



For Sale

22652 Hwy 6.

Alvin, TX 77511

For Sale +/-10.09 Acre Land. Price \$2,000,000.



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

Farid Chatur
Apex Brokerage LLC

For More Information:

Daniel Bekele
Apex Brokerage LLC

713-377-4391
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SIZE

+/- 10.09. acre Price \$2,000,000

HIGHLIGHTS

Commercial Property

Total +/- 10.09 acre.

Frontage Hwy 6 +/- 40' Commercial Entrance.

Owner is willing to Subdivide the Land

TRAFFIC COUNTS

Hwy 6 = 25,635



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Traffic Counts

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N 2nd St	Ave E 1/2	0.05 S	2024	7,208	MPSI	.03
2	N 2nd St	Ave E 1/2	0.05 S	2025	7,200	MPSI	.03
3	Brazos St	Heights Rd	0.09 NE	2024	3,089	MPSI	.08
4	Brazos St	Heights Rd	0.09 NE	2025	3,118	MPSI	.08
5	Ave E 1/2	N 2nd St	0.09 W	2025	3,025	MPSI	.10
6	W Hwy 6	N 2nd St	0.16 NW	2025	25,635	MPSI	.14
7	Heights Rd	Brazos St	0.08 SE	2025	3,196	MPSI	.19
8	Heights Rd	Brazos St	0.08 SE	2024	3,168	MPSI	.19
9	Newman St	Mogen St	0.05 NW	2018	769	MPSI	.24
10	N 2nd St	Lobitt St	0.06 S	2024	9,421	MPSI	.25

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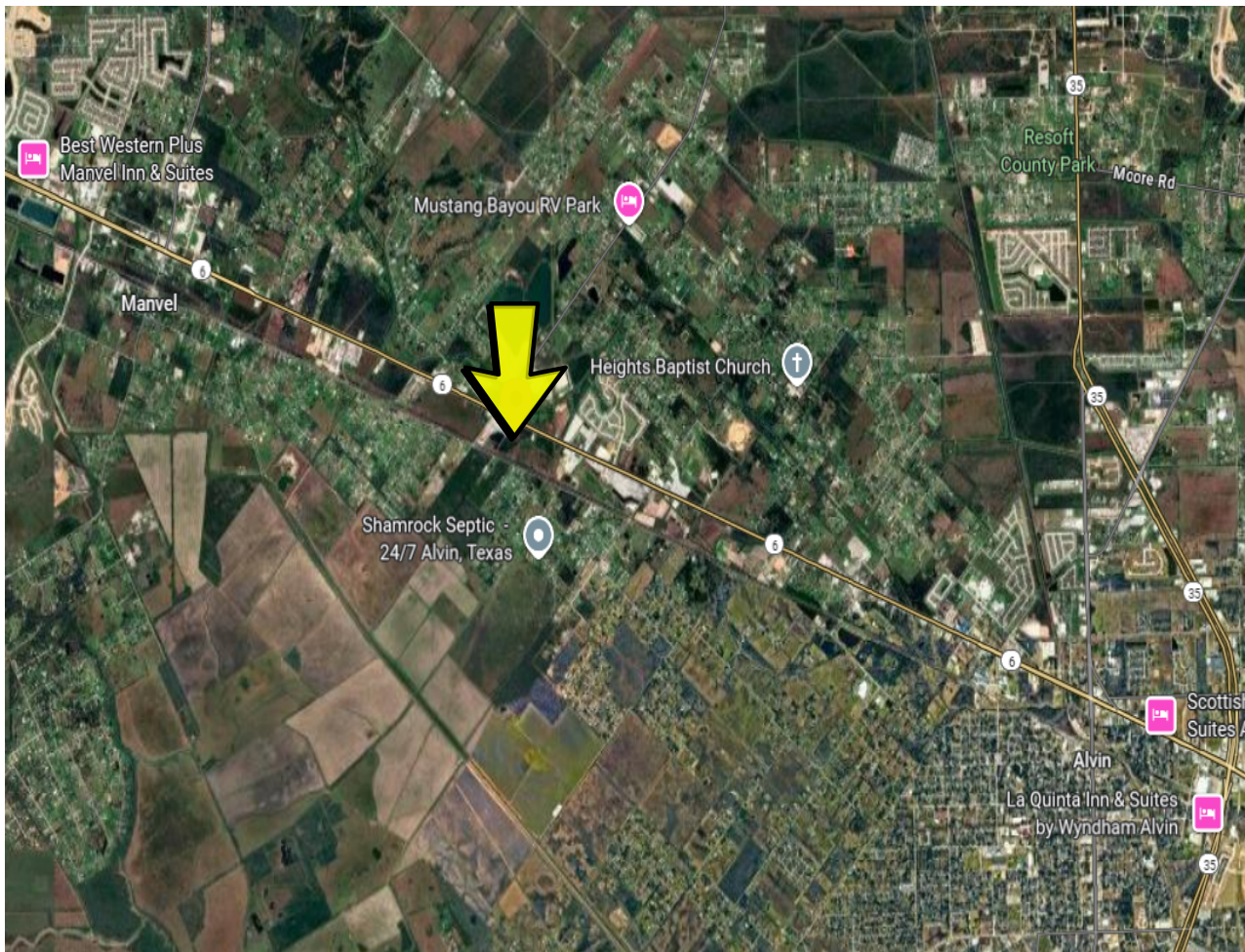


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Property Features

- Land Size+/- 10.09 Acre
 - Mixed use,Ideal forOwner/Investor
 - Main Rd Hwy 6 Frontage
 - Frontage Hwy 6 +/- 40'
- 2024Ave.HH Income \$76,854**
2024Ave.Med Income\$68,275

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For More Information:



Information About Brokerage Services

11/2/2015



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.

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Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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Daniel Bekele

Information available at www.trec.texas.gov

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1/03/08 Florida Region

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