

5105 Big Bend Ln, Boling-lago, TX 77420 – Lot 58



5105 Big Bend Ln, Boling-lago, TX 77420 – Lot 58



5105 Big Bend Ln, Boling, Texas 77420 - Lot 58
For Sale: \$108,000

Escape the Crowds and Embrace Tranquility!

Perfect for "OFF THE GRID" living, pursuing hobbies, or building your dream home

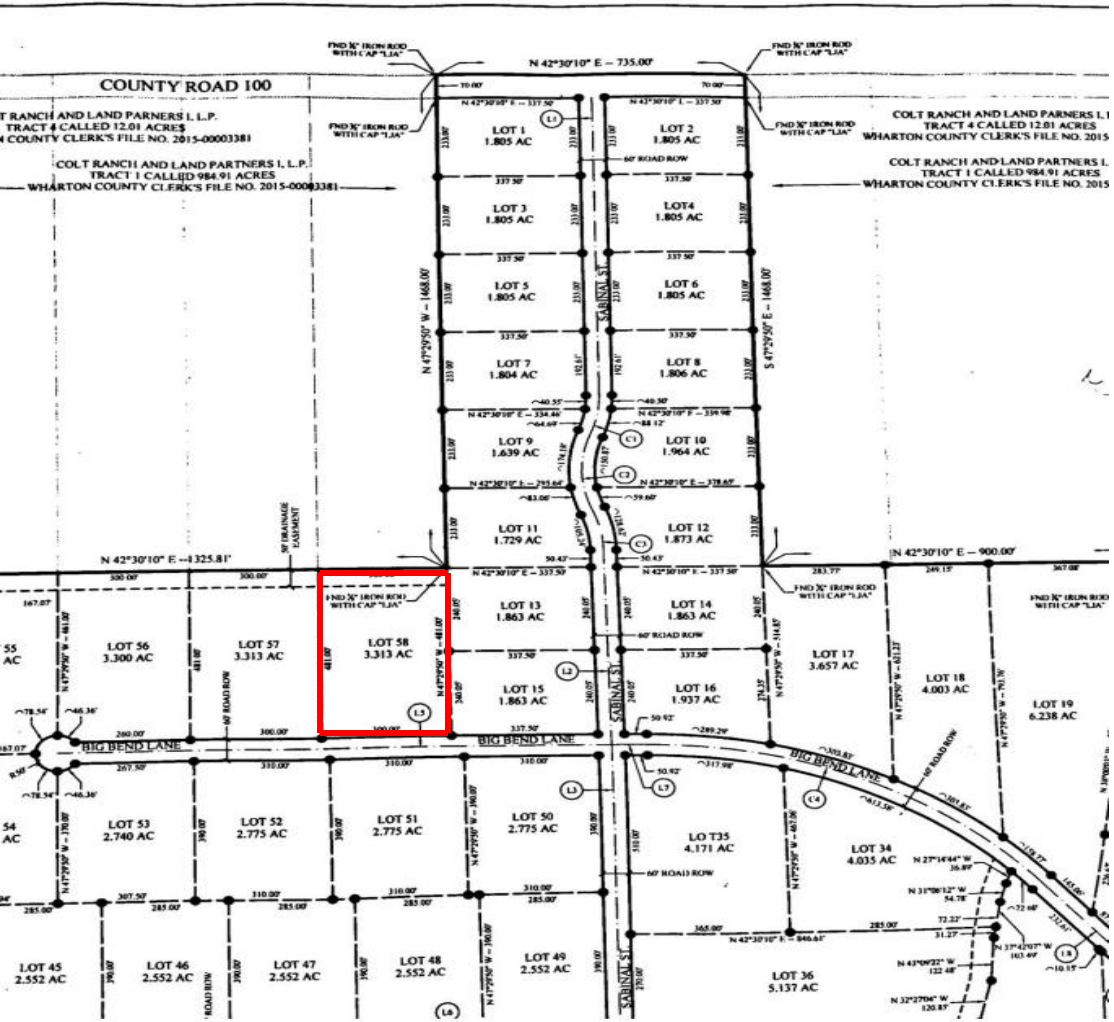
Location Highlights:

Conveniently close to Sugar Land and the bustling City of Houston while offering peace and privacy

Property Features:

- Located approximately 350 feet from the corner of Sabinal Ln and Big Bend Ln
- Ideal for creative development with Unrestricted Land
- Includes a small warehouse, Approx. 392 S.F for storage or workspace
- Enjoy full flexibility with your property with no HOA
- Public electricity is available, and buyers can design a new utility system tailored to their needs

5105 Big Bend Ln, Boling-lago, TX 77420 – Lot 58



Additional Details:
Tax ID: 1026600105800.

Adjacent Lot 57 (5065 Big Bend Ln) also available for purchase at \$180,000

Seller Notes:
Lot 57 and Lot 58 are available for purchase either separately or together

Motivated seller – all offers will be reviewed!
Don't miss this rare opportunity to secure your slice of serenity. Contact us today for more information!



LAND FOR SALE

5065 Big Bend Ln, Boling-lago, TX 77420 – Lot 57



5065 Big Bend Ln, Boling,
Texas 77420 – Lot 57
Sale Price \$180,000

5065 Big Bend Ln, Boling-lago, TX 77420 Lot 57



5065 Big Bend Ln, Boling, Texas 77420 – Lot 57 For Sale: \$180,000

Escape the Crowds and Embrace Tranquility!

Perfect for "OFF THE GRID" living, pursuing hobbies, or building your dream home

Location Highlights:

Conveniently close to Sugar Land and the bustling City of Houston while offering peace and privacy

Property Features:

- Located approximately 200 yard from the corner of Sabinal Ln and Big Bend Ln, this property for creative development on unrestricted land
- The property includes:
 - A metal warehouse, built in 2023, measuring 46' W x 29' D
 - A Conex box
 - A Carport

Additional amenities include electricity, a water well, and a septic tank, providing convenience and functionality—perfect for workspace and storage. Enjoy full flexibility with your property, with no HOA restrictions!

LAND FOR SALE

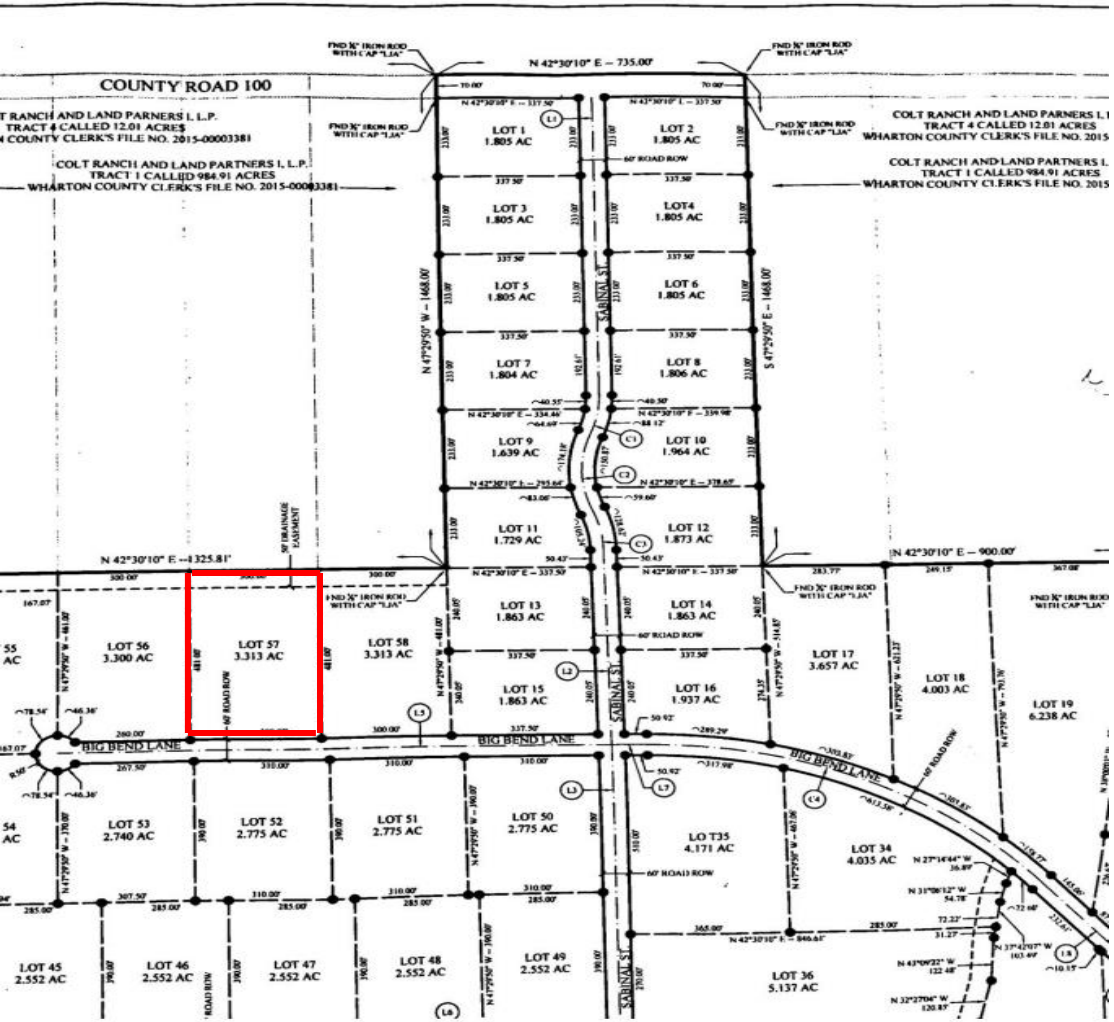
5065 Big Bend Ln, Boling-lago, TX 77420 – Lot 57



Jane Nguyen, Broker | 281-933-6999 | jane.nguyen@alpharealtors.net



5065 Big Bend Ln, Boling-lago, TX 77420 – Lot 57



Additional Details:
Tax ID: 1026600105700

Adjacent Lot 58 (5105 Big Bend Ln) also available for purchase at \$108,000

Seller Notes:

Lot 57 and Lot 58 are available for purchase either separately or together

Motivated seller – all offers will be reviewed!
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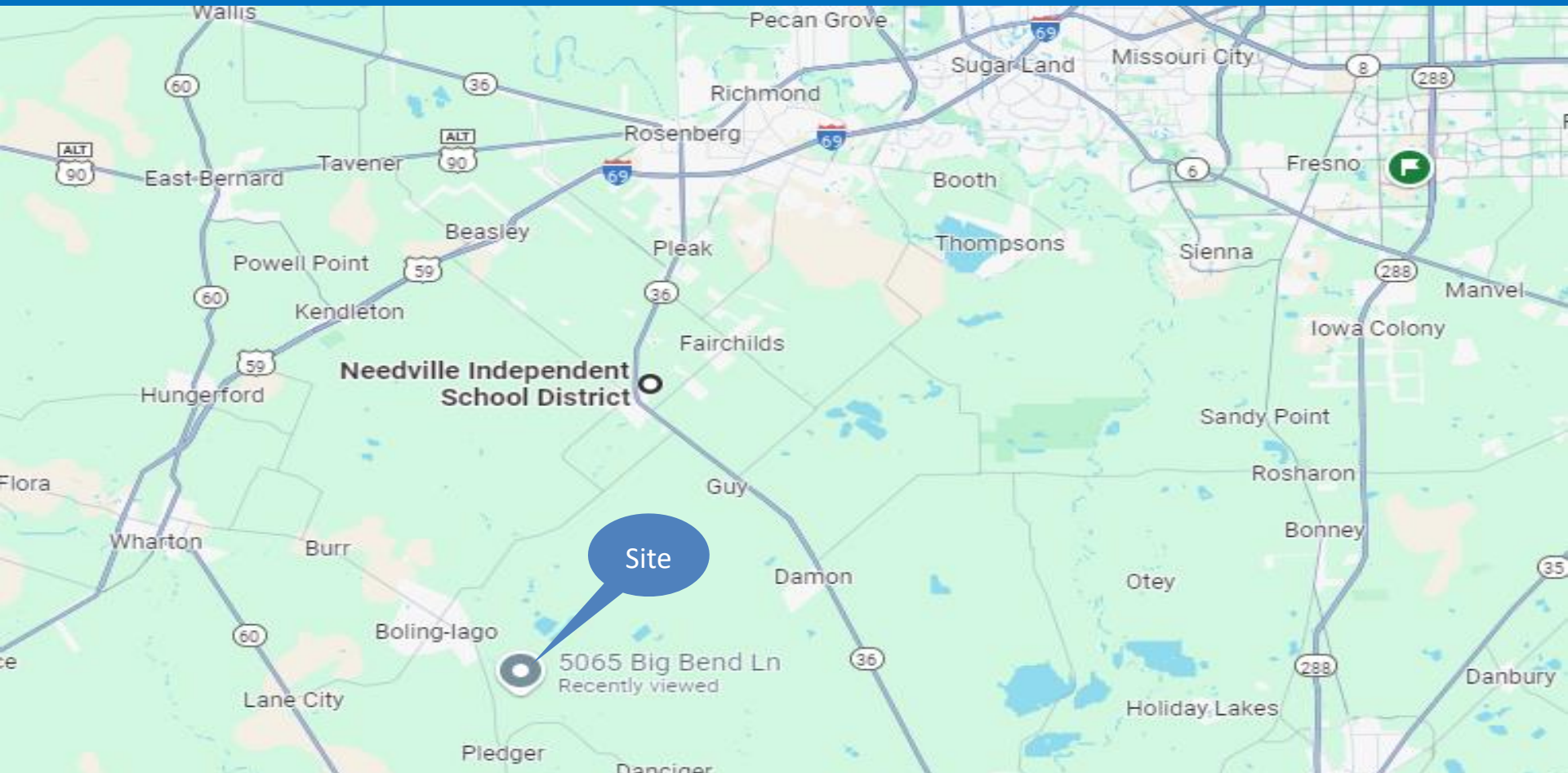
LAND FOR SALE

5105 & 5065 Big Bend Ln, Boling-lago, TX 77420 – Lot 57 & Lot 58

Lot 57 and Lot 58 are available for purchase either separately or together



5105 & 5065 Big Bend Ln, Boling-lago, TX 77420



From Sugar Land, Texas (HWY 6 S), take 59/69 South towards Victoria. Follow I-69, then take TX-36 S and FM 442 W to Cardwell Rd in Wharton County. Continue on Cardwell Rd, then: Turn left onto Cardwell Rd. Turn right onto Sabinal Ln. Turn right onto Big Bend Ln. The destination will be on the right.

DISCLAIMER

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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.

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.

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Associate			
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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

IABS 1-0 Date

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Updated

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