

FOR SALE **60.1 AC**

Highway 21 Mixed Use Commercial Tract

State Hwy 21 W Caldwell, TX 77836



Blake Baumann Josh Isenhour



OVERVIEW State Hwy 21 W Caldwell, TX 77836

PROPERTY HIGHLIGHTS

- 60.1 +/- Acres with Hwy Frontage
- Utilities on site, prospective Buyer to verify
- Roughly 1,500 ft of frontage
- City of Caldwell future plans show

industrial/commercial use

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Current Population	1,318	4,718	5,709
Average Household Size	2.2	2.4	2.4
Average Household Income	\$54,437	\$58,740	\$61,757

PRICING

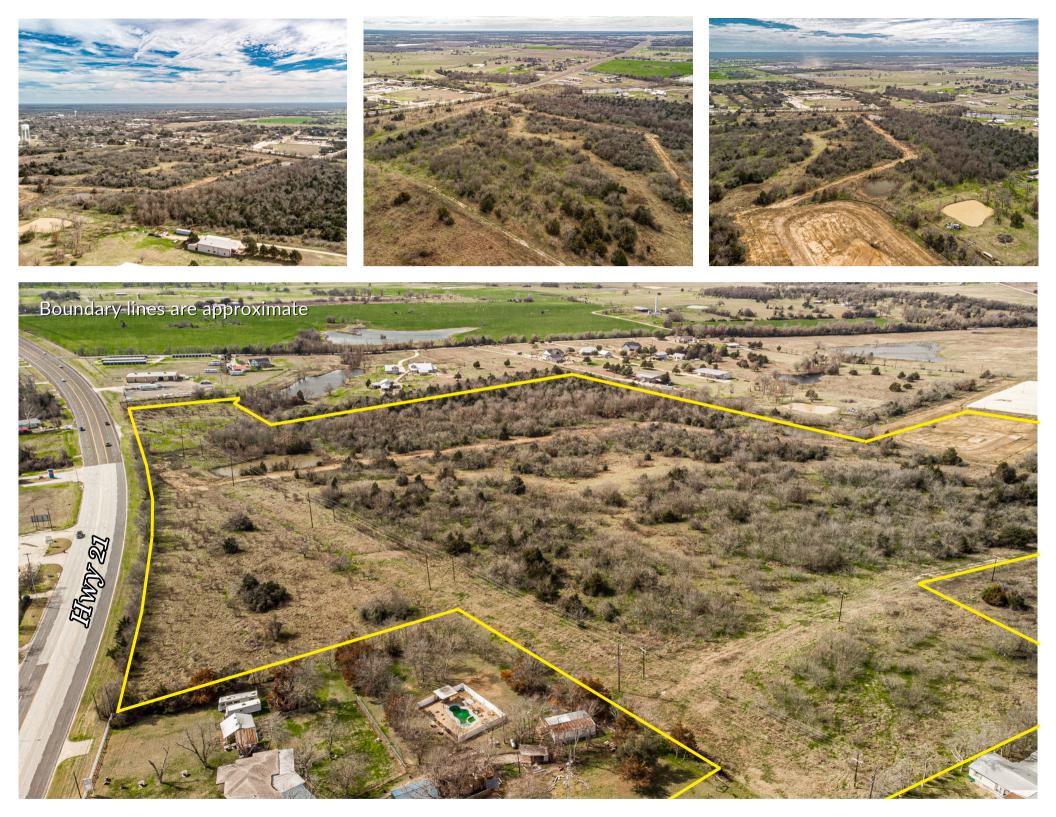
- Hwy 21 Frontage: \$2.50/SF
- Back section: \$40,000/AC
- **Subdivision depth of frontage is a suggested

guideline. Will vary with offer

FLOODPLAIN MAP



Urm apped Not included



For more information contact:

Blake Baumann 979.268.6840 blake@clarkisenhour.com

Josh Isenhour 979.268.6840 josh@clarkisenhour.com

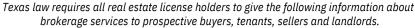








Information About Brokerage Services





TYPES OF REAL ESTATE LICENSE HOLDERS:

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:

 Image: Image:

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:

IThe broker's duties and responsibilities to you, and your obligations under the representation agreement.
IWho 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.

Clark Isenhour Real Estate Services, LLC.	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Date

