



# For Sale

10805 Telephone rd.  
Houston, TX 77075

**Mechanic Shop 3600 SF Building on +/- 2 acres land \$859,000**



*"At Apex Realtors, We are not a 9-5, We are a start to finish business"*

For More Information:

Daniel Bekele  
Apex Brokerage LLC

713-377-4391  
daniel@apexrealtors.com



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<b>Traffic Counts &amp; Property Details</b>				
	<b>Cross Street</b>	<b>Traffic Volume</b>	<b>Count Year</b>	<b>Distance from</b>
Telephone Rd	Garden Parks Dr S	28,735	2018	0.06 mi
Fuqua St	Telephone Rd W	6,565	2018	0.20 mi
Lettie St	Catford St E	79	2018	0.35 mi
Telephone Rd	Greenswarth Ln N	34,433	2018	0.40 mi
Telephone Road	Hall Rd S	30,346	2020	0.41 mi
Telephone Rd	Hall Rd N	21,108	2018	0.49 mi
Hall Rd	Telephone Rd W	943	2018	0.53 mi
Fuqua St	Randolph St E	6,544	2018	0.57 mi
Sam Houston Pkwy	Telephone Rd W	20,300	2014	0.59 mi
Beltway 8	Telephone Rd W	92,727	2020	0.61 mi

**This Mechanic shop is located on Telephone Rd. The property offers a strategic location due to its close proximity one block from Beltway 8 and 10 minutes from Hobby Airport . The location is a free standing building situated on 2 acres land, more room to expand.**

**3600 SQFT Building +/- 2 acres Land**

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**3600 SF Building on 2 acres Land  
For Sale Price \$859,000**

**High Traffic Count :  
Telephone Rd / Garden Parks Dr S 28,735 VPD**

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## 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:
  - 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.

<b>Apex Brokerage LLC</b>	<b>9005822</b>	<b>farid@apexrealtors.com</b>	<b>(832)685-2739</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Apex Brokerage LLC</b>		<b>farid@apexrealtors.com</b>	<b>(832)282-0224</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Farid Chatur</b>	<b>599697</b>	<b>farid@apexrealtors.com</b>	<b>(832)282-0224</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Daniel Bekele</b>	<b>598093</b>	<b>daniel@apexrealtors.com</b>	<b>(713)377-4391</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

BHGRE Gary Greene, 5120 Woodway Drive, Suite 5020 Houston, TX 77066  
Daniel Bekele

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IABS 1-0 Date

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