

6344 & 6340 Mercer - West U

\$1,050,000 - Individually or \$2,100,000 - Combined



If you want privacy and seclusion, these lots are for you! Tucked away behind two vintage bungalows is an enormous back yard - almost two-thirds of an acre! 6344 and 6340 Mercer are prime lots with a combined price of \$2,100,000. The owner prefers selling them together but will entertain individual sales of \$1,050,000 each. Each lot measures 50' x 280' (14,000 sq. ft.) per survey. This gives the combined property a street frontage of 100' and a total square footage of 28,000 sq. ft. Please call for an appointment to walk the properties - it is the only way to appreciate the size of this private, park-like setting. This is a wonderful opportunity to build your dream home in fabulous West University Place!

6344 MERCER

MLS#: 14349647

LOT:14,000 *SELLER

DIMENSIONS: 50' x 280' *SURVEY

3 BEDROOMS/1 BATH

6340 MERCER

MLS#: 22021046

LOT:14,000 *SELLER

DIMENSIONS: 50' x 280' *SURVEY

3 BEDROOMS/3 BATHS

SCHOOLS: WEST U, PERSHING, LAMAR

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

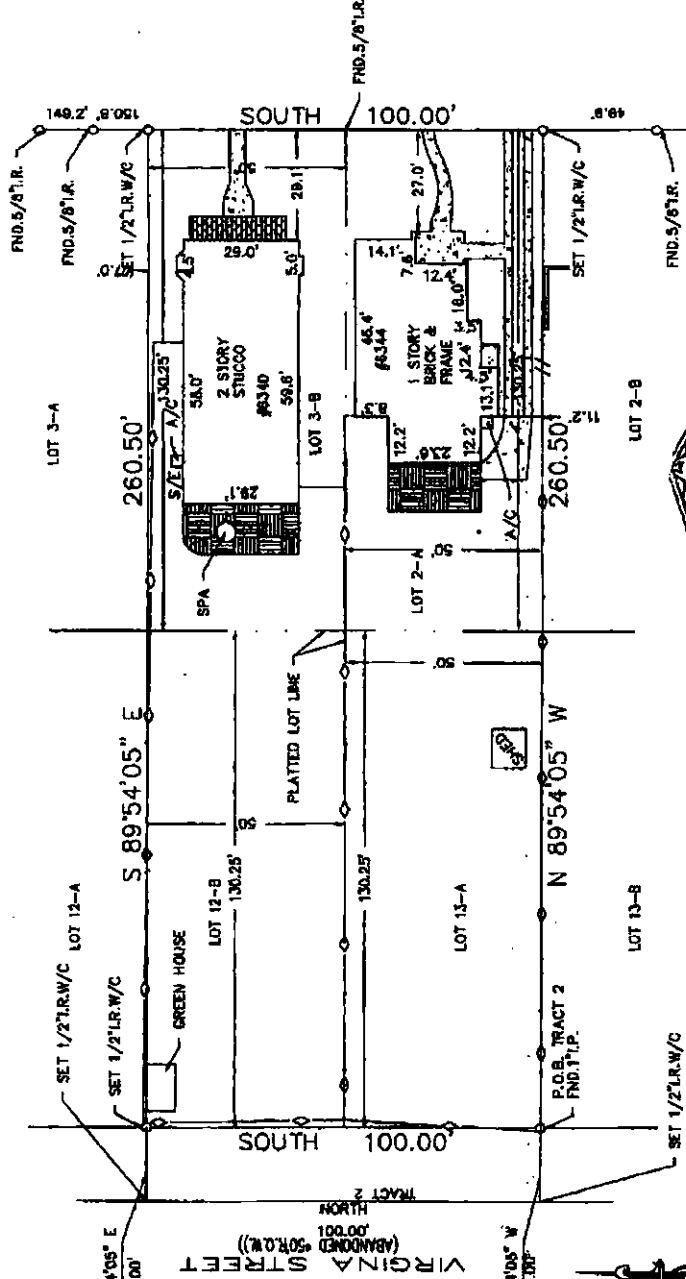
LISTING AGENT: ROGER MARTIN

Roger Martin Properties • 6115-A Edloe Street • West University, Texas 77005

Toll-Free 800.246.9300 • Tel 713.661.2300 • Fax 713.661.2354

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to suitability, useability, feasibility, merchantability or condition of any property described herein.

MERCER STREET
(750' R.O.W.)

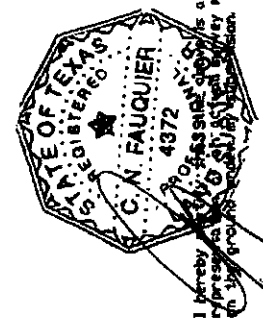


6340 & 6344 MERCER STREET
HOUSTON, TEXAS 77005

NOTE:
LOTS 12-B, 3-B,
13-A, 2-A AND
PART OF VIRGINIA STREET
UNRECORDED SANITARY SEWER
EASEMENT ALONG REAR LINE
ATTENDANT REGARDING STORAGE
SHED, C.F. NO. 9-036800
H.C.R.P.R.
H.C.F.C.D. AGREEMENT
C.F. NO. V-387632
H.C.R.P.R.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY. ALL BEARINGS AS TO PLAT DEED, OR ASSUMED, ALL ABSTRACTING BY TITLE COMPANY THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY. GRAPHIC PLOTTING SUBJECT TO ANY AND ALL RECORDS AND UNRECORDED EASEMENTS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR ANY AND ALL PLAT © 2008 ZONING ORDINANCE

The above tract of land is not located in the 100-flood as to the National Flood Insurance Program, Community-Panel No. 488201C-0868 ZONE X 06-09-06. The Surveyor is not responsible for final determination.



I hereby certify that this is a true and correct copy of the survey made to the order of the undersigned.

PARTNERS TITLE COMPANY
Case: Pm Wm
5851 Sam Falls, Suite 840
Houston, Texas 77057
(713) 817-1500 Fax: (713) 764-8273

SUBDIVISION: WEST UNIVERSITY PARK		SECTION: N/A		SURVEY: N/A	
SCALE: 1" = 30'	LOT: SEE NOTE	BLOCK: 25	U.S. SURVEYING COMPANY, INC. A Professional Land Surveying Company 321 Century Plaza Drive Suite #105 Houston Texas 77073 (281) 443-9288 FAX (281) 443-9224		
COUNTY: HARRIS	STATE: TEXAS	G.F. NO. 2717002284 METES AND BOUNDS ATTACHED THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY		REF. V.9 P. 13	ABSTRACT NO: N/A
			M.R. DATE: 02-28-08		
			JOB NO. 08-1966		
			DRAWN BY: CNF		