

FOR SALE

5.66 ACRES
FRIENDSWOOD, TX

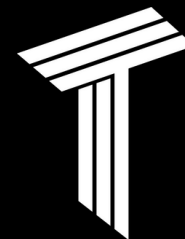


SALE PRICE
\$1,479,298

WWW.TITANTEXAS.COM

PEYTON EASLEY, CCIM

713 806 3451 | peyton@titantexas.com



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An aerial photograph of a wooded property. A creek flows through the center of the wooded area. To the left, a road labeled 'MANDALA RD' runs parallel to the creek. At the top of the image, a road labeled 'FM 528' is visible. The surrounding landscape includes open fields and utility poles.

FM 528

MANDALA RD

PROPERTY SUMMARY

- 5.66 Acres
- Commercial Zoning
- 530 feet of frontage on FM 528
- Utilities nearby
- Traffic Count: 16,235 CPD
- Two Curb Cuts
- New Residential Community being constructed across the street
- Ideal for Industrial/Retail/Office

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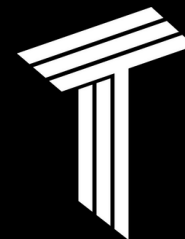


LOCAL AERIAL



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Information About Brokerage Services

11/2/2015

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>TITAN CRE, LLC</u>	<u>9012707</u>	<u>PEYTON@TITANTEXAS.COM</u>	<u>(713)806-3451</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>PEYTON EASLEY</u>	<u>633342</u>	<u>PEYTON@TITANTEXAS.COM</u>	<u>(713)806-3451</u>
Designated Broker of Firm	License No.	Email	Phone
<u>PEYTON EASLEY</u>	<u>633342</u>	<u>PEYTON@TITANTEXAS.COM</u>	<u>(713)806-3451</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>PEYTON EASLEY</u>	<u>633342</u>	<u>PEYTON@TITANTEXAS.COM</u>	<u>(713)806-3451</u>
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
IABS 1-0 Date

Titan Commercial, 1220 Blalock Rd, Houston TX 77065
Peyton Easley

Phone: 7138063451 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

2.09 Acres in La

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. 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 such information is submitted subject to errors, omissions or changes in conditions prior to sale, lease or withdrawal without notice. Any reliance on this information is solely at your own risk.