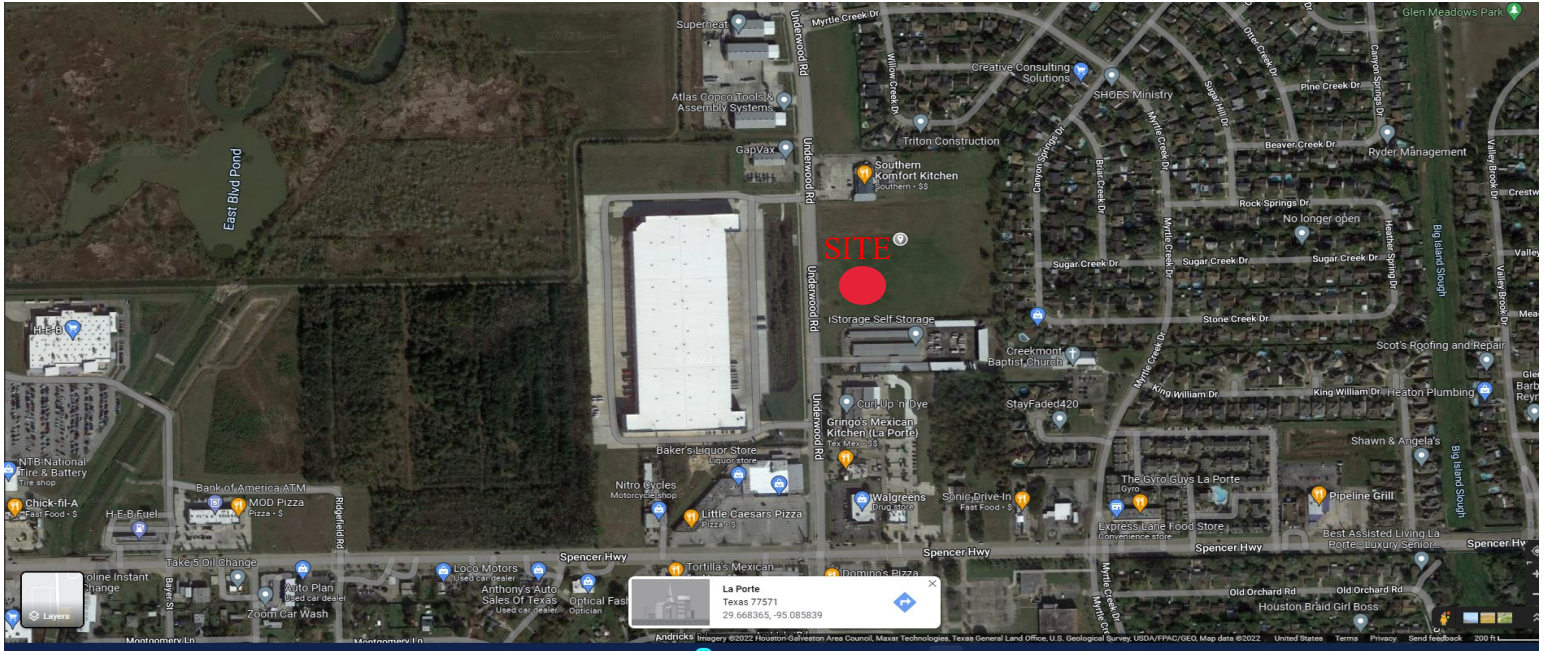


FOR SALE

+/- 2 ACRES / PRIME COMMERCIAL TRACT

0 UNDERWOOD ROAD LA PORTE TX 77571



PROPERTY DESCRIPTION

- **Tract Size: +/- 2 acres**
- **Approx: 303' Frontage on Underwood Rd**
- **Utilities: Available**
- **Zoning: General Commercial**
- **Comments: Beautiful Rectangular Tract w/good frontage to depth ratio-located in Fast Growing Business/Industrial Area.**

Adjoining Property: 1.06 acres Also Available

- **Sales Price: \$450,000 or \$4.97 PSF**

Smith Raines Company

Carolyn Fincher, Broker
1307 Bluebonnet Drive
Taylor Lake Village, TX 77586
(o) 281.486.1400 / (c) 713.299.3192
smithraines@yahoo.com
YOUR GOALS – OUR BUSINESS!!

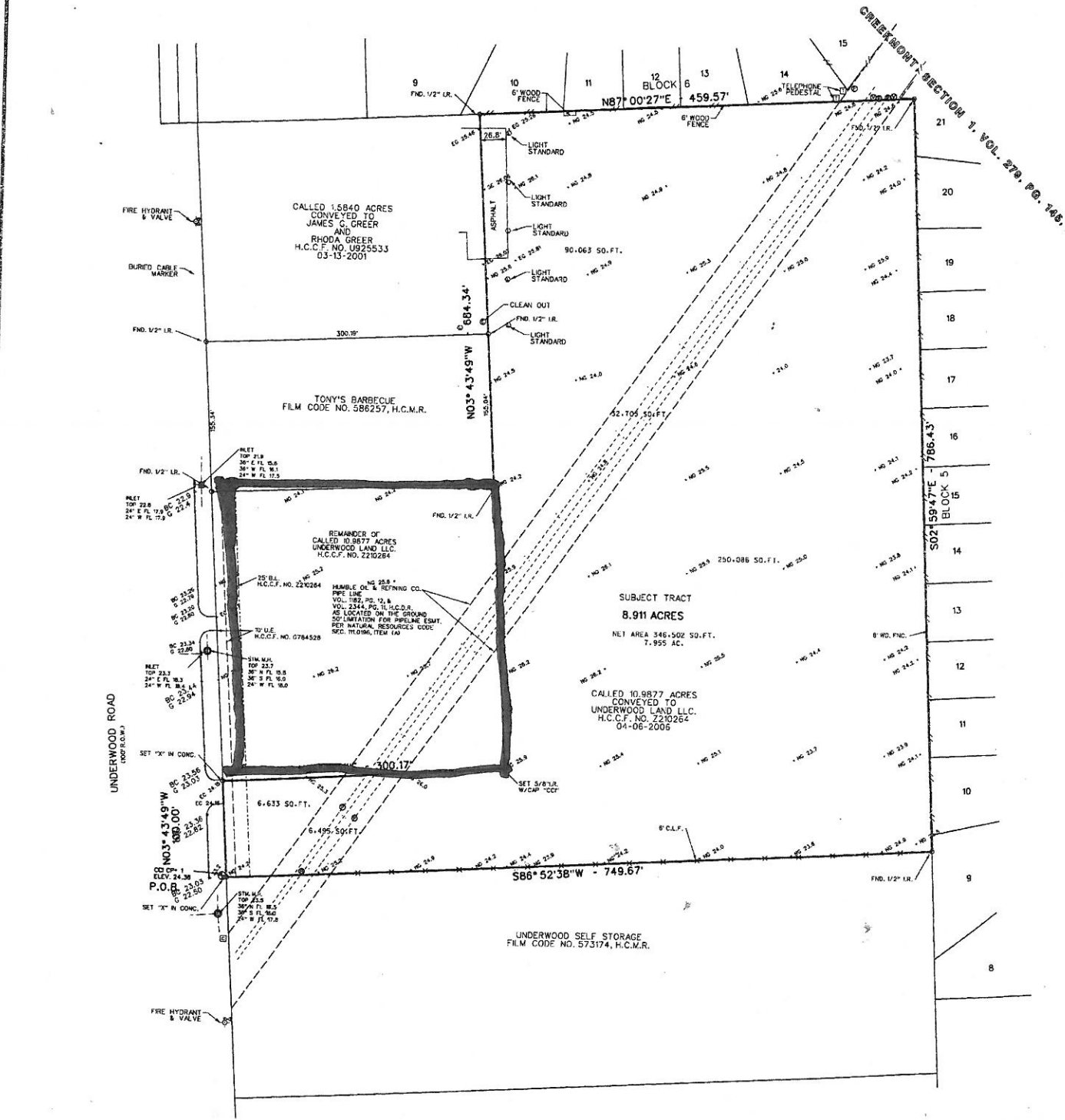


Located close to Three Major Economic Hubs of the Bay Area:

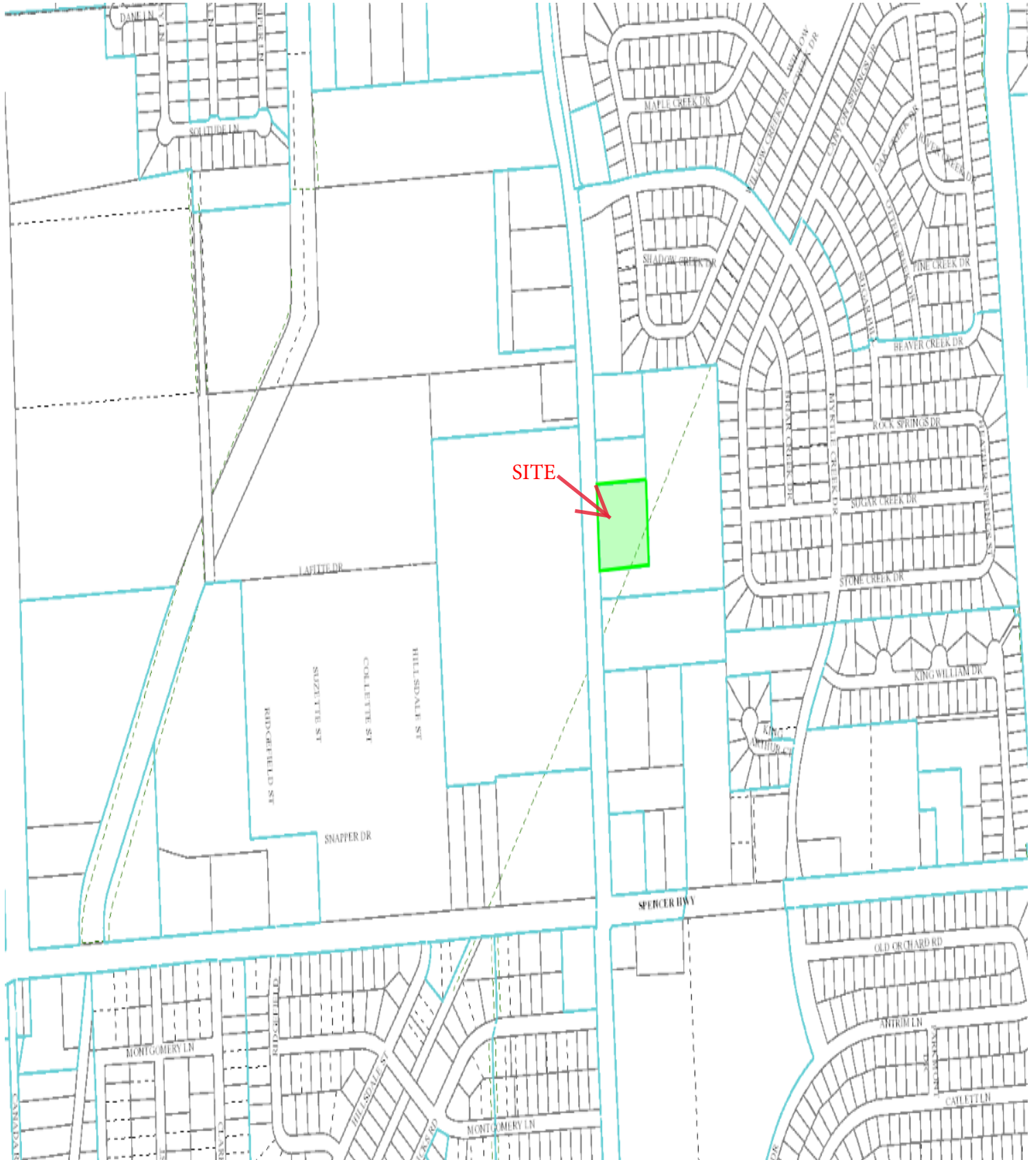
- 1) Bayport Industrial District**
- 2) The Battleground Industrial District**
- 3) Barbours Cut Terminal.**

The Information above has been obtained from sources deemed reliable. While SRC does not doubt its accuracy we make no guarantee, warranty or representation. You should conduct a careful, independent investigation of the property to determine the suitability of the property for you intended use.

USER: Ege 2041 Wexwood
 DATE: 8/27/08 3:39:37 PM
 TIME: 3:39:37 PM
 FILE: 07/27/08 14:52:15
 PLOT: 15



0 UNDERWOOD ROAD LA PORTE TX 77571
+/- 2 ACRES



Harris County Appraisal District

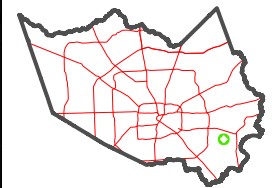


0 45 90 180 Feet

PUBLICATION DATE: 4/19/2022

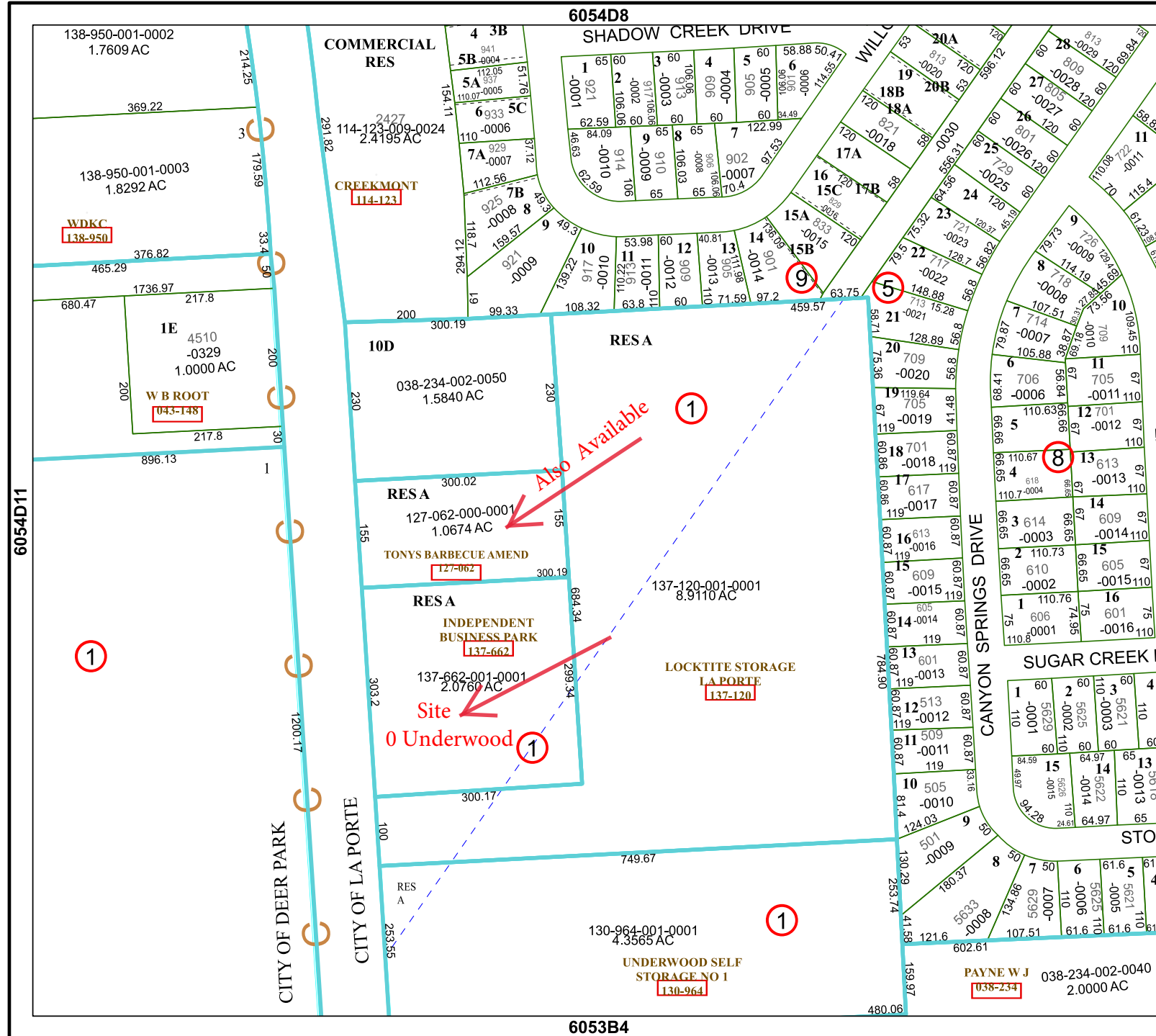
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 6054D12

6	7	8	5	6
10	11	12	9	10
2	3	4	1	2



6053B4

6054D11

6154C9

STON

CANYON SPRINGS DRIVE

6054D8

SHADOW CREEK DRIVE

CITY OF DEER PARK

CITY OF LA PORTE

COMMERCIAL RES

CREEKMONT

10D

RESA

RESA

RESA

INDEPENDENT BUSINESS PARK

LOCKTITE STORAGE LA PORTE

Site 0 Underwood

UNDERWOOD SELF STORAGE NO 1

PAYNE W J

038-234-002-0040
2.0000 AC



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 coincidental 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.

Smith Raines Co. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0264787 License No.	smithraines@yahoo.com Email	(281)486-1400 Phone
Carolyn S Fincher, Broker Designated Broker of Firm	0264787 License No.	smithraines@yahoo.com Email	(713)299-3192 Phone
LeDon Wissner, Broker Associate Licensed Supervisor of Sales Agent/ Associate	0458007 License No.	LeDonWissner@gmail.com Email	(832)818-5092 Phone
_____ 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