

CENTERMARK

6.89 ACRES FOR SALE

Lone Star Pkwy & Buffalo Springs Dr., Montgomery, TX 77356

Property Highlights:

- 6.89 Acres, Cleared
- Southwest Corner of Lone Star Pkwy and Buffalo Springs
- Water and Sewer available to the site
- Recently Platted
- No Floodplain
- Partial Off-site Detention available, per City Meeting
- General Commercial Zoning, Fuel Allowed

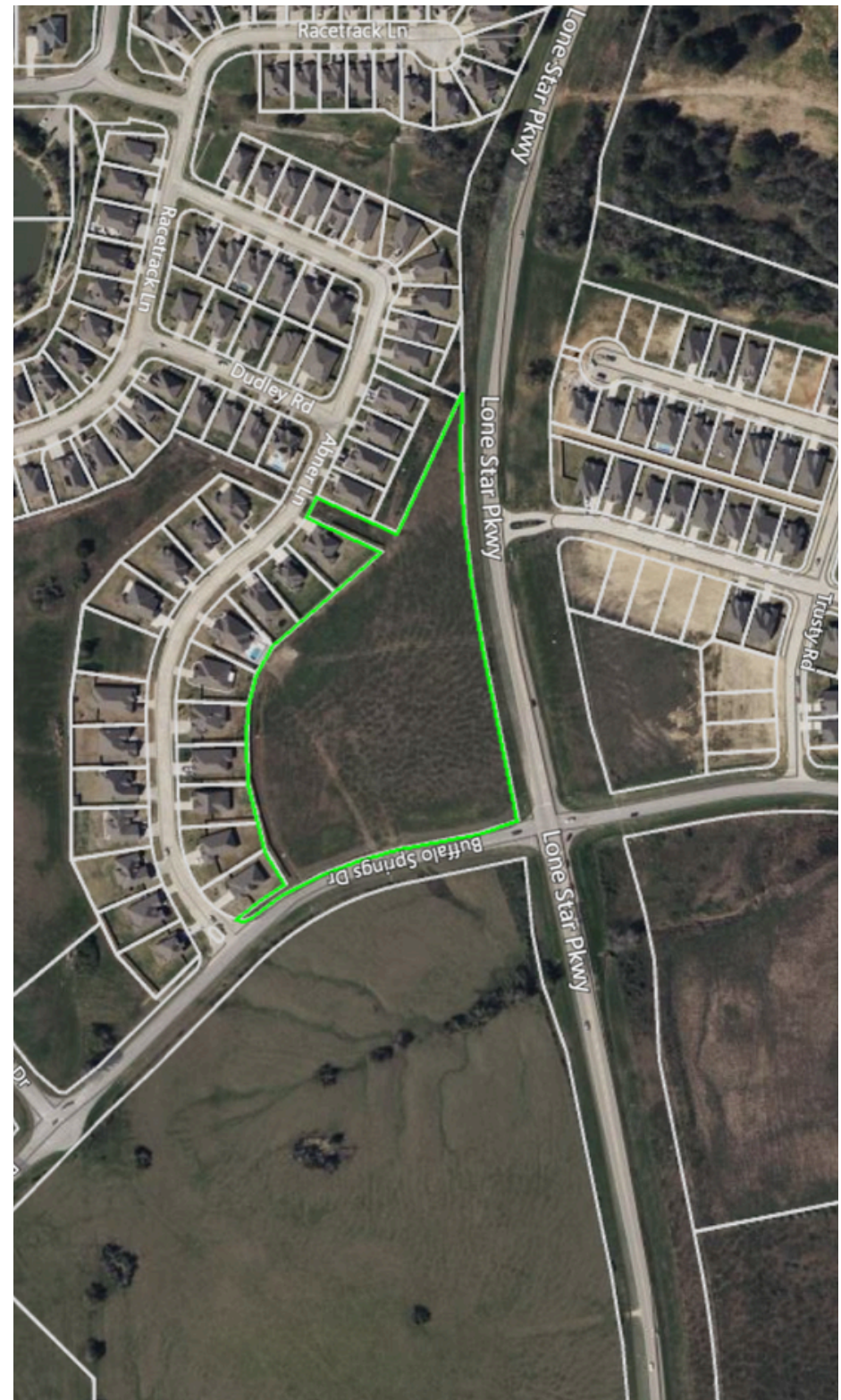


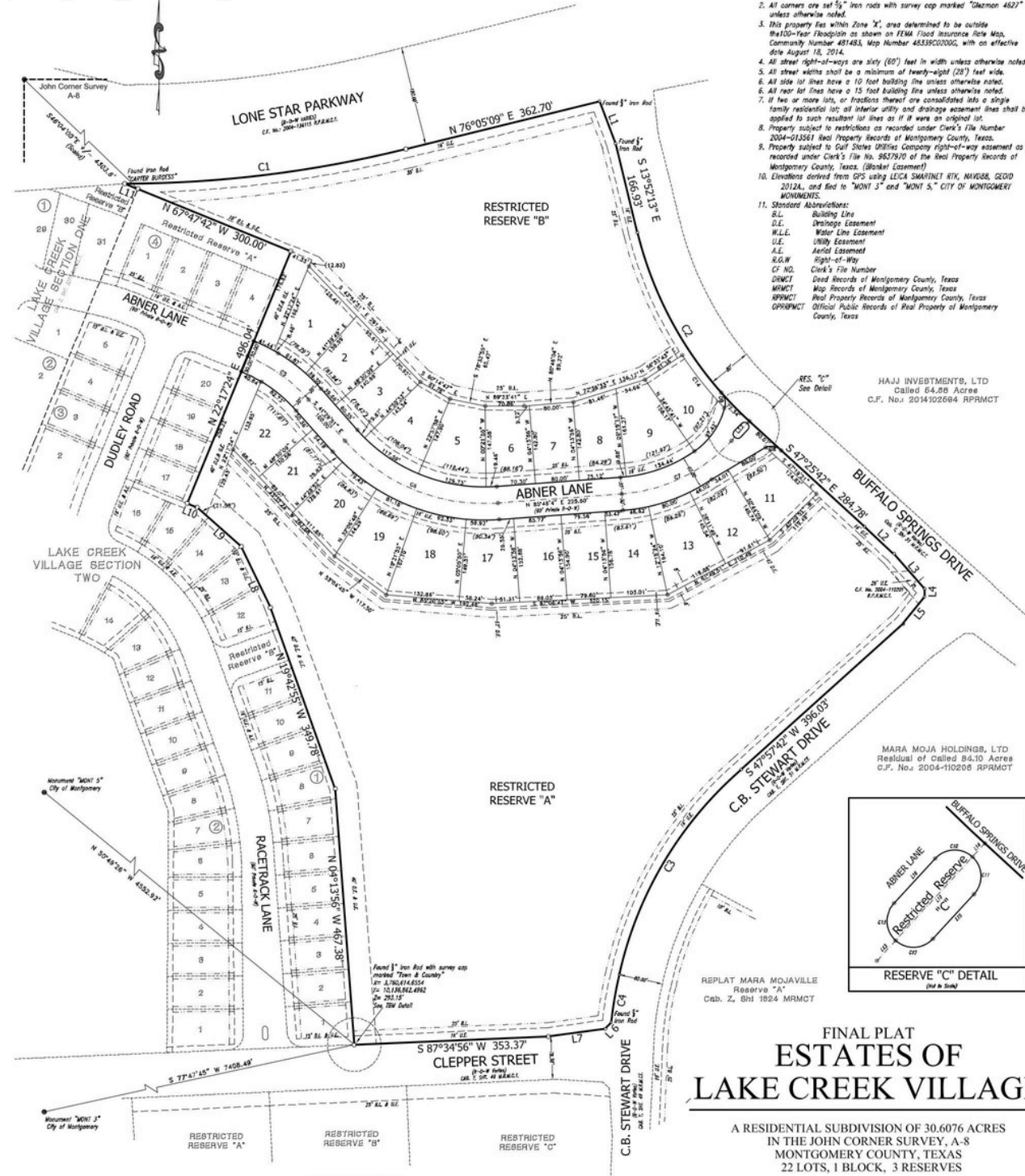
ERIC HUGHES

Partner

C 281-236-9553

eric@centermarkcre.com





3. All corners are set by iron rods with survey copy marked "Garrison 4527".
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5. This property lies within Zone "A", and determined to be outside
6. 1940-1970 floodplain as shown on FEMA Flood Insurance Rate Map, Community Number 4614343, Map Number 46333C0002, with an effective date of 1/1/74.
7. All street right-of-ways are sixty (60') feet in width unless otherwise noted.
8. All street widths shall be a minimum of twenty-eight (28') feet wide.
9. All side lot lines have a five (5') foot building line unless otherwise noted.
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11. If two or more lots, or fractions thereof are consolidated into a single family residential lot, all interior utility and drainage easement lines that be applied to such residential lot lines as if it were an original lot.
12. All easements or restrictions as recorded under Clerk's File Number 2004-013561 shall remain in effect of the County of Montgomery, Texas.
13. Property subject to Gulf States Utilities Company right-of-way easement as recorded under Clerk's File No. 98573-0 of the Real Property Records of Montgomery County, Texas.
14. Elevations derived from GPS using LEICA S/MONITrix RT, NAVSTAR, ZC20 11020, and fixed to "MS" and "WAINTE ST." CITY OF MONTGOMERY MONUMENTS.
15. Other considerations:
 - A.L. Building Line
 - B.L. Draining Easement
 - C.L. Water Line Easement
 - D.L. Utility Easement
 - E.L. Aerial Easement
 - F.L. Right-of-Way
 - G.L. No.
 - H.L. Creek's File Number
 - I.L. Dead Records of Montgomery County, Texas
 - J.L. Map Records of Montgomery County, Texas
 - K.L. Official Public Records of Montgomery County, Texas
 - L.L. Official Public Records of Real Property of Montgomery County, Texas

HAJJ INVESTMENTS, LTD
Called 64.88 Acree
C.F. No.: 2014102684 RPRMCT

MARA MOJA HOLDINGS, LTD
Residual of Called \$4.10 Acres
C.F. No. 2004-110208 RPRMCT

FINAL PLAT
ESTATES OF
LAKE CREEK VILLAGE

A RESIDENTIAL SUBDIVISION OF 30.6076 ACRES
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
22 LOTS, 1 BLOCK, 3 RESERVES


SEPTEMBER 2017

SHEET 1 OF 2

ENGINEER:
GOODWIN-LASITER-STRONG
4077 CROSS PARK, SUITE 100
BRYAN, TEXAS 77802

OWNER/DEVELOPER:
LEFCO INVESTMENTS, INC.
780 CLEPPER STREET, SUITE 100
MONTGOMERY, TEXAS 77356

Serving Southeast Texas since '88
GLEZMAN SUPPLYING, INC.
4338 Old River Road, Montgomery, Texas 77356
7601 N. 103rd St.
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Surveying Inc.



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>Centermark CRE, LLC</u>	<u>605733</u>	<u>manon@centermarkcre.com</u>	<u>(713)461-4750</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Eric Hughes</u>	<u>422676</u>	<u>eric@centermarkcre.com</u>	<u>(713)461-4750 x2</u>
Designated Broker of Firm	License No.	Email	Phone
		<u>m</u>	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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