

# 101 NORTH HWY 146

TEXAS CITY, TX 77590



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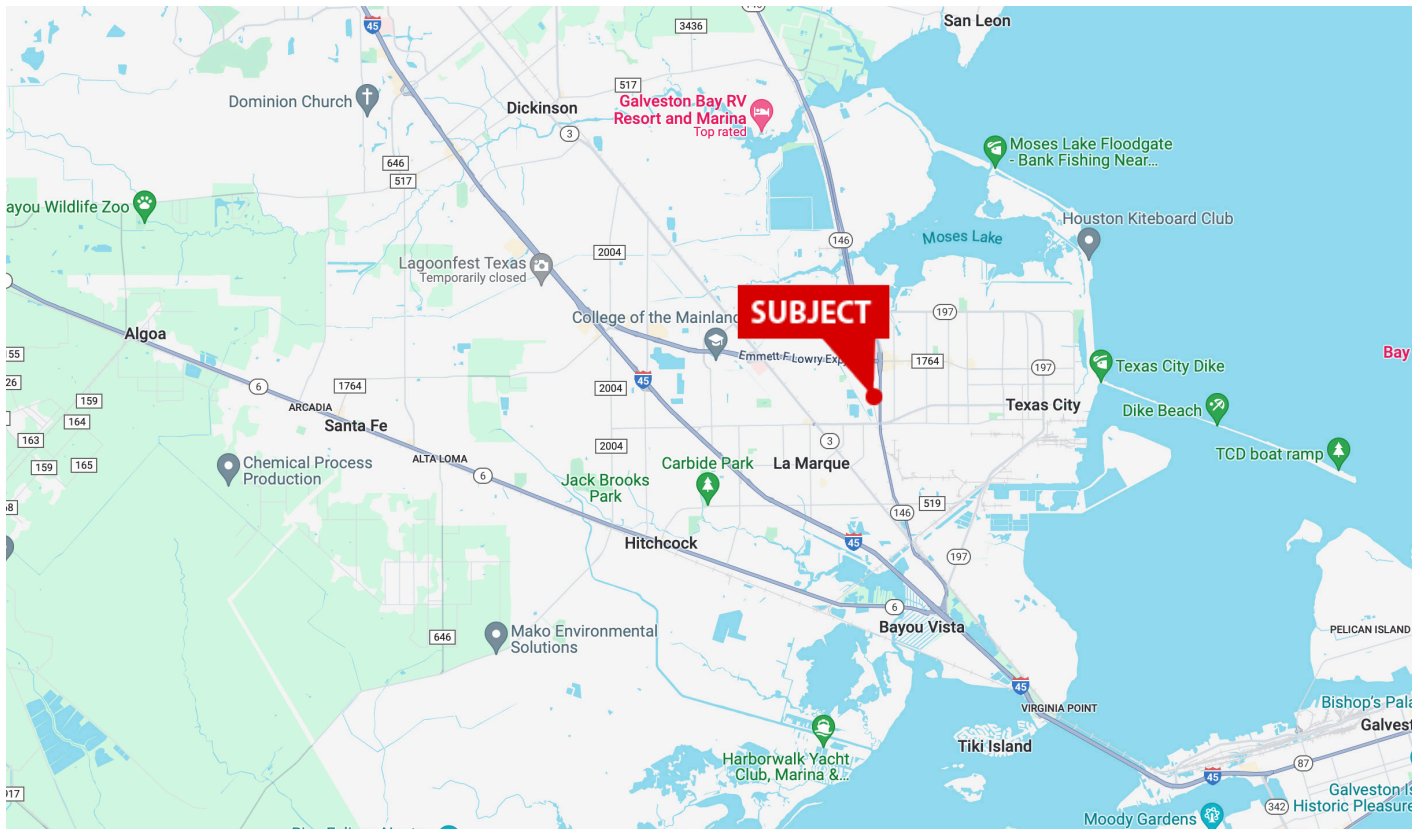
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**Texas Overland**<sup>®</sup>  
5701 Woodway, Suite 110

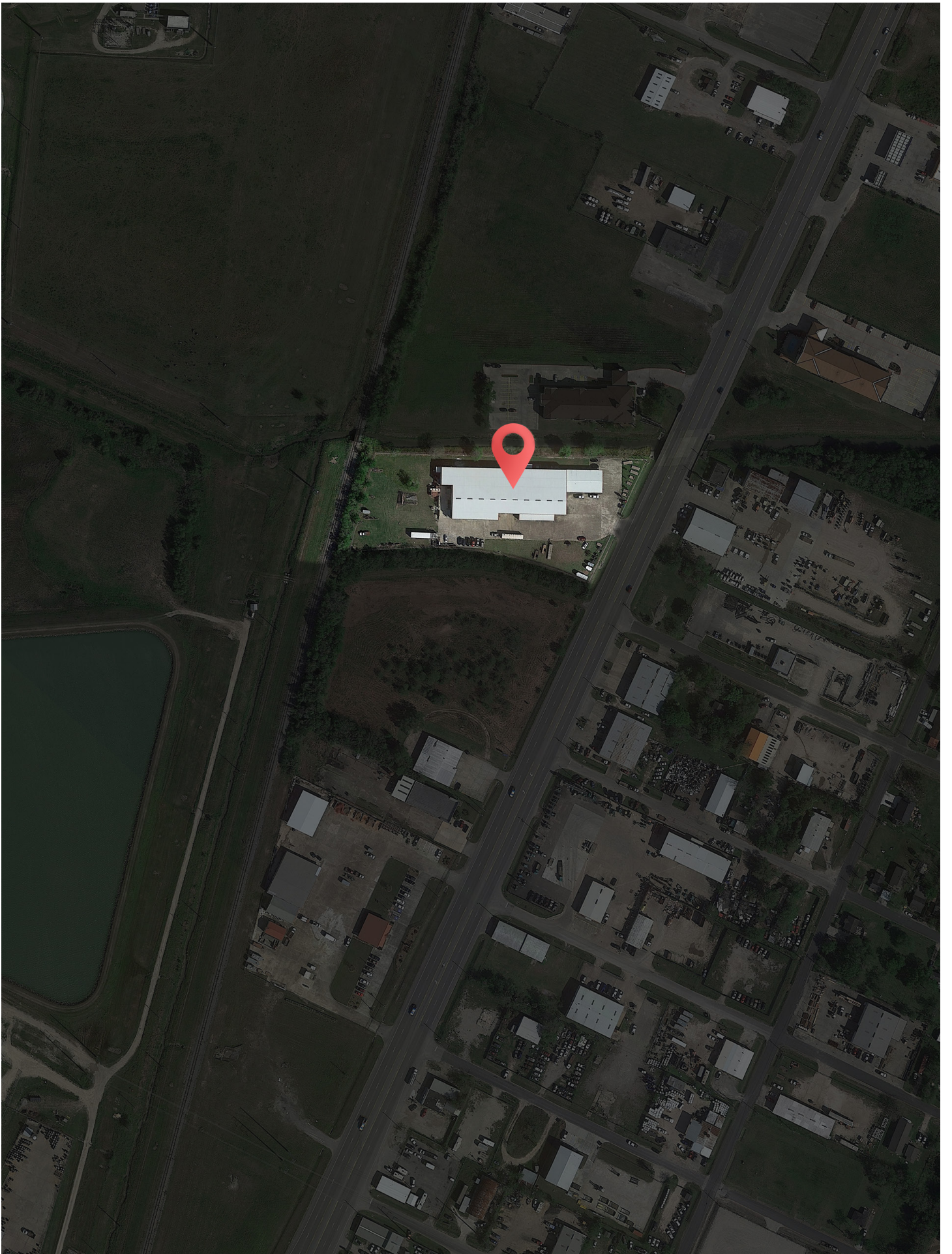
# PROPERTY INFORMATION

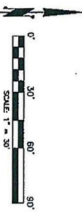
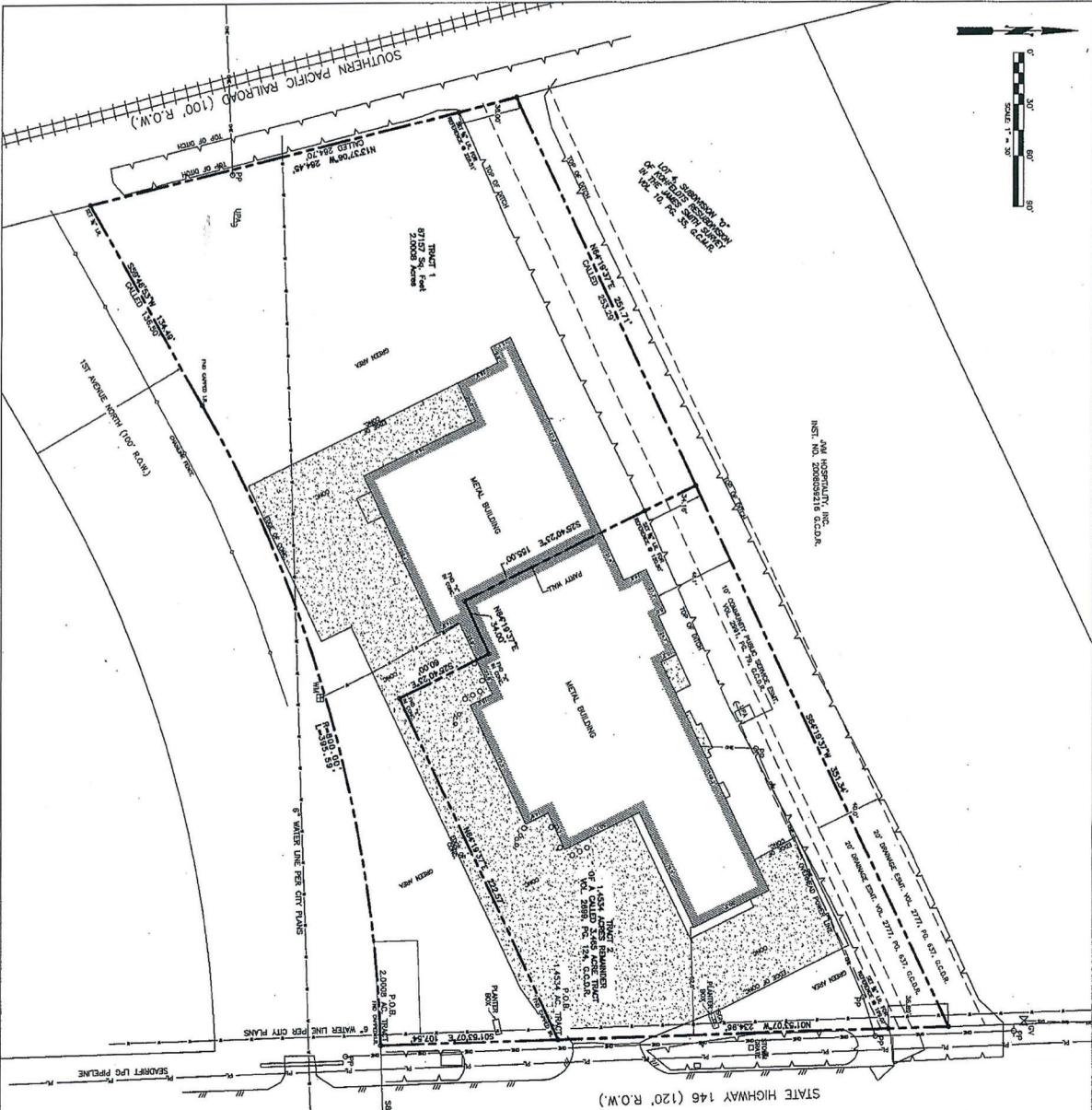
**Lot Size** : 3.47 Acres  
**Size** : 36,500 SF (Office - 4,500 SF)  
**Clear Height** : 24' – 26'  
**Grade Level** : Eight (8) Doors  
**Power** : 3-Phase/480 V/600 Amps  
**Cranes** : Three (3) up to 7 ½ ton.  
**Machine** : Shop w/ ½ ton Crane

Well-positioned high-power industrial property in the heart of Texas City. Suited for a machine shop, manufacturing facility, or a variety of traditional uses. The building comes with considerable stabilized outside storage and expansion capability. The building features 4,500 SF of traditional office as well as shop offices, a machine shop (w/ ½ ton crane), LED lighting, and mezzanine storage









204 HOSPITALITY, INC.  
 INST. NO. 2008052319 C.C.D.M.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made by me or under my direct supervision and that I am a duly licensed and qualified person in the State of Texas and that I am duly qualified to perform the duties of a Registered Professional Land Surveyor of the State of Texas.



Surveyed by: **DAVID B. BULL**  
 Registered Professional Land Surveyor  
 No. 10877  
 State of Texas  
 Commission Expires: 12/31/2011

PROJECT NO.: 1829  
 DATE MADE: 10/11/10  
 SHEET 1 of 1

**DEED RECORDS**  
 1) Deeds recorded on subsequent land in Galveston County, Texas.  
 2) Deeds recorded on subsequent land in Galveston County, Texas.  
 3) This is an unrecorded deed. The unrecorded deed is a deed of gift from the donor to the donee. The deed is recorded in the public records of Galveston County, Texas, and is subject to the provisions of the Texas Property Code, Chapter 65, Subchapter C, Section 65.001, which provides that a deed of gift is not valid until it is recorded in the public records of the county in which the land is located.

**CONVEYANCES**  
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NO	DATE	FOR REVIEW
A	05-11-10	FOR REVIEW
B	04-02-13	UPDATED

PROJECT: **BOUNDARY SURVEY OF A 1.454 ACRE TRACT & A 2.0008 ACRE TRACT LOT 4, SUBDIVISION "O" OF KOHFELDT'S RE-SUBDIVISION IN THE JAMES SMITH SURVEY VOLUME 10 PAGE 35 G.C.M.R. TEXAS CITY, GALVESTON COUNTY, TEXAS**

DATE: 04-02-13  
 SCALE: 1"=30'  
 SOUTH TITLE  
 OF NO. T01318501



# 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:
  - 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.

Texas Overland Company, LLC	9001170	doug@texasoverland.com	346-980-8878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas P. Morrow	455624	doug@texasoverland.com	346-980-8878
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Samuel G. Brown	502058	guy@texasoverland.com	832-203-5451
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date