

FOR SALE

16150 Waverly Drive, Houston, Texas 77032
±2.75 Acres of Land

partners

PARTNERSREALSTATE.COM



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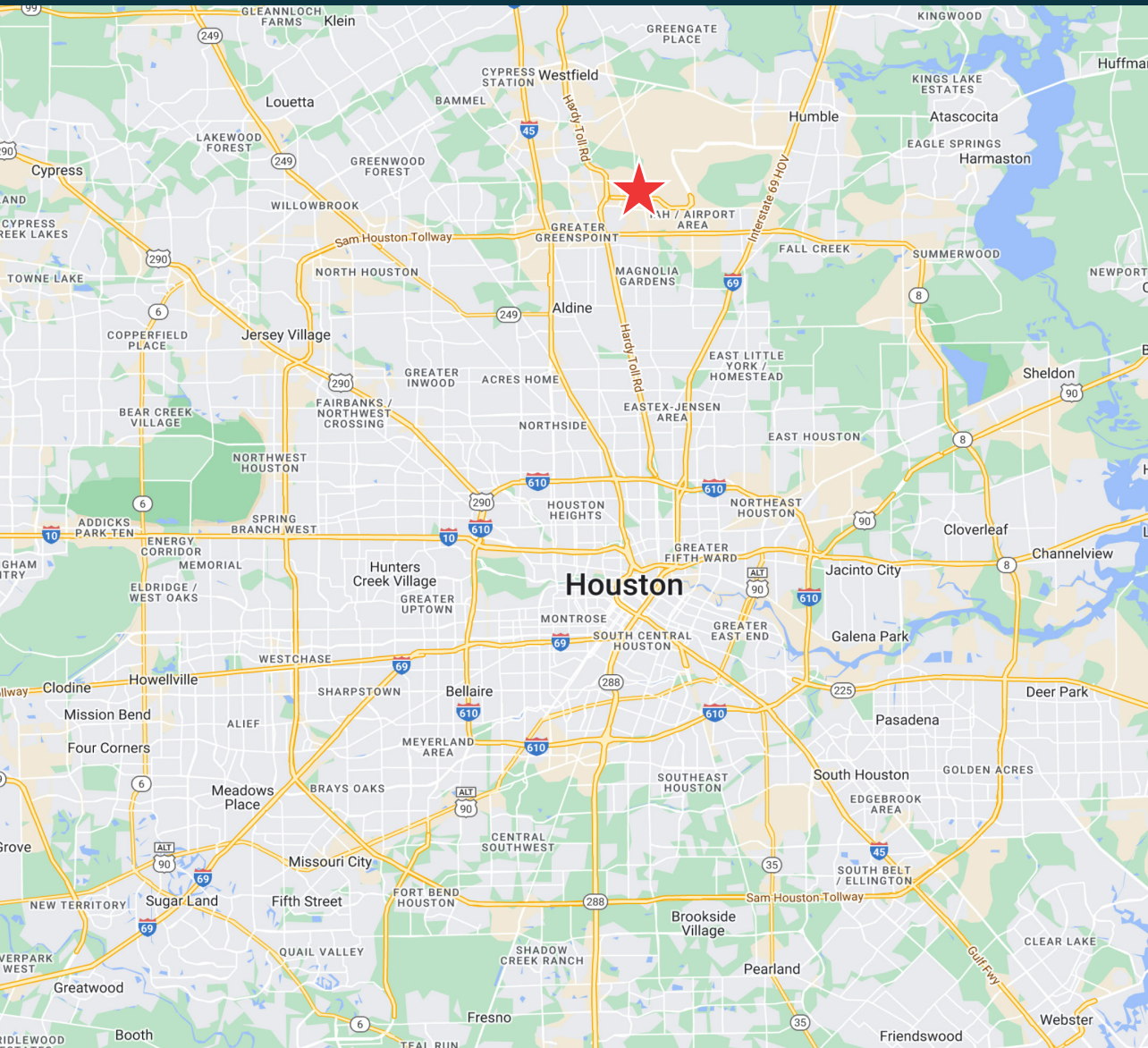
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PROPERTY FEATURES

- ±2.75 Acres of Land
- ±300' of Frontage on Waverly Drive
- No Restrictions
- Located in Unincorporated Harris County
- Low Tax Rate
- Located Outside the Flood Plain
- Great tract for Industrial End-User or Developer
- Close Proximity to Bush Intercontinental Airport
- Quick Access to Hardy Toll Road, Beltway 8, I-45 and Highway 59
- **Contact Broker for Details**

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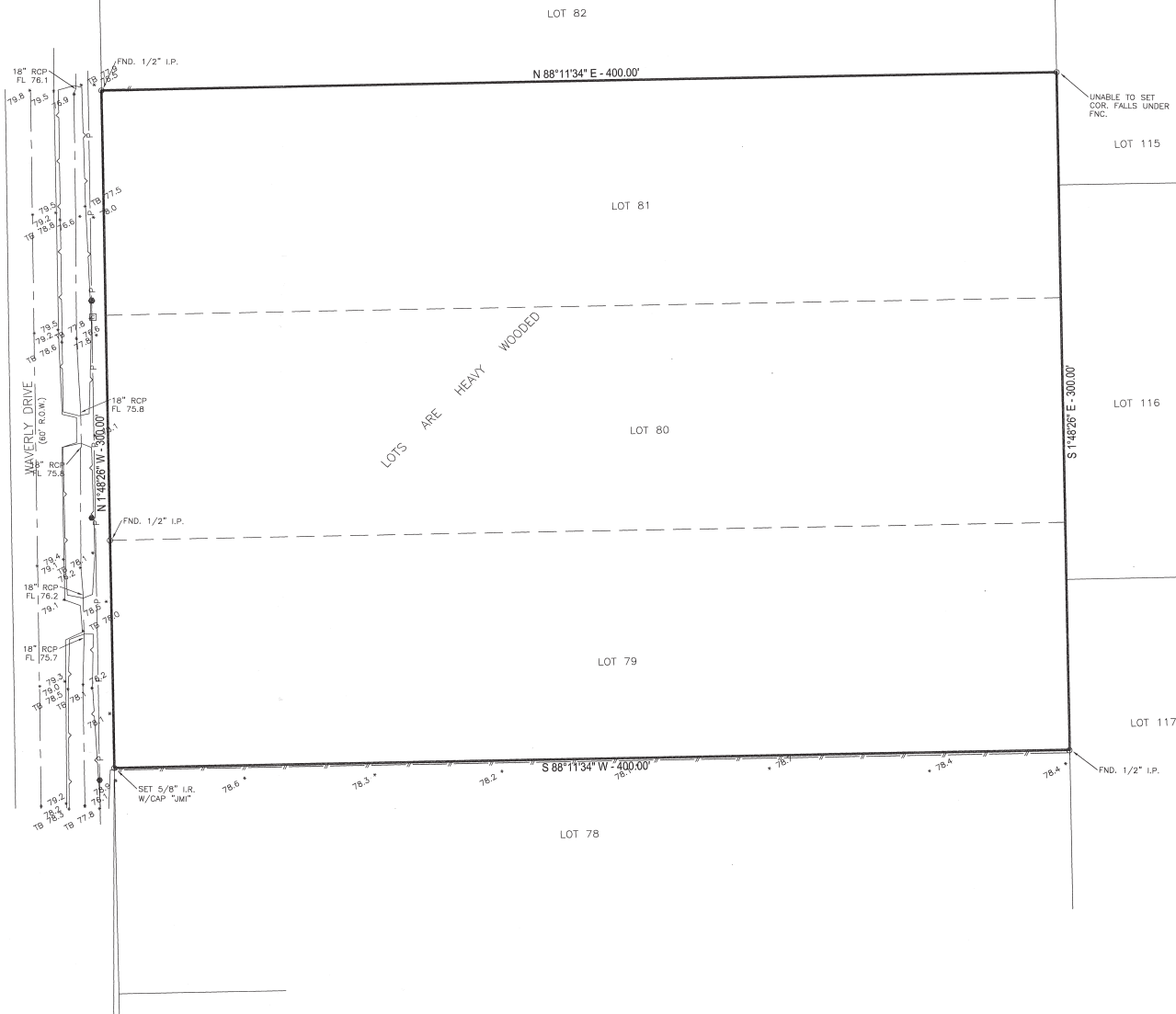
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- NOTES:
1. The location of the subject tract on the FEMA No. 480287-0480-M, dated June 09, 2014, lies above the 500-year flood plain. This statement is based on the above reference map. This information is to be used only to identify specific flooding conditions.
 2. Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83.
 3. All easements shown are as described in the plat. Insurance under G.F. No. ATCH21114283, has been obtained. Further research of the Harris County Deed Records is recommended.
 4. Builder/Contractor must verify all building lines, setbacks, restrictions, etc.) and Zoning Ordinances, if any, apply to the construction.
 5. No building lines as per City of Houston Code Chapter 23A, Section 42-150(d).
 6. Elevations based on RM 150775, located at the intersection of P115-00-00, elevation 76.45, NAVD 88, 2001 ad

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SURVEY/33-21.DWG



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.

PCR Brokerage Houston, LLC dba Partners	90033949	<u>licensing@partnersrealestate.com</u>	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____