

12335
FM 1097 W
WILLIS, TX 77318

INVESTMENT
PROPERTY FOR SALE



PROXCOMM.NET
FOCUSED ON DELIVERING SOLUTIONS

PROXIMITY
COMMERCIAL ADVISORS

HIGHLIGHTS

- 11,937SF BUILDING ON 2.08 ACRES
- SLAB POURED TO ADD SECOND BUILDING
- 100% LEASED TO 5 TENANTS
- 30' PYLON SIGN
- MINUTES TO LAKE CONROE
- EASY ACCESS TO I45
- SOLID TENANT BASE WITH ROOM FOR RENT GROWTH
- 3 RETAIL BAYS UP FRONT – 1,540SF EACH
- 3 WAREHOUSE BAYS IN THE REAR – 2,439SF EACH
- 18' CLEAR HEIGHT
- 10'X 12' OVERHEAD DOORS

AMENITIES

- DIRECTLY OFF OF FM 1097
- PLENTY OF DINING OPTIONS INCLUDING 242 PUB & GRILL, AND MANY FAST FOOD OPTIONS NEARBY
- FAST GROWING/UP & COMING AREA



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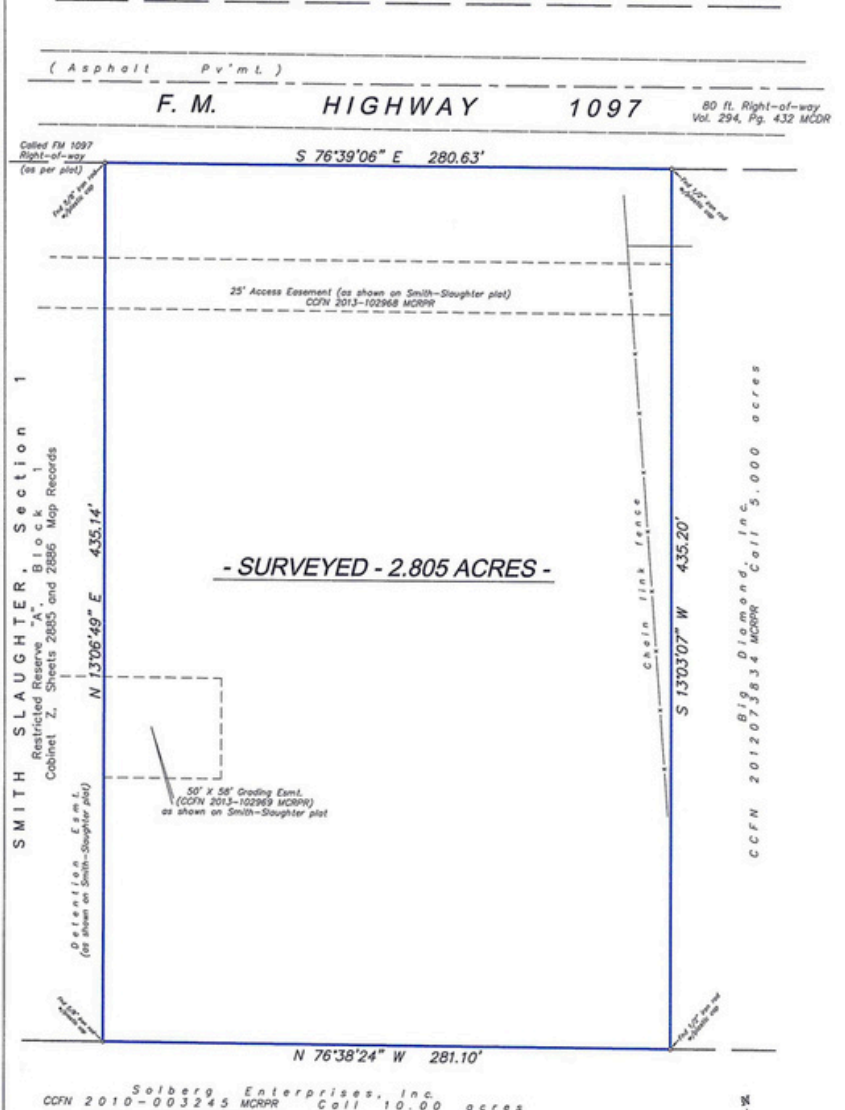
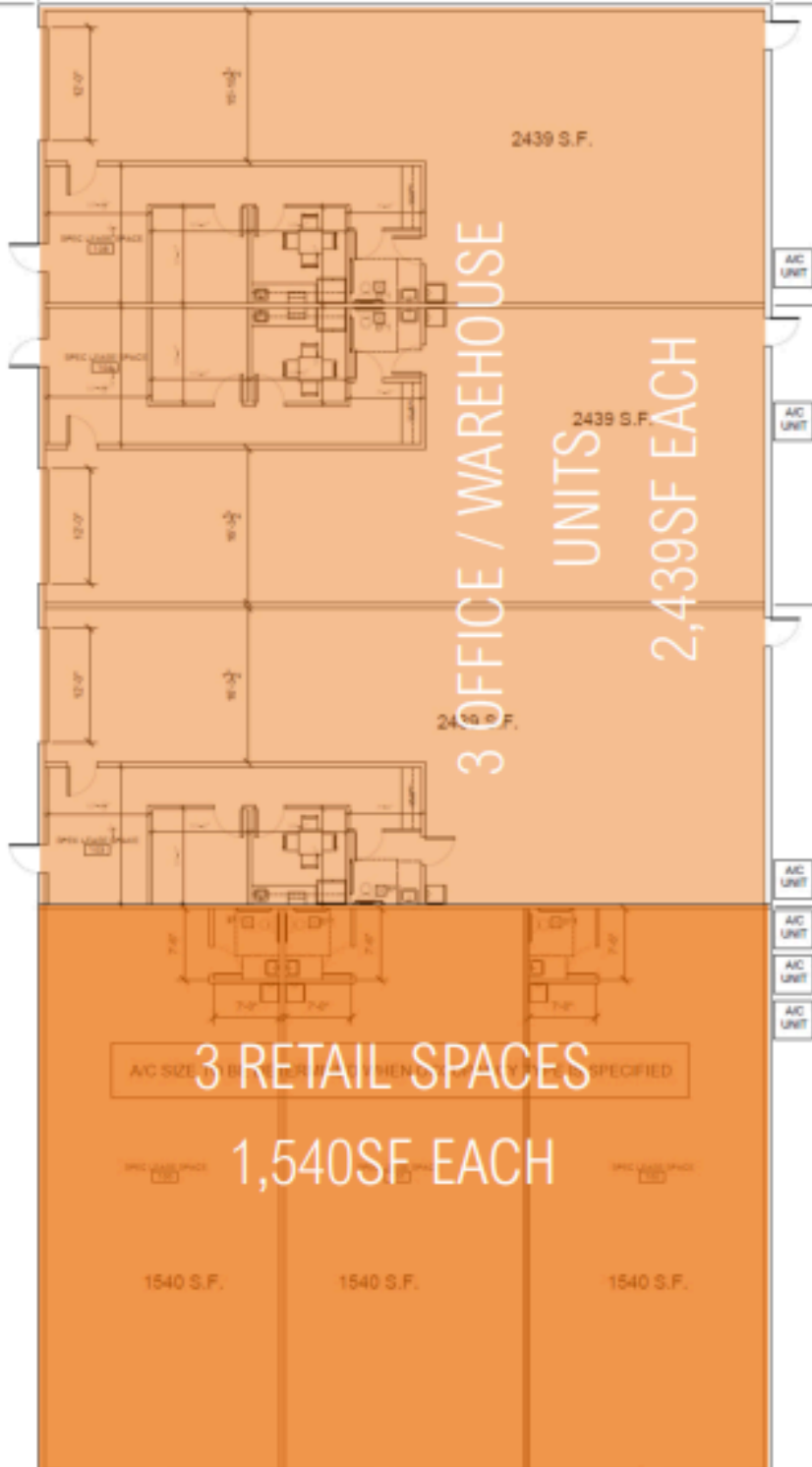
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BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No: 48339 C 0220 F Date/Revised Date: December 12, 1998

- NOTES:
1. Bearings based on *platt call for east line (S13°06'49"W)*;
 2. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown on this survey.

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.

Signed  JOE A. FULLER
R.P.L.S. No. 4066
September 21, 2016



PLAT OF SURVEY OF
2.805 ACRES

In the TIMOTHY CUDE SURVEY, A-12
Montgomery County, Texas

September, 2016

Scale: 1" = 60 Feet

FULLER AND ASSOCIATES
Huntsville, Texas
FILE: SLAUGHTER-Smith Res 10.0ac-FM1097 \2016\



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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 BOTH - INTERMEDIARY: 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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|--|----------------|-----------------------------|----------------------|
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov