

Winfree Oaks Estates Comm. Reserves

FM 3180 & Pineloch Byu Dr . Baytown, TX

- Two Commercial Reserves on FM 3180
- Res D +/- 2.319 Acres
- Res. E +/- 3.427 Acres
- Fast Growing Mont Belvieu / West Chambers Sub-market
- Offsite Detention
- Utilities Available

\$ 12.00 / SF



Two commercial reserves pad sites with offsite storm water retention in place. Water and most other utilities are in place, sewer service should be in place within a couple of months. Located in West Chambers County just south of FM 565 at the corner of Pineloch Bayou Drive and FM310, the lots have very good visibility along with easy access to I-10, Hwy 99, Mont Belvieu, and Baytown. This area is experiencing a real estate boom and good sites are going fast. Rents are at an all-time high and continue to climb. This location is ideal for a strip center, medical, office or retail. It is restricted from fuel sales.

For Information: 281-573-4567 / info@combscommercial.com

Adrian Combs 832-597-6436

Billy Combs 832-573-9201

www.combscommercial.com

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CALLLED 1.41 ACRES
RICHARD EVANS
VOL. 211 PG. 409
O.P.R.C.C.TX.

POINT OF BEGINNING
N13859836.24
E3284100.13

S87° 48' 34"W 1581.59'

FM 3180 (140' ROW)

S14° 57' 30"W 844.14'

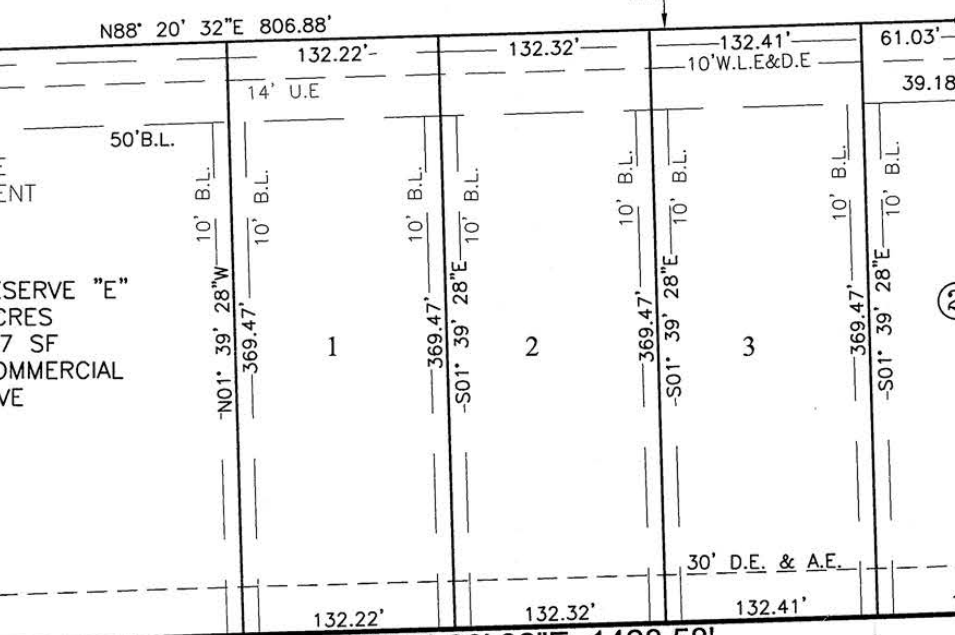
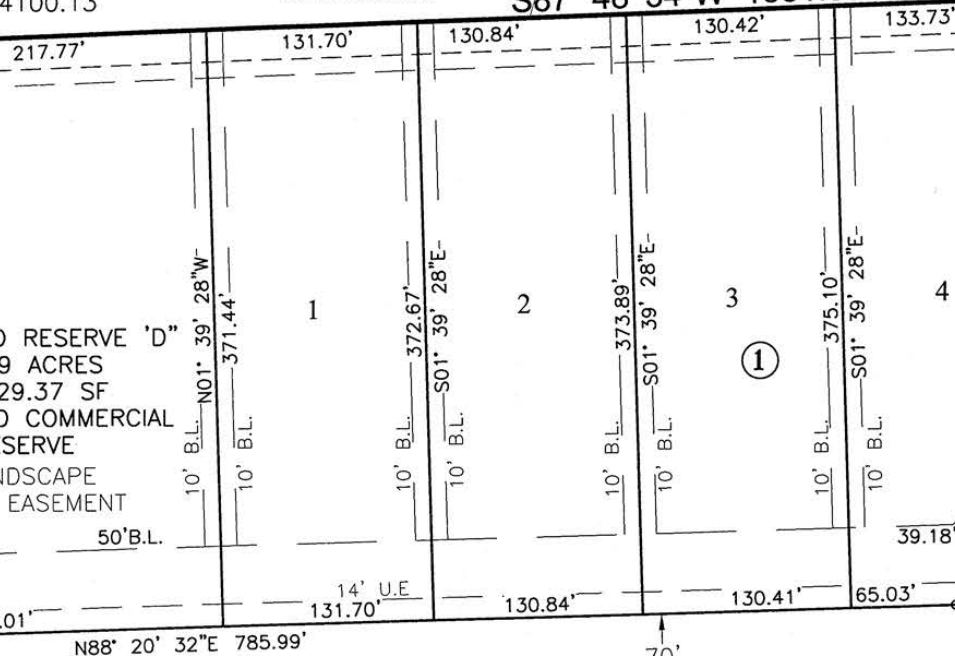
RESTRICTED RESERVE "D"
2.319 ACRES
101029.37 SF
RESTRICTED COMMERCIAL
RESERVE

20'x20' LANDSCAPE
& SIGNAGE EASEMENT

RESTRICTED RESERVE "E"
3.427 ACRES
149276.67 SF
RESTRICTED COMMERCIAL
RESERVE

20'x20' LANDSCAPE
& SIGNAGE EASEMENT

N13859020.79
E3283882.27



LOT 4 LOT 5



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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
 - 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.

Combs Commercial Investment Properties, LLC.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ 0528603 License No.	_____ Email	_____ (281) 573-4567 Phone
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Billy Combs

_____ Designated Broker of Firm	_____ 0501770 License No.	_____ billy@combscommercial.com Email	_____ (281) 573-4567 Phone
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Licensed Supervisor of Sales Agent/
Associate

_____ License No.	_____ Email	_____ Phone
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Adrian Combs

_____ Sales Agent/Associate's Name	_____ 0567239 License No.	_____ adrian@combscommercial.com Email	_____ (281) 573-4567 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0