

FOR SALE

BUSINESS INDUSTRIAL OPPORTUNITY

**11926 N L STREET
LA PORTE, TX 77571**

NEW TO MARKET!!



PROPERTY DESCRIPTION

Tract Size: ± 2 Acres

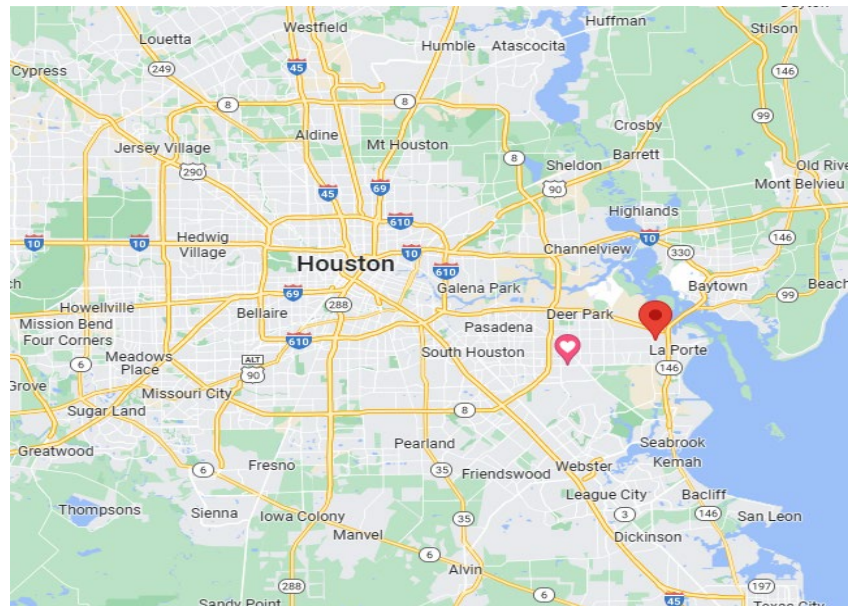
Small House with Shop

House: ± 960 SF

Zoned: Business Industrial

Notes: Currently occupied with Tenant
paying: \$800 Gross Month to Month

Sales Price: \$495,000



Location: South of Hwy 225 and West of Hwy 146 near Ports.
Legal Description: TR 3D ABST 5 E BRINSON, La Porte, TX

SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

smithraines@yahoo.com

The Information above has been obtained from the Owner & sources deemed reliable. While Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.

STATE OF TEXAS

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COUNTY OF HARRIS

A TRACT OR PARCEL OF LAND CONTAINING 2.0000 ACRES, (87,120 SQUARE FEET), SITUATED IN THE ENOCH BRINSON SURVEY, ABSTRACT NUMBER 5, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 41.13 ACRE TRACT OF LAND AS CONVEYED TO LAWRENCE B. MCWHORTER, ET UX, BY INSTRUMENT RECORDED IN VOLUME 1420, PAGE 391, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.0000 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2 ACRE TRACT OF LAND AS CONVEYED TO JAMES H. BOUNDS AND WIFE, BEATRICE M. BOUNDS BY INSTRUMENT RECORDED IN VOLUME 2304, PAGE 187, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 2304, PAGE 187, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.)

BEGINNING at a 5/8" iron rod found on the south right-of-way line of North L. Street, (60.00 Foot Right-of-Way), for the northeast corner of that certain called 20,000 square foot tract of land as conveyed to Barry C. Tobias and Wife, Donna M. Tobias by instrument recorded in Document No. U626018 of the Official Public Records of Harris County, Texas same being the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, East, along the south right-of-way line of North L. Street, a distance of 217.80 feet to a calculated point for the northwest corner of that certain called 2 acre tract of land as conveyed to J. L. Briggs and Wife, Nelda Briggs by instrument recorded in Document No. C733184 of the Official Public Records of Harris County, Texas, same being the northeast corner of the herein described tract, from which a 1/2" iron rod found for reference bears, S 19°02'59" E, a distance of 1.32 feet;

Thence, South, along the common line of said 2 Acre Tract, a distance of 400.00 feet to a 1" iron pipe found on the common line of La Porte I.S.D. Ag Science Center and Operations Facility, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 632169 of the Map Records of Harris County, Texas, for the southwest corner of said 2 Acre Tract, same being the southeast corner of the herein described tract;

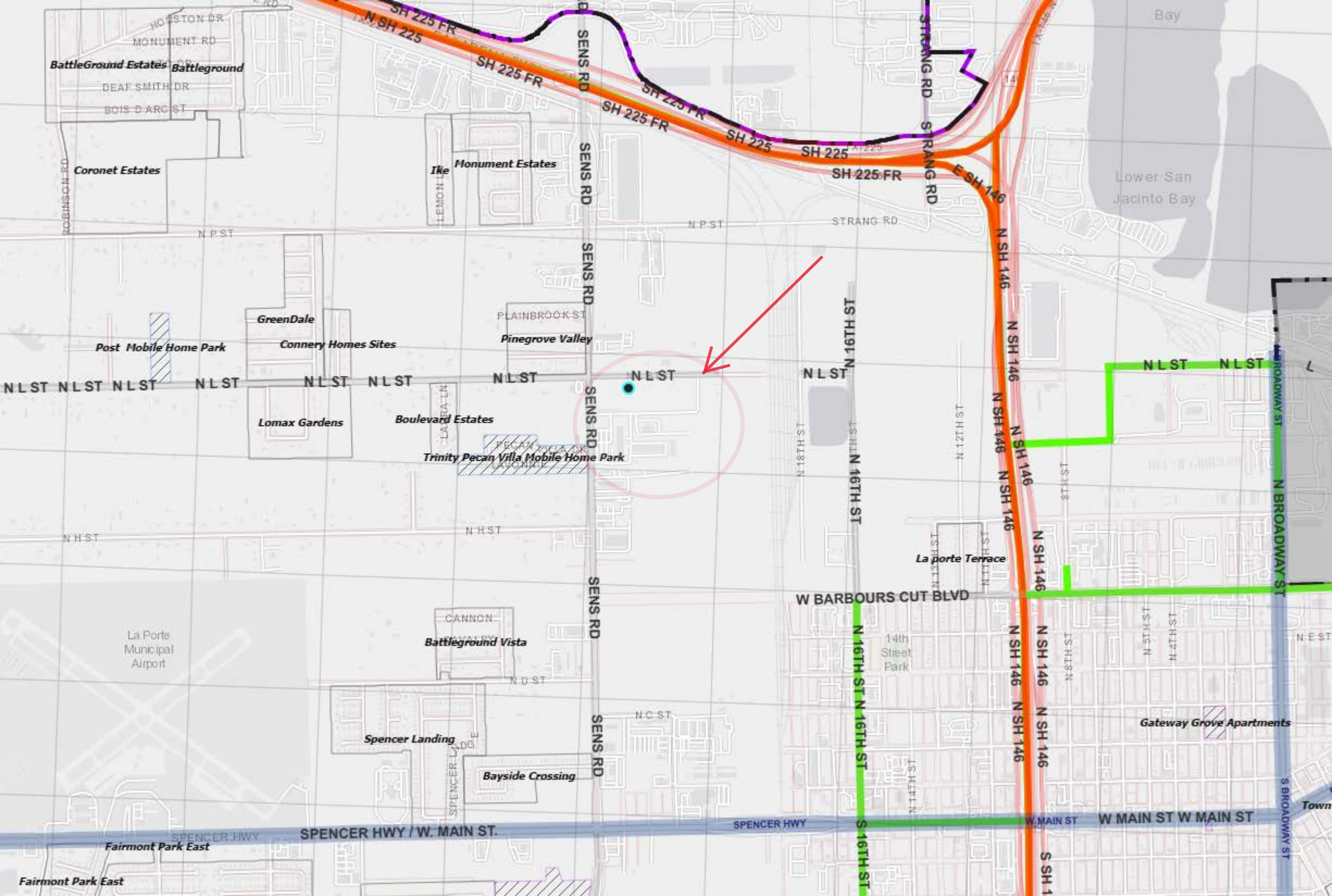
Thence, West, along the common line of said La Porte I.S.D. Ag Science Center and Operations Facility Subdivision, a distance of 217.80 feet a calculated point for the southeast corner of that certain called 0.8915 acre tract of land as conveyed to Rodney W. Lang by instrument recorded in Document No. RP-2017-274966 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract, from which a 1" iron pipe found for reference bears, N 08°35'31" E, a distance of 1.39 feet;

Thence, North, along the common line of said 0.8915 Acre Tract, pass at a distance of 95.65 feet a calculated point for the northeast corner of said 0.8915 Acre Tract, same being the southeast corner of that certain called 0.932 acre tract of land as conveyed to Rodney Lang by instrument recorded in Document No. 20070120050 of the Official Public Records of Harris County, Texas, pass at a distance of 200.00 feet a 1/2" iron rod found for the northeast corner of said 0.932 Acre Tract, same being the southeast corner of said 20,000 Square Foot Tract, and continuing for a total distance of 400.00 feet to the POINT OF BEGINNING and containing 2.0000 acres or 87,120 square feet of land, more or less.

James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 19-00889
February 11, 2019



See Drawing Attached





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.

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.

<u>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>LeDon Wissner</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jacob Jones</u>	<u>799684</u>	<u>jacobjones@smithrainescompany.com</u>	<u>(214)552-2974</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586
Carolyn Fincher

Information available at www.trec.texas.gov

IABS 1-0 Date

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