



FOR SALE

1600 3RD AVE

LA MARQUE, TX 77568

OFFERING SUMMARY

Asking Sale Price:	\$479,000
Building Size:	(+/-) 1,750 SF
Lot Size:	(+/-) 41,625 SF : (+/-) .96 Acre
Feature:	Gated Fenced Yard

For More Info:

DANIEL HENN

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dhenn@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.28C

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Attention All Contractors - Great Location! This commercial office / warehouse property is ready for immediate occupancy. The building has been completely renovated inside and out including recent replacement of the roof and Electrical Panels. The office has one dedicated office room with a reception area that could be a 2nd office, break area w/ sink, and two restrooms. The shop/ warehouse area is attached to the office space. The ratio of Warehouse Space is approximately 67% / 33%. The (+/-) .96 Acre fenced lot has stabilized base material on the south side of the building and in the front area for plenty of parking. Call Broker for more information.

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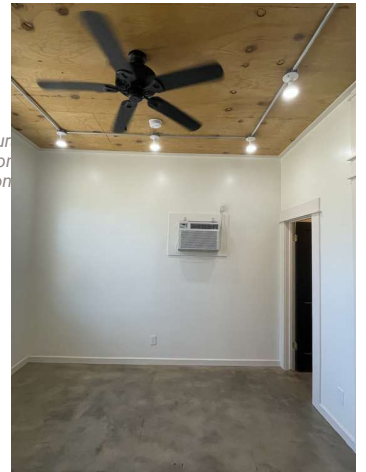
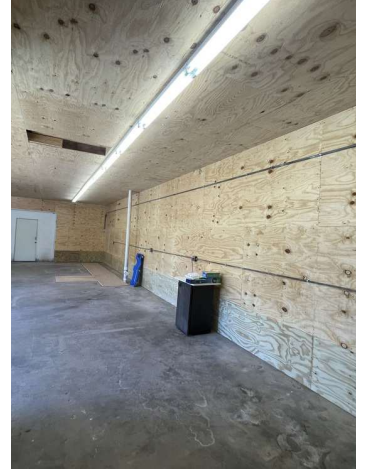
PROPERTY HIGHLIGHTS

- # Recently Remodeled Office Warehouse
- # Three Phase and Single Phase Power
- # Stabilized Parking Area
- # Fenced Yard with Gate

ADDITIONAL PHOTOS

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RETAILER MAP

FOR SALE

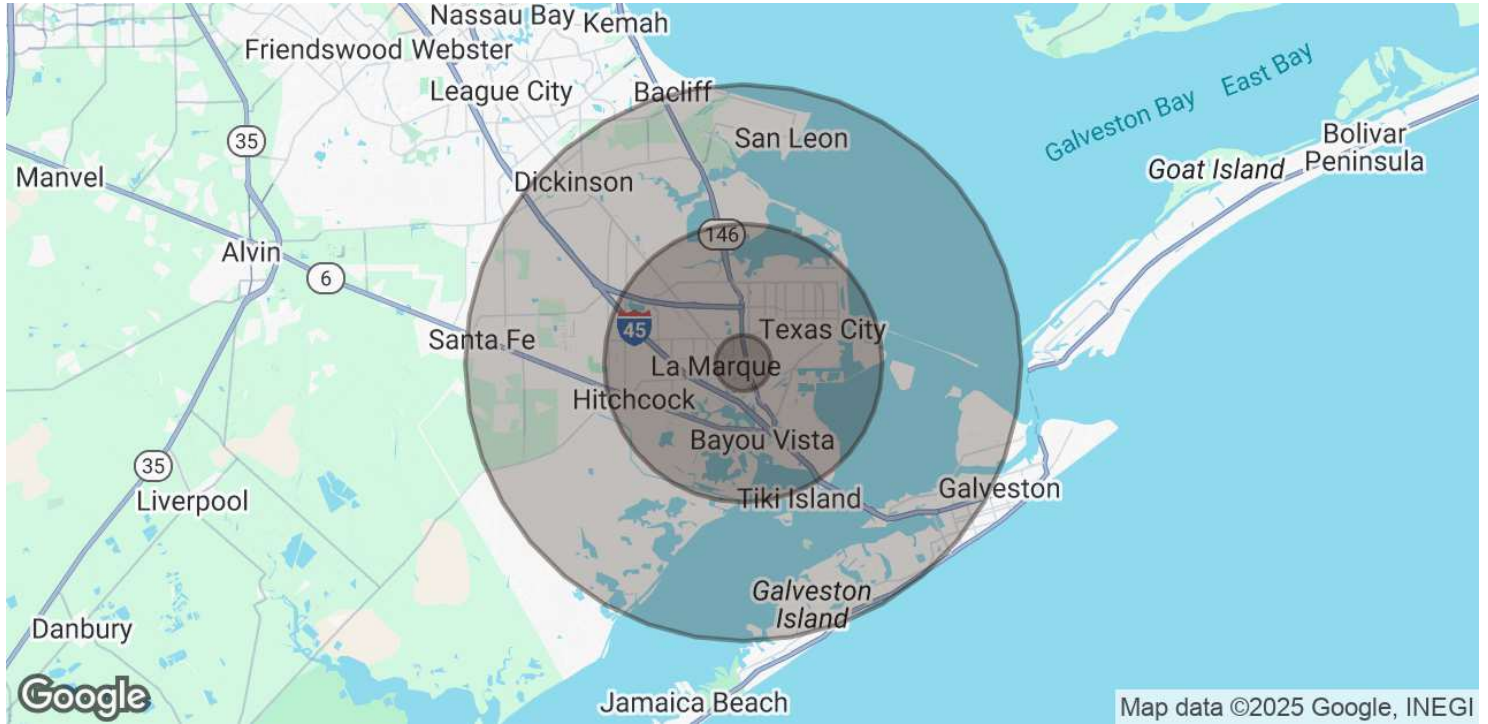
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,917	62,978	117,913
Average Age	38.4	37.5	36.7
Average Age (Male)	38.2	36.4	35.8
Average Age (Female)	38.8	38.3	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	16	734	23,679
# of Persons per HH	26	27	2.7
Average HH Income	\$54,052	\$58,252	\$61,291
Average House Value	\$77,380	\$100,660	\$121,595

* Demographic data derived from 2020 ACS - US Census



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date