



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	420132 License No.	joanne.justice@cbdfw.com Email	(972)906-7700 Phone
Joanne Justice Designated Broker of Firm	159793 License No.	joanne.justice@cbdfw.com Email	(817)784-7800 Phone
Kelley Banks Licensed Supervisor of Sales Agent/ Associate	530613 License No.	kelley.banks@cbrealty.com Email	(713)869-0456 Phone
T. J. Van Auken Sales Agent/Associate's Name	538047 License No.	tj.vanauken@cbrealty.com Email	(832)788-8457 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501

SALE

1126 TEXAS 332

1126 Texas 332 Lake Jackson, TX 77566



SALE PRICE

Price upon request

T.J. Van Auken
(832) 788-8457
TX #538047

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the heart of Lake Jackson South Brazoria County, this expansive 50,800 SF building is ideally situated in the sought-after C-2 BUSINESS DISTRICT. Boasting a versatile layout tailored for ambitious hospitality ventures, this property offers high potential for diverse business opportunities. With its strategic location and ample space, it is poised to become a flagship destination for discerning investors. Discover the perfect canvas for realizing your full-service vision in this exceptional commercial property.

PROPERTY HIGHLIGHTS

- 50,800 SF building
- Zoned C-2 BUSINESS DISTRICT
- Prime location in Lake Jackson South Brazoria County area

OFFERING SUMMARY

Sale Price:	Price upon request
Lot Size:	2.832 Acres
Building Size:	50,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,781	12,106	19,820
Total Population	3,990	30,624	51,714
Average HH Income	\$72,270	\$97,416	\$97,544

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LOCATION DESCRIPTION

Discover the prime investment opportunity that awaits in the vibrant Lake Jackson South Brazoria County market. The property sits amidst a thriving hub of hospitality and full-service attractions, with easy access to popular destinations such as the Brazos Mall, Sea Center Texas, and the deeply historic Lake Jackson Civic Center. Nearby chain restaurants and boutique dining establishments offer diverse culinary experiences to appeal to all potential visitors. The area's convenient proximity to major highways and the natural beauty of the nearby coastline make it a truly lucrative location for prospective hospitality investors. Don't miss the chance to make your mark in this dynamic and sought-after market.

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PROPERTY HIGHLIGHTS

- 50,800 SF building
- Zoned C-2 BUSINESS DISTRICT
- Prime location in Lake Jackson South Brazoria County area
- Versatile space for hospitality ventures
- High potential for diverse business opportunities



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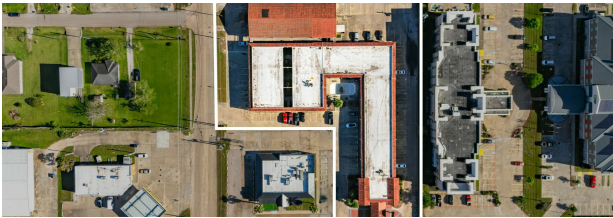
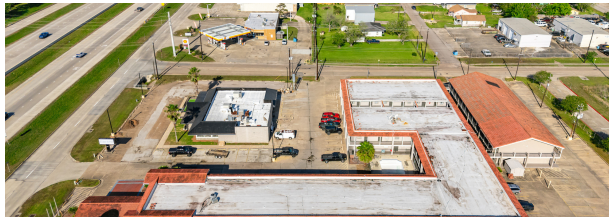
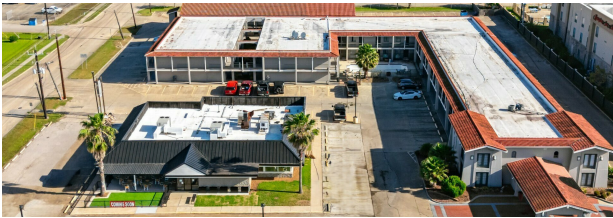


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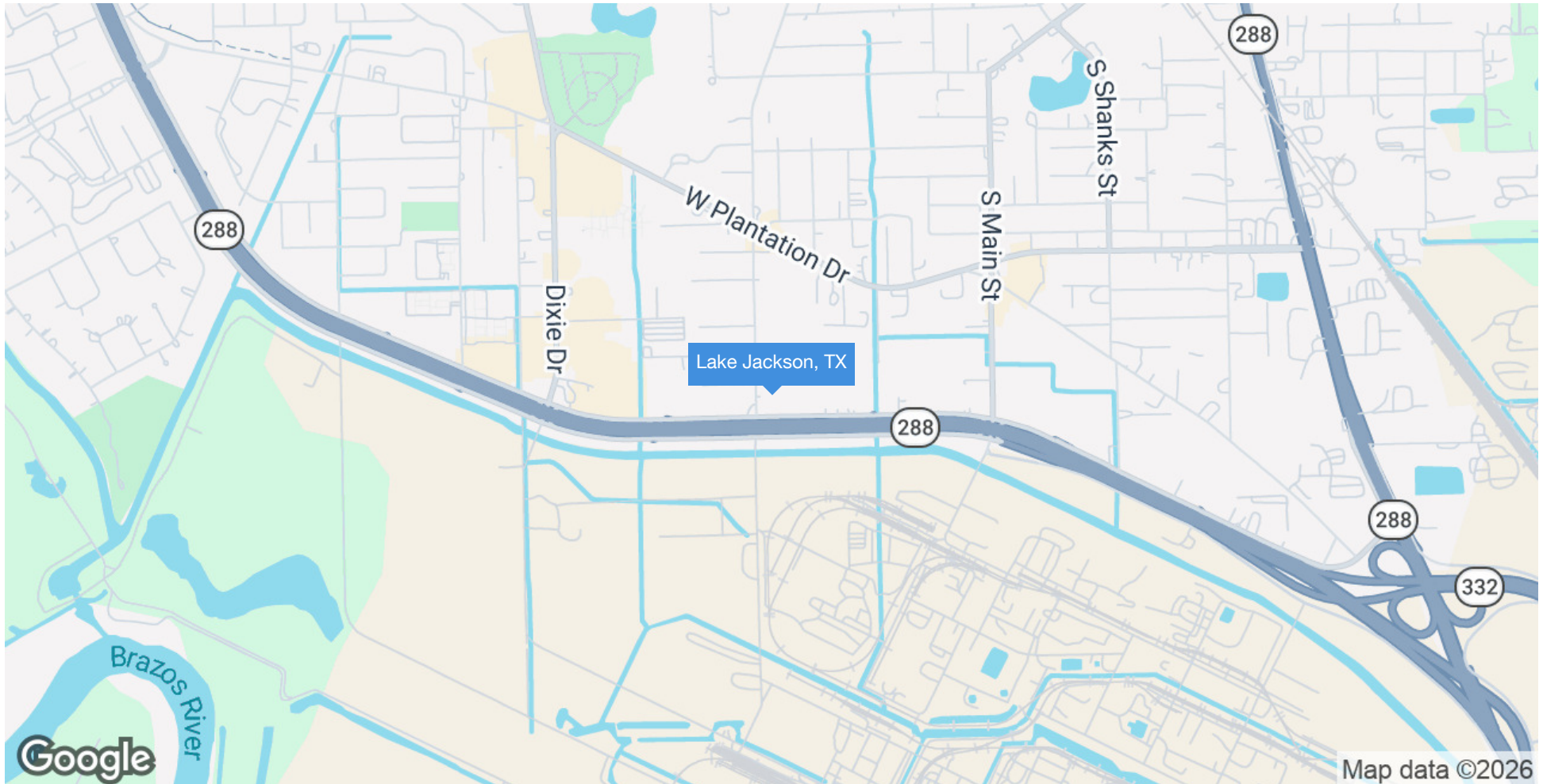


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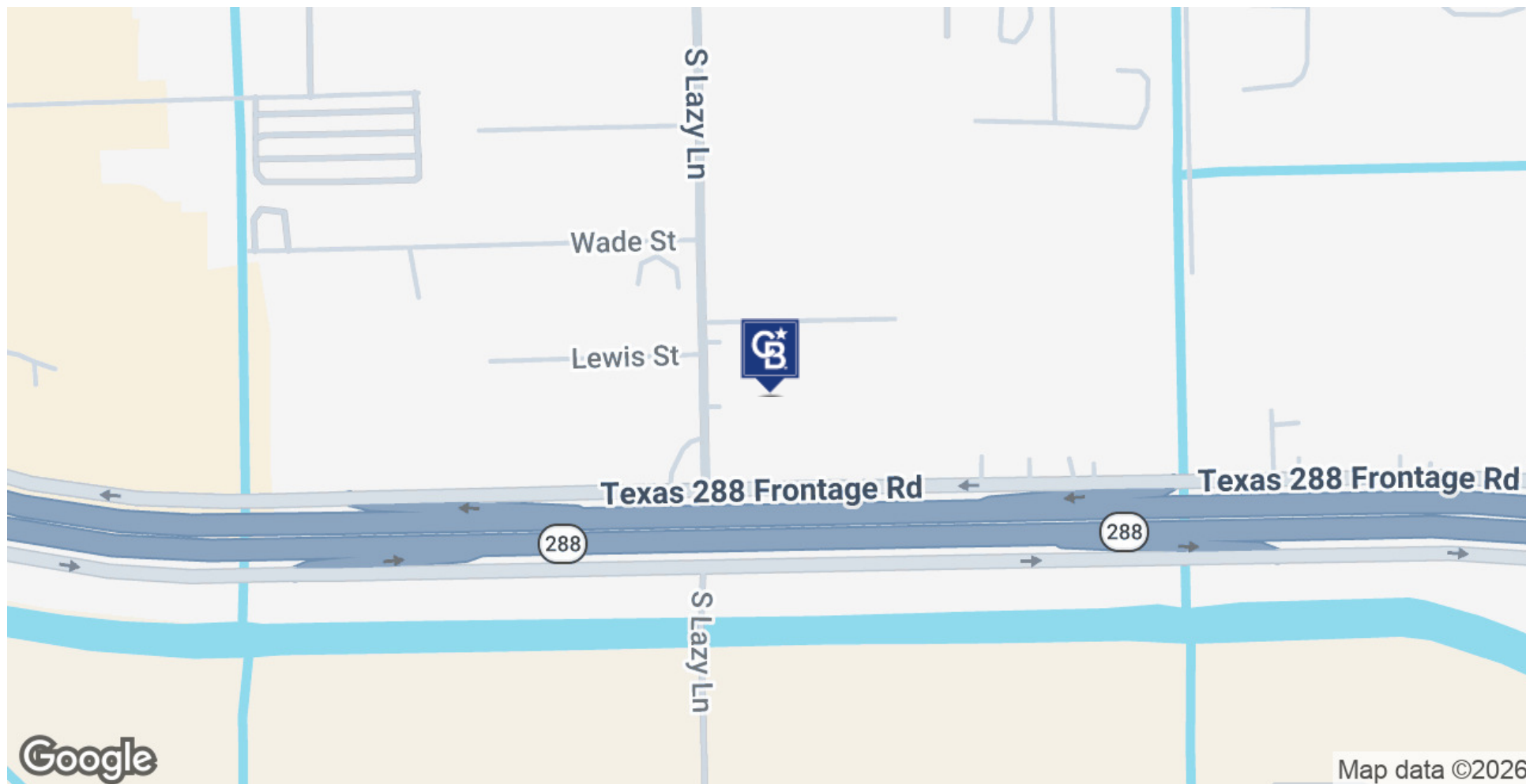


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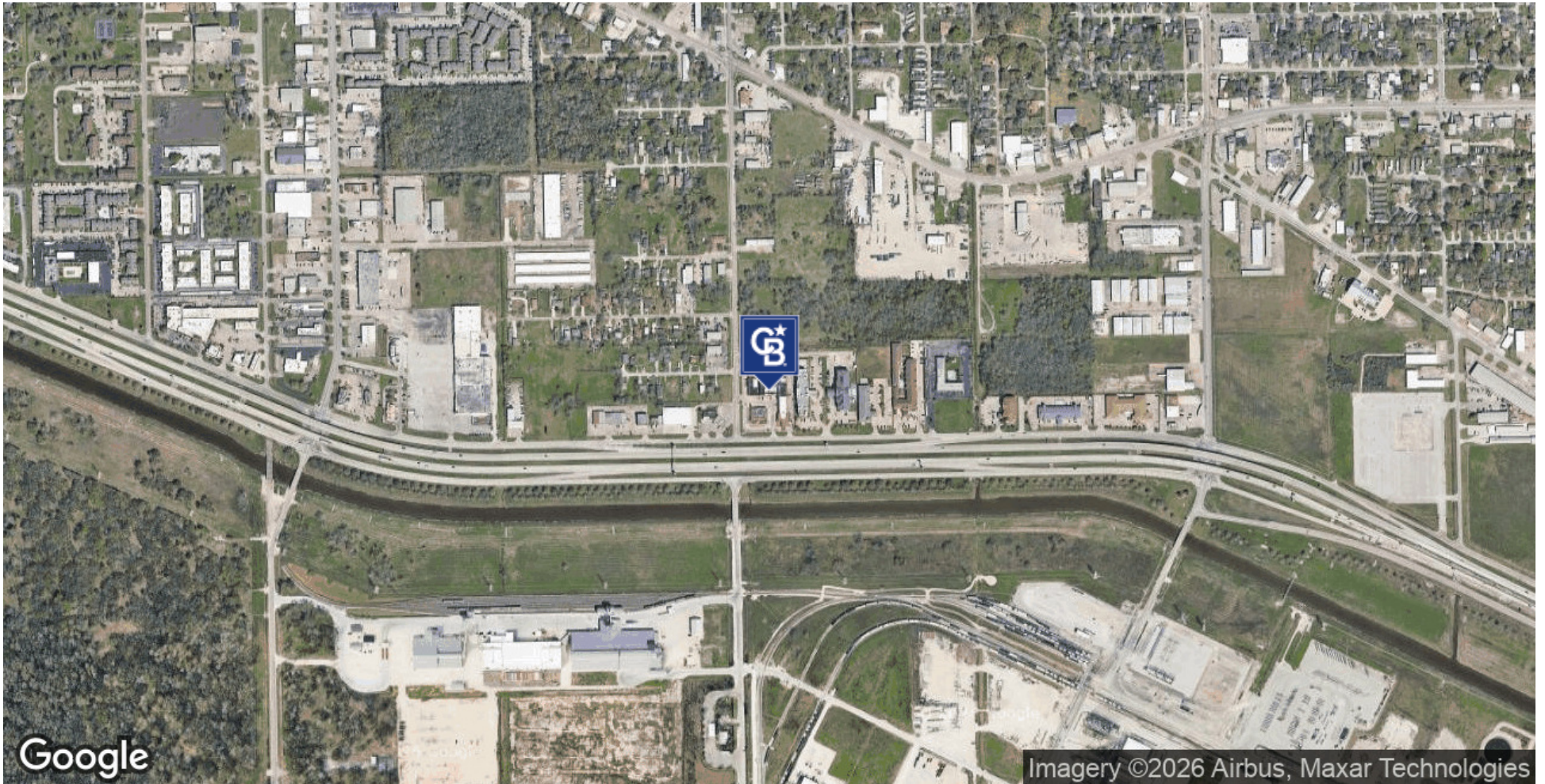


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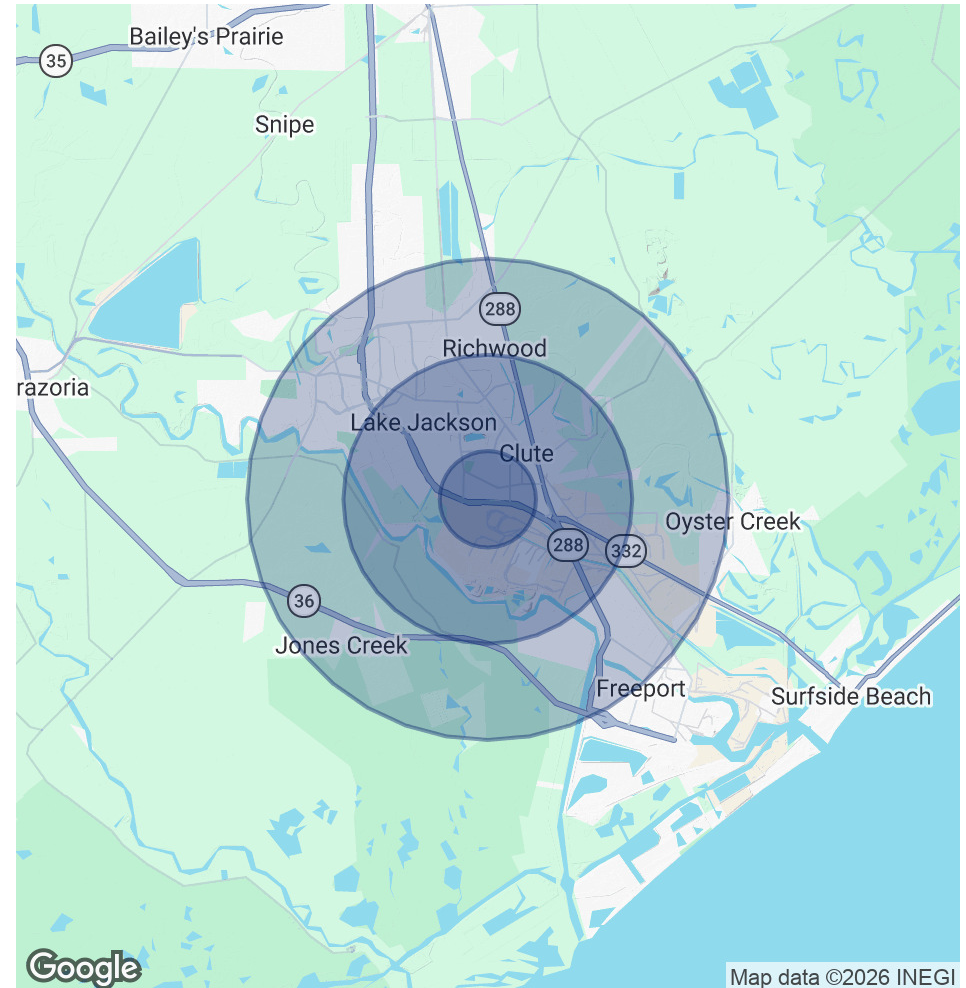
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,990	30,624	51,714
Average Age	38.6	34.6	35.2
Average Age (Male)	38.7	33.8	35
Average Age (Female)	35.4	35.5	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,781	12,106	19,820
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$72,270	\$97,416	\$97,544
Average House Value	\$107,962	\$226,300	\$227,729

2023 American Community Survey (ACS)



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