side of the houses, with several cars parked or driving. The overall scene is bright and clear, suggesting a sunny day.

Your Competitive Advantage

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



DAVIDSON MANORS

SHOVEL-READY RESIDENTIAL DEVELOPMENT OPPORTUNITY

Modern Infill Development in an Established Houston Neighborhood

LOCATION:

772/774 Davidson St, Houston, TX 77091
Houston, Texas

HIGHLIGHTS:

Fully recorded subdivision
16 single-family lots
Infrastructure planned and approved
Infill location with strong residential demand
Ideal for builder or investor development

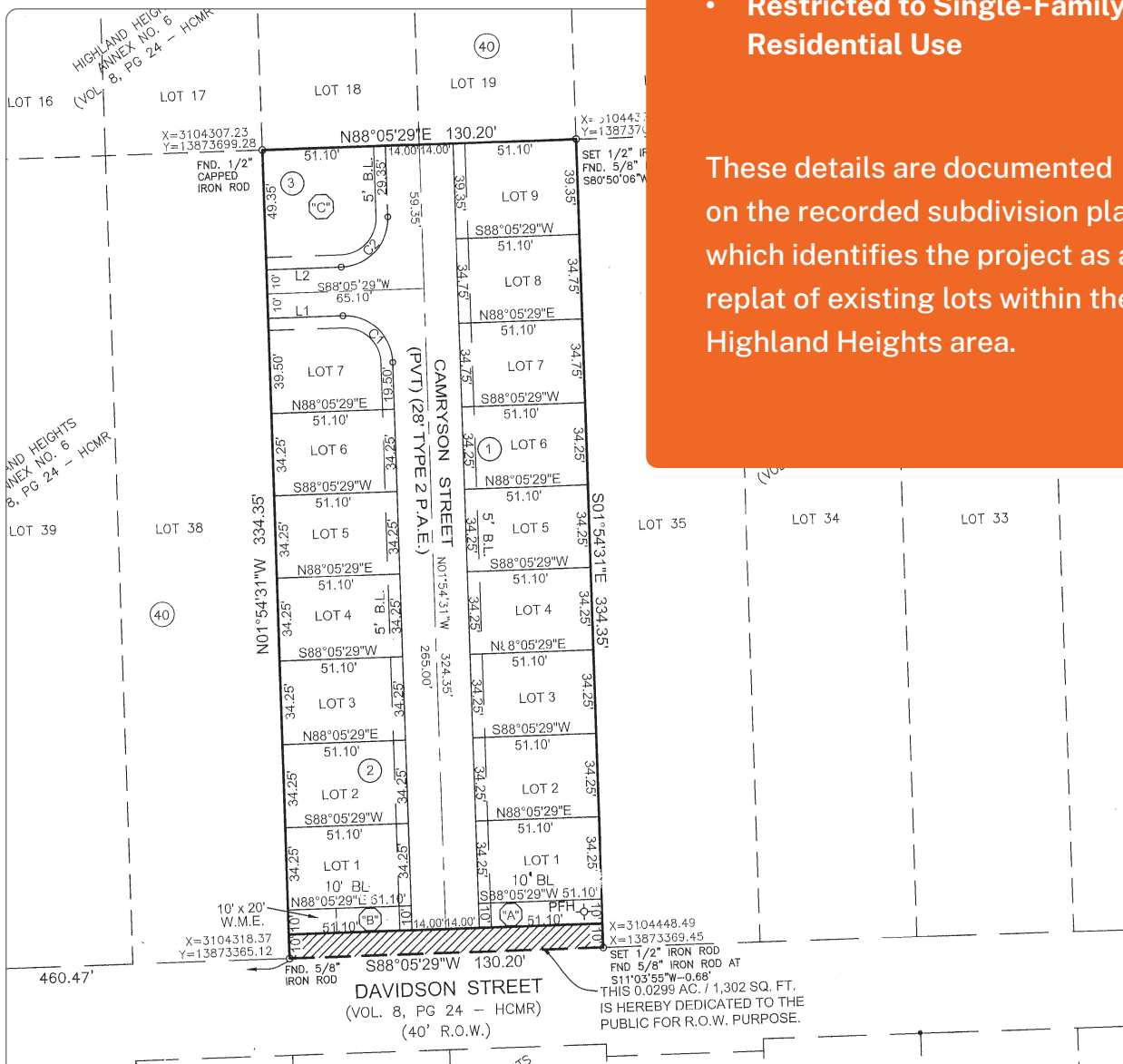
Project Summary

DAVIDSON MANORS is a newly recorded residential subdivision designed for efficient single-family home development in a growing Houston submarket. The project provides a streamlined opportunity for builders and investors seeking shovel-ready land with approved platting and defined lot configuration.

According to the recorded plat, the development consists of:

- 16 Residential Lots
- 3 Blocks
- Approximately 0.9944 Acres
- Restricted to Single-Family Residential Use

These details are documented on the recorded subdivision plat, which identifies the project as a replat of existing lots within the Highland Heights area.



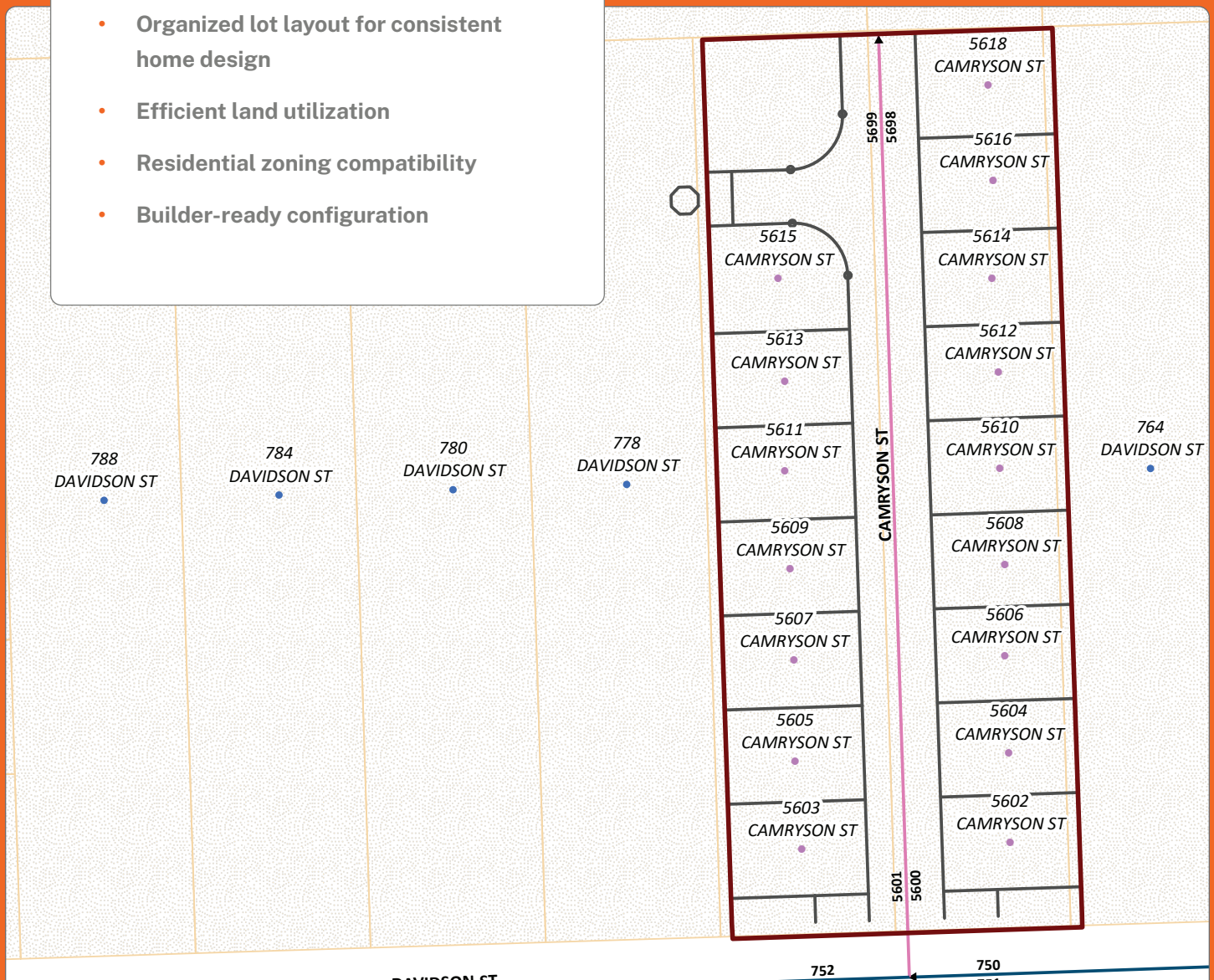
Planned Residential Community

The subdivision layout is designed to maximize residential density while maintaining functional lot dimensions and access. The internal street configuration supports efficient home construction and neighborhood connectivity.

The address map shows the internal roadway alignment along Camryson Street, with homes fronting both sides of the street and direct access from Davidson Street, establishing a clear residential circulation pattern.

KEY SITE FEATURES

- Private internal street configuration
- Organized lot layout for consistent home design
- Efficient land utilization
- Residential zoning compatibility
- Builder-ready configuration



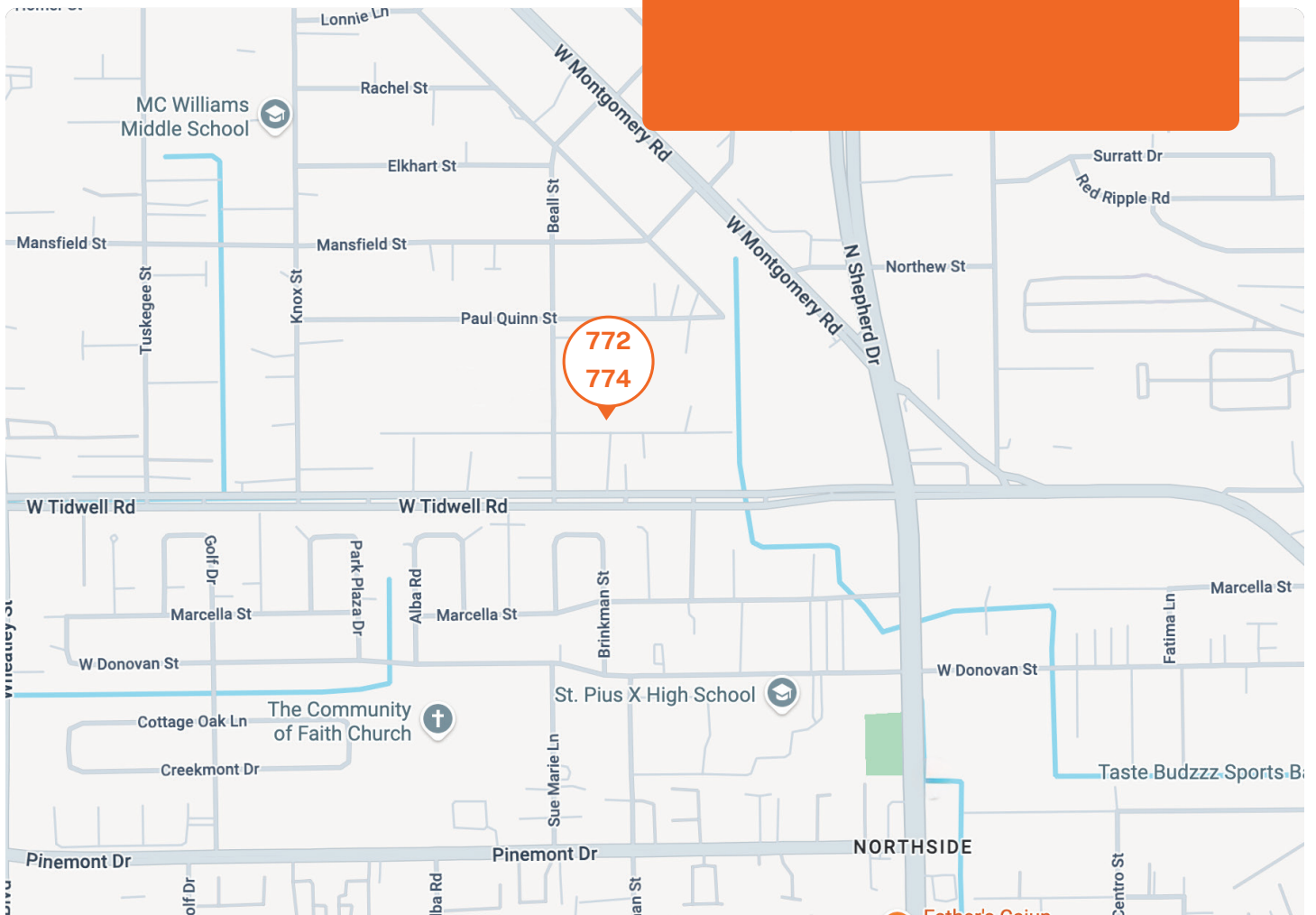
Strategic Houston Location

ADDRESS AREA: **772/774 Davidson St, Houston, TX 77091**

NEARBY STREETS

- Davidson Street
- Camryson Street
- Davidson Landing Lane
- Verde Lane
- Vereda

The location map identifies the subdivision directly off Davidson Street, positioned within an established residential grid and surrounded by existing housing, supporting stable demand for new construction homes.



Land & Development Information

Property Type:	Davidson Street
Use:	Single-Family Residential
Total Lots:	16
Total Acreage:	Approx. 0.9944 Acres
Subdivision Status:	Recorded
Development Type:	Infill Residential
Utilities:	Typical urban infrastructure available in surrounding area
Access:	Davidson Street



Investment

Highlights

SHOVEL-READY DEVELOPMENT

The subdivision has been formally approved and recorded, allowing builders to move directly into permitting and construction phases without additional subdivision approvals. living environment suited for today's lifestyle.

EFFICIENT LOT COUNT

A 16-lot configuration provides an optimal scale for small-to mid-size builders seeking manageable project timelines and strong absorption potential.

INFILL LOCATION

Situated within an established neighborhood, the site benefits from existing infrastructure and ongoing demand for new housing.

STRONG BUILDER OPPORTUNITY

Ideal for:

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

Location

Overview

DAVIDSON MANORS is positioned within an established residential neighborhood in Houston, offering strong accessibility, existing infrastructure, and consistent housing demand. The subdivision connects directly to Davidson Street and features an internal residential street designed for efficient development.

The address map confirms the site layout with homes organized along Camryson Street, with primary access from Davidson Street and surrounding residential streets already developed.

NEARBY ACCESS & CONNECTIVITY

Major Roads:

- Davidson Street
- Airline Drive
- Little York Road
- North Freeway (I-45)

DRIVE TIMES

Downtown Houston: Approximately 15–20 minutes

George Bush Intercontinental Airport: Approximately 20 minutes

Northline Commons: Approximately 10 minutes

Texas Medical Center: Approximately 25 minutes

SURROUNDING DEVELOPMENT

Established residential neighborhoods

New construction infill homes

Local retail and services

Growing housing demand



Thank You

CONTACT ME FOR MORE INFORMATION

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