



RESOURCE 03

Lot + Location Brief

A Houston-focused framework for explaining land, location, access, cost, and use-case context.

Lots and infill projects often need more explanation than a finished home. This brief helps builders and buyers see the opportunity more clearly by organizing the facts that influence use, cost, risk, and long-term appeal.

Key location questions to answer

Topic	What to verify or explain
Parcel identity	Address, legal description, lot size, frontage, shape, plat status, current use, and surrounding property context.
Access and visibility	Road type, ingress and egress, driveway feasibility, curb cut considerations, frontage value, and commute anchors.
Utilities	Water, sewer or septic, electric, gas, internet, and whether service is present, nearby, or requires extension.
Flood and drainage	FEMA map review, visible drainage features, nearby waterways or detention, and known drainage considerations.
Restrictions and use	Deed restrictions, HOA limitations, zoning or land-use context, setbacks, easements, and likely development constraints.
Tax and ownership cost	County, city, school district, MUD, PID, HOA or POA, and any recurring cost layers.
Demand drivers	Schools, employment nodes, retail, medical centers, parks, transportation, redevelopment, or growth corridors.
Best-fit audience	End user, builder, investor, custom-home buyer, build-to-rent buyer, or small developer.

Positioning angles by audience

- End users usually need lifestyle clarity: privacy, access, schools, commute, nearby services, and long-term livability.
- Builders usually need development clarity: site efficiency, access, utility path, restrictions, and buyer demand.
- Investors usually need use-case clarity: rental potential, exit strategy, tax context, growth narrative, and risk factors.

Important caution

Do not treat a map screenshot or listing remark as final verification. Flood, tax, utility, restriction, and development assumptions should be checked against official records or the appropriate professional before they become buyer-facing claims.

Verification resources

Use official or primary sources when a claim affects price, risk, cost of ownership, financing, or buyer expectations.

- **FEMA Map Service Center:** <https://msc.fema.gov/portal/home> - FEMA flood-map review
- **Texas Department of Insurance:** <https://www.tdi.texas.gov/tips/homeowners-insurance-guide.html> - home-insurance consumer guidance
- **Texas Education Agency:** <https://tea.texas.gov/school-and-district-leaders/accountability/academic-accountability/performance-reporting/school-report-cards> - school report-card resources
- **Texas Comptroller:** <https://comptroller.texas.gov/taxes/property-tax/exemptions/residence-faq.php> - Texas homestead and property-tax exemption basics
- **TCEQ:** <https://www.tceq.texas.gov/> - utility district and water-system research

Next step: For a builder listing consultation or to submit a home, lot, or project, scan the QR code or visit <https://www.thetrochilidae.com/builder-partnerships>.