



FOR SALE

ALSO
FOR
SALE

3.912AC
FOR
SALE

Cypressbrook
Company

15821 HWY 75, WILLIS TX 77378

\$905,000

± 3.912AC For Sale

1,100' visibility along I-45
Access along Hwy 75



15821 Hwy 75, Willis TX 77378

Acres: 3.912

Price: \$905,000

Well/Septic

Propane tank on site

1,100' visibility along I-45

Accessible from Hwy 75

Adjacent to future truck stop

Pond on site could be converted to retention pond

Sloping to flat topography

Not in the flood plain

Site is within the City limits and Willis ETJ

Adjacent site with TXDot approvals also for sale

FEATURES



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com



PICTURES



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com



AERIAL



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com



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.

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.

<u>Cypressbrook Management Company, LP</u>	<u>9002627</u>		<u>(281)364-1777</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Michael E Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2865</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael E Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2860</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Kimberly DeVos</u>	<u>533677</u>	<u>kdevos@cypressbrook.com</u>	<u>(832)403-2860</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: 281.961.9552 Fax: 281.344.1743 KID Michael
Michigan 48026 www.ziplinx.com



IABS

The information contained herein was obtained from sources believed reliable, however, Cypressbrook Management Company, LP d/b/a Cypressbrook Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.

Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com

