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PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR FLOOD CONTROL PROPERTY

PROJECT OVERVIEW

ESE completed a Phase I Environmental Site Assessment (ESA) for an approximately 5-acre property in Southeast Texas to support due diligence and future flood control planning. The assessment was conducted in accordance with ASTM E1527-21 and included review of user-provided information, site reconnaissance, regulatory database review, and interviews with local agencies.

CHALLENGES

The subject property consisted of undeveloped portions of three parcels containing single-family residential structures. The project required evaluation of historical land use, environmental regulatory records, and current site conditions to determine whether past or present activities could pose environmental liabilities prior to future project implementation.

ESE'S APPROACH

- Conducted a walk-through reconnaissance of the property and drive-by observation of surrounding areas
- Reviewed federal and state environmental regulatory databases and historical environmental records
- Evaluated historical aerial imagery, topographic maps, and available local agency records
- Coordinated interviews and agency inquiries to confirm historical site conditions

RESULTS

Records review, reconnaissance, and agency coordination determined that the property has historically remained largely undeveloped. The environmental database review did not identify listings associated with the property or nearby areas that would indicate potential environmental concerns. Based on the findings of the assessment, ESE determined that no recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) were identified in connection with the property, and no significant data gaps were noted.