



FOR MORE INFORMATION:

DONNIE CHANG, CCIM

713-939-8181 X 118

713-870-6888

CHANGDONNIE@GMAIL.COM



FOR SALE
1.39 ACRES
WITH 40 PARKING

COMMERCIAL LAND | FOR SALE

1.39 ACRES S SAM HOUSTON PWY W, HOUSTON, TX 77031

Eastside of Beltway 8 (Sam Houston Parkway) southwest Houston. This site is south of the Southwest Freeway between and W. Bellfort & W. Airport.



**ABC REALTY
ADVISORS**

1.39 ACRES S SAM HOUSTON PWY W

HOUSTON, TX 77031

PROPERTY INFORMATION

LAND SIZE: A total land area of 1.39 +/- acres, or 60,548 +/- square feet, rectangular in shape.

PRICE: \$1,300,000; or \$21.47 per sq ft
Call Donnie for more details.

COMMENTS: Good accessibility and visibility make the subject property well suited for many potential uses. A toll-free exit ramp drops into the site, with a toll-free back on ramp, both at grade level. Adjoining building also for sale

FRONTAGE: 202 Front Feet on Sam Houston PKWY, 285 Feet Deep

STREET IMPROVEMENTS: West Belt is a six-lane, limited access freeway (toll) with two-lane feeder streets. The feeder right-of-ways are concreted paved with curbs and gutters, and both are uni-directional.

UTILITIES: City of Houston, all available; 12" water line at front of property, 12" sanitary sewer line at rear, and 30" storm sewer line curbside of Beltway feeder.

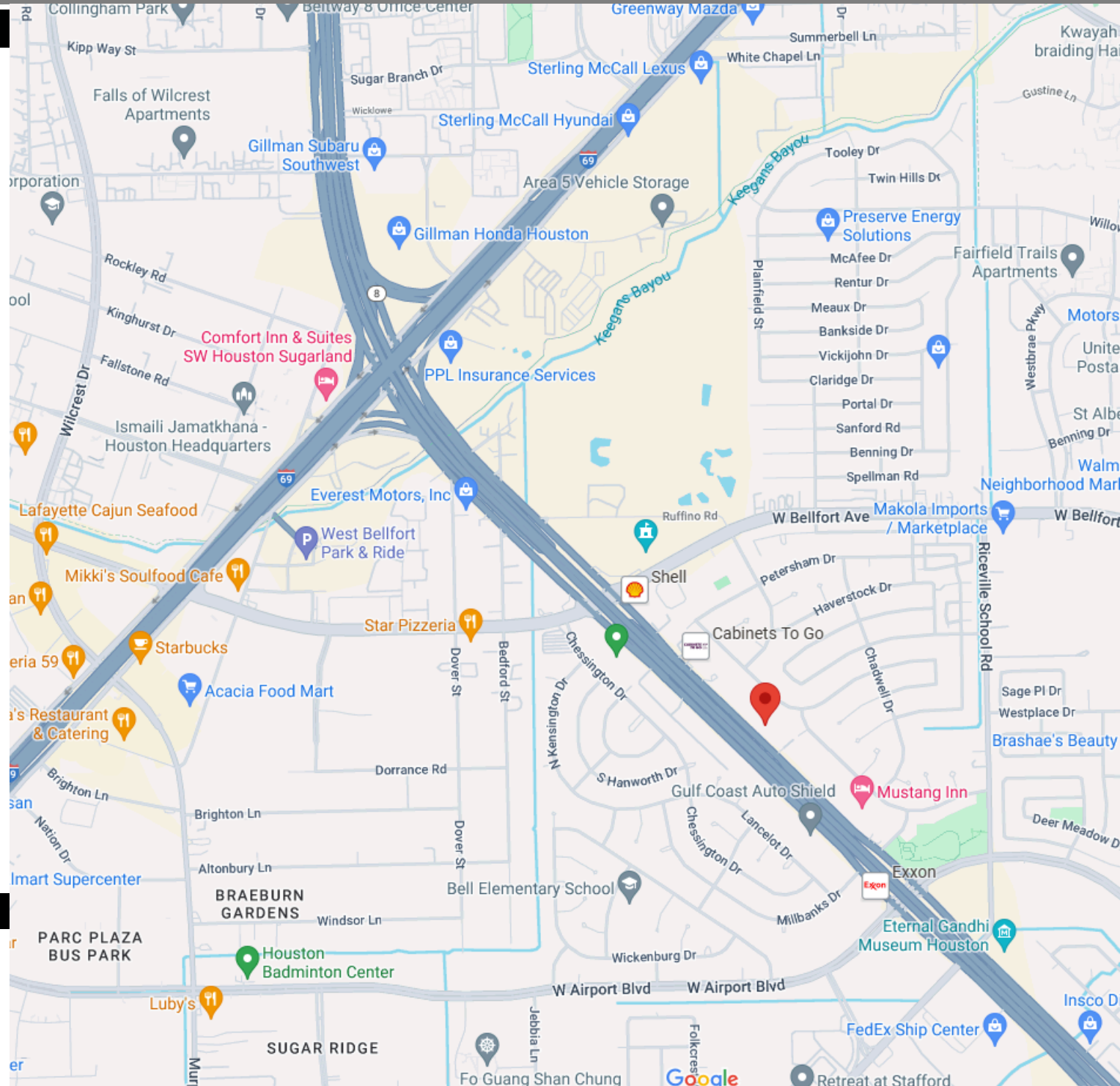
TAX RATE: \$2.11 Tax Rate per \$100 Value (2023)

IMPROVEMENTS: Concrete parking lot for 40 vehicles including two (2) handicap, small detention pond.

HCAD#: 1255010010003

DEMOGRAPHICS 2023:

3 MILE RADIUS
Population | 166,803
Households | 61,313
Average Income | \$62,704
Traffic Count | 78,967 vehicles per day



1.39 ACRES S SAM HOUSTON PWY W
HOUSTON, TX 77031



FEATURES:

Concrete parking lot for 40 vehicles including two (2) handicap, small detention pond.
Adjoining building also for sale.

1.39 ACRES S SAM HOUSTON PWY W
HOUSTON, TX 77031



**ALSO
FOR SALE**

33 PARKING

**FOR SALE
1.39 ACRES
WITH 40 PARKING**

40 PARKING

INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.



TYPES OF REAL ESTATE LICENSE HOLDERS:

Last Updated on January 22, 2018

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BUYER/TENANT: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____