



EXECUTIVE SUMMARY

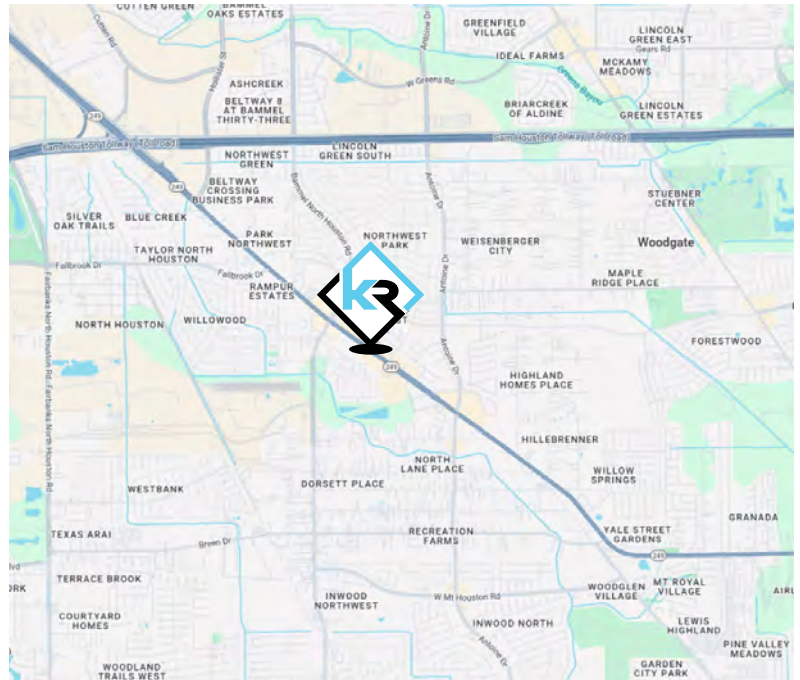
13480 TX-249 is a 4,500 SF retail/light industrial project located right off Highway 249 near NW Houston. This property was built in 2000 as a veterinarian clinic. This building offers moderate retail/office space and a small storage area in the back.

The property is located on Highway 249 near major retailers and offers great visibility. This property did not flood during any major hurricanes and is not located in the flood zone.

Please call for price or to get more information on the property.

PROPERTY DETAILS

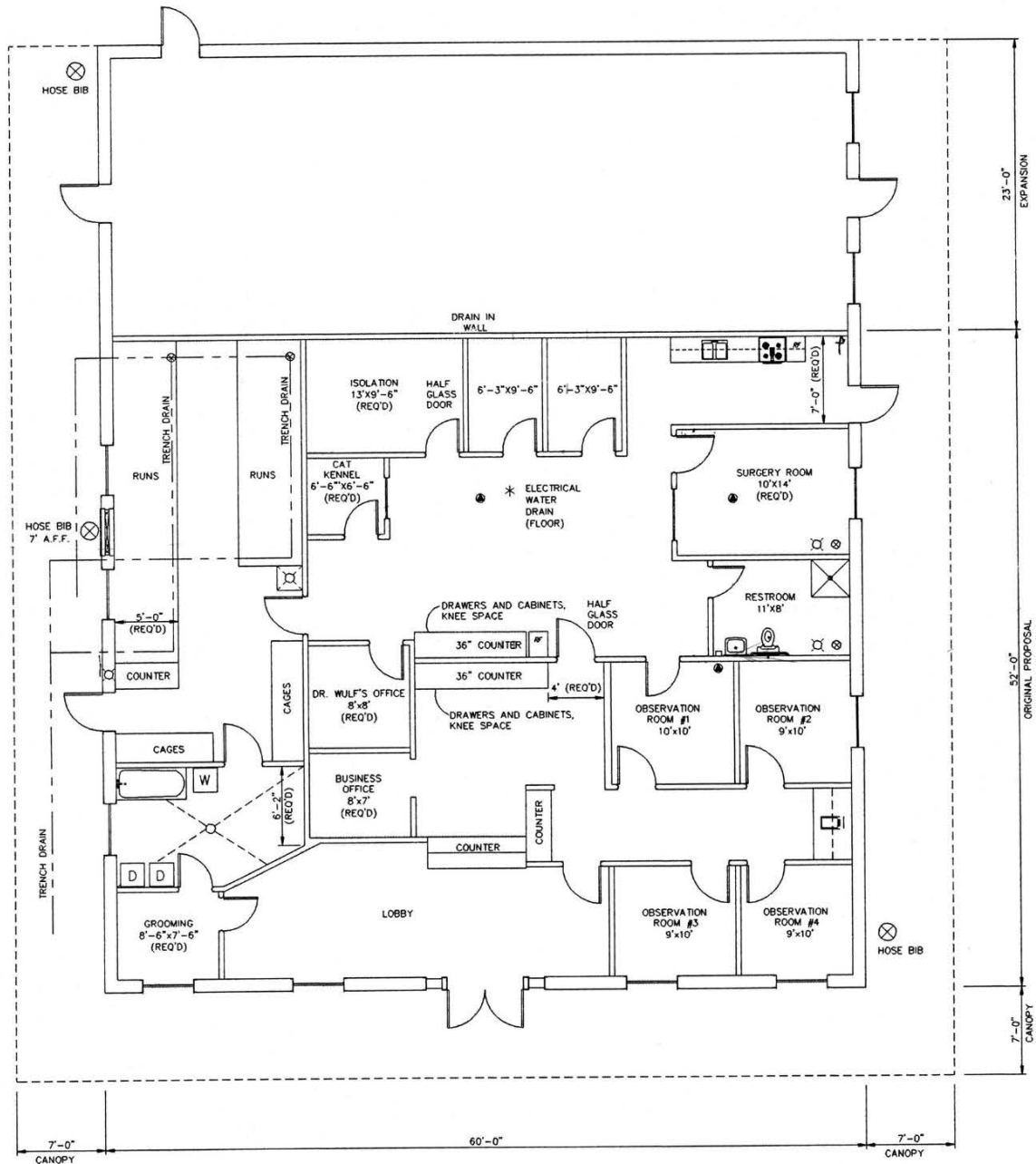
Location:	13480 SH-249 is located off of Highway 249 just south of Beltway 8 in North Houston
Size:	4,500 SF building in a 1.01 AC lot
Parking:	25 spaces available (5.56/1000)
Building:	<ul style="list-style-type: none"> Includes front lobby/reception area 7 private rooms and 3 glass door isolation rooms 60" x 23" storage area in the back
Power:	3 phase, 480 volts, 600 amps
Features:	<ul style="list-style-type: none"> Drop ceiling HVAC available Security system Excellent freeway visibility Close proximity to major retailers
Price:	Please call for price



IMAGES



FLOOR PLAN



AERIAL MAP



Texas Beltway 8

Houston George Bush Intercontinental Airport

Downtown Houston

Port of Houston

5 min drive | 1.7 mi

21 min drive | 14.0 mi

28 min drive | 16.1 mi

34 min drive | 23.2 mi

DEMOGRAPHICS (5 miles):

Population	308,704
Buying Power	\$5.2B
Households	100,795
Median Home Value	\$178,283

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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.

11-2-2015



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
 - 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.

KEEN REALTY MANAGEMENT, LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Designated Broker of Firm

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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