



FM 1960 at Continental Parkway

9 Acres | Humble, Texas



SIZE:	9 Acres
PRICE:	Contact Broker for Pricing Information
LOCATION:	SEC of FM 1960 & Continental Pkwy
FRONTAGE:	663' on FM 1960
USES:	Commercial / Retail / Residential or Other Development
TAXES:	
Humble ISD	\$1.52
Harris County	\$0.42
Harris Co Flood Cntrl	\$0.03
Port of Houston Authy	\$0.01
Harris Co Hosp Dist	\$0.17
Harris Co Educ Dept	\$0.01
Lone Star College Sys	\$0.11
HC Emerg Srv Dist	\$0.10
Total Taxes	\$2.37

For more information, contact:

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

HUNTER GRIMES | 281-664-6639 | HGrimes@CaldwellCos.com



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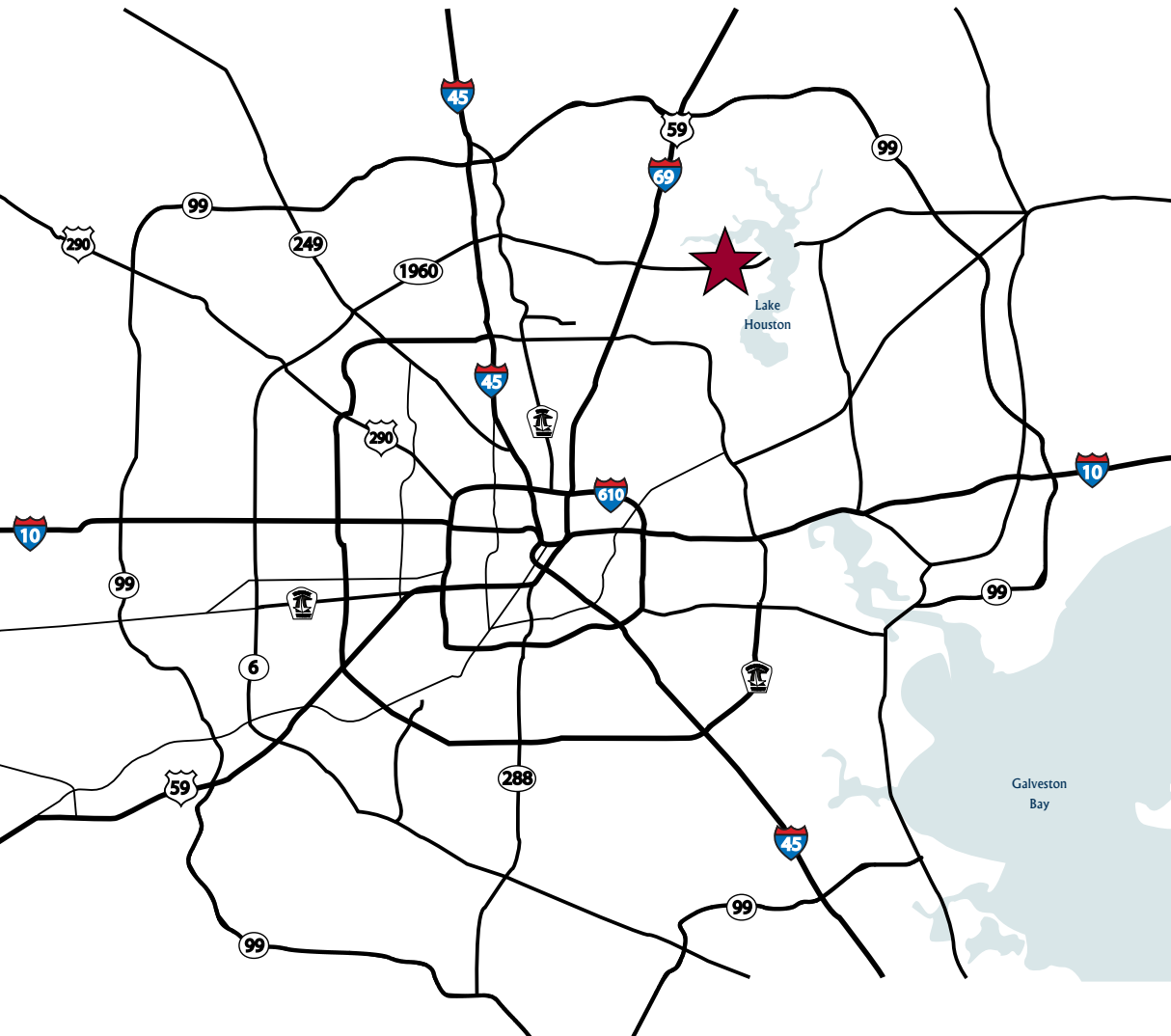
713-690-0000 | CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



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LOCATION:

SEC of FM 1960 & Continental Parkway
Humble, Texas 77346

PROPERTY HIGHLIGHTS:

- Unrestricted frontage on FM 1960
- 663 FT of frontage on FM 1960
- Less than 2 miles from Atascocita Commons
- Not affected by the Floodplain

TRAFFIC COUNTS:

FM 1960: 39,211 VPD (TXDOT 2016)

Timber Forest Dr: 12,918 VPD (TXDOT 2016)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2017 Population	8,865	68,329	158,038
Daytime Population	6,384	52,908	142,779
Avg. HH Income	\$90,674	\$113,790	\$114,974

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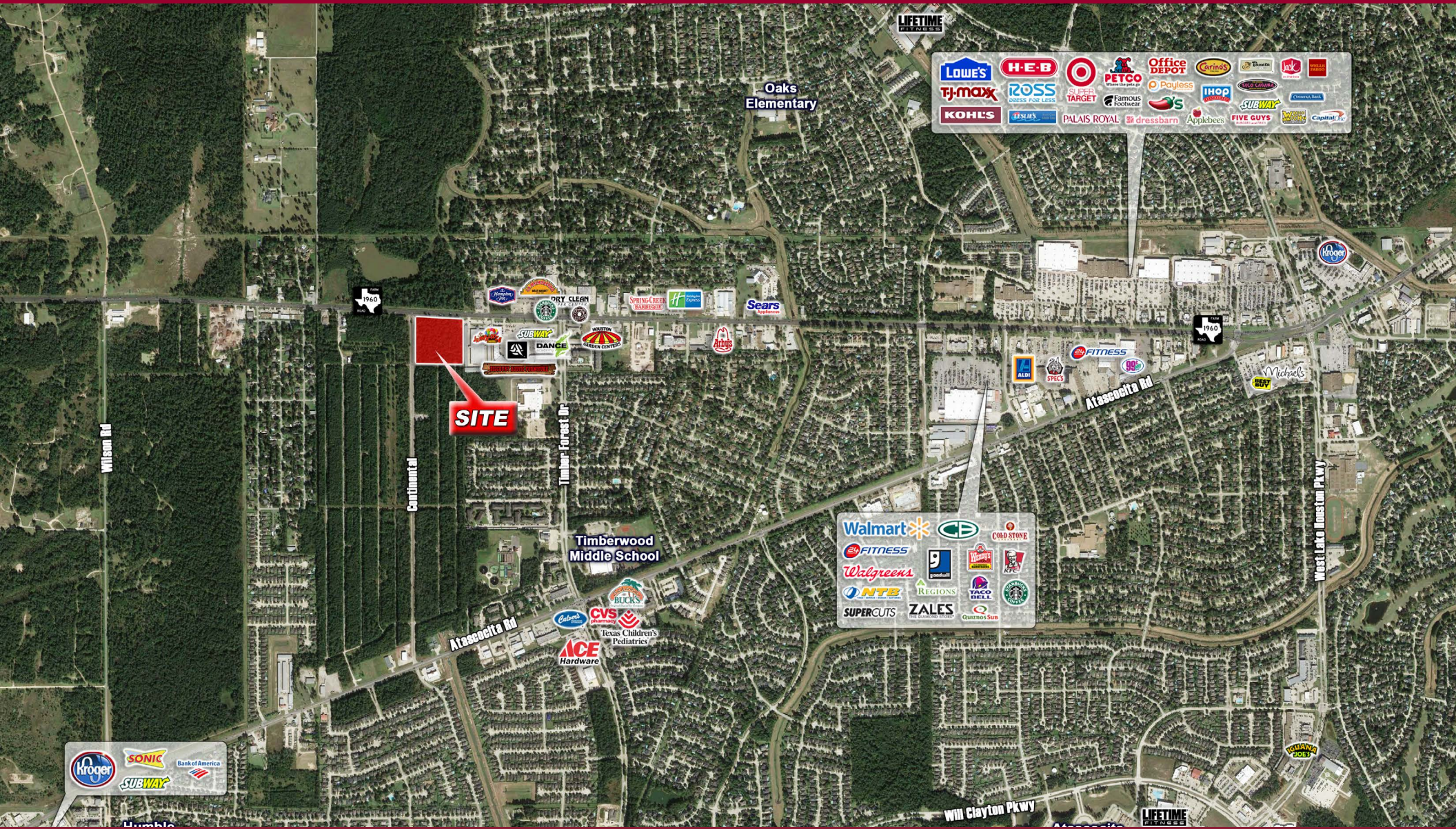
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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - 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.

Caldwell Brokerage Company, LLC	9002313	n/a	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
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

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