

For Sale

8615 Broadway / 8626 Teichman.

Galveston, TX 77554

For Sale +/-3.18 acre \$4,707,120 +/- 2.18 acre Price \$3,144,570.



"At Apex Realtors, We are not a 9-5, We are a start to finish business"

For More Information:

Daniel Bekele Apex Brokerage <u>LLC</u>

713-377-4391 daniel@apexrealtors.com



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SIZE

Tract I. 2.18 acre Price \$3,144,570
Tract II. 3.27 acre Price \$4,707,170

HIGHLIGHTS

Commercial Property

Total Tract 5.45 acre

Frontage Broadway +/- 357'

TRAFFIC COUNTS

Broadway / I-45 72502







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Traffic Counts

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blume Drive	Broadway St	0.02 N	2025	135	MPSI	.26
2	Broadway St	Lewis Ln	0.05 SE	2018	320	MPSI	.29
3	Teichman Rd	89th St	0.04 SW	2022	937	MPSI	.37
4	I- 45	Broadway St	0.04 NW	2024	71,930	MPSI	.37
5	I- 45	Broadway St	0.04 NW	2025	72,502	MPSI	.37
6	Teichman Rd	89th St	0.04 SW	2023	968	MPSI	.38
7	Teichman Road	89th St	0.04 SW	2024	974	MPSI	.38
8	Teichman Road	89th St	0.04 SW	2025	978	MPSI	.38
9	Gulf Freeway	81st St	0.07 W	2021	70,654	AADT	.46
10	I- 45	81st St	0.07 W	2023	61,926	MPSI	.46



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Property Features

- -Land Size+/- 5.45 Acre
- ·Mixed use, Ideal for Owner user or Investor.
- ·Main Rd Hwy Broadway St/ Gulf Fwy (I-45)
- ·Frontage +/- 357'

2024Ave. HH Income \$83,226 2024Ave.Med Income \$52500



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Farid Chatur Apex Brokerage LLC For More Information:

Daniel Bekele Apex Brokerage LLC 713-377-4391 Fatima@apexrealtors.com



Information About Brokerage Services

11/2/2015



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:
 - 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
 - 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.

Apex Brokerage LLC	9005822	farid@apexrealtors.com	(832)685-2739
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Apex Brokerage LLC		farid@apexrealtors.com	(832)282-0224
Designated Broker of Firm	License No.	Email	Phone
Farid Chatur	599697	farid@apexrealtors.com	(832)282-0224
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Daniel Bekele	598093	daniel@apexrealtors.com	(713)377-4391
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501 BBGRE Gary Greene, 5129 Woodway Drive, Suite 5020 Houston, TX 77056 IABS 1-0 Date