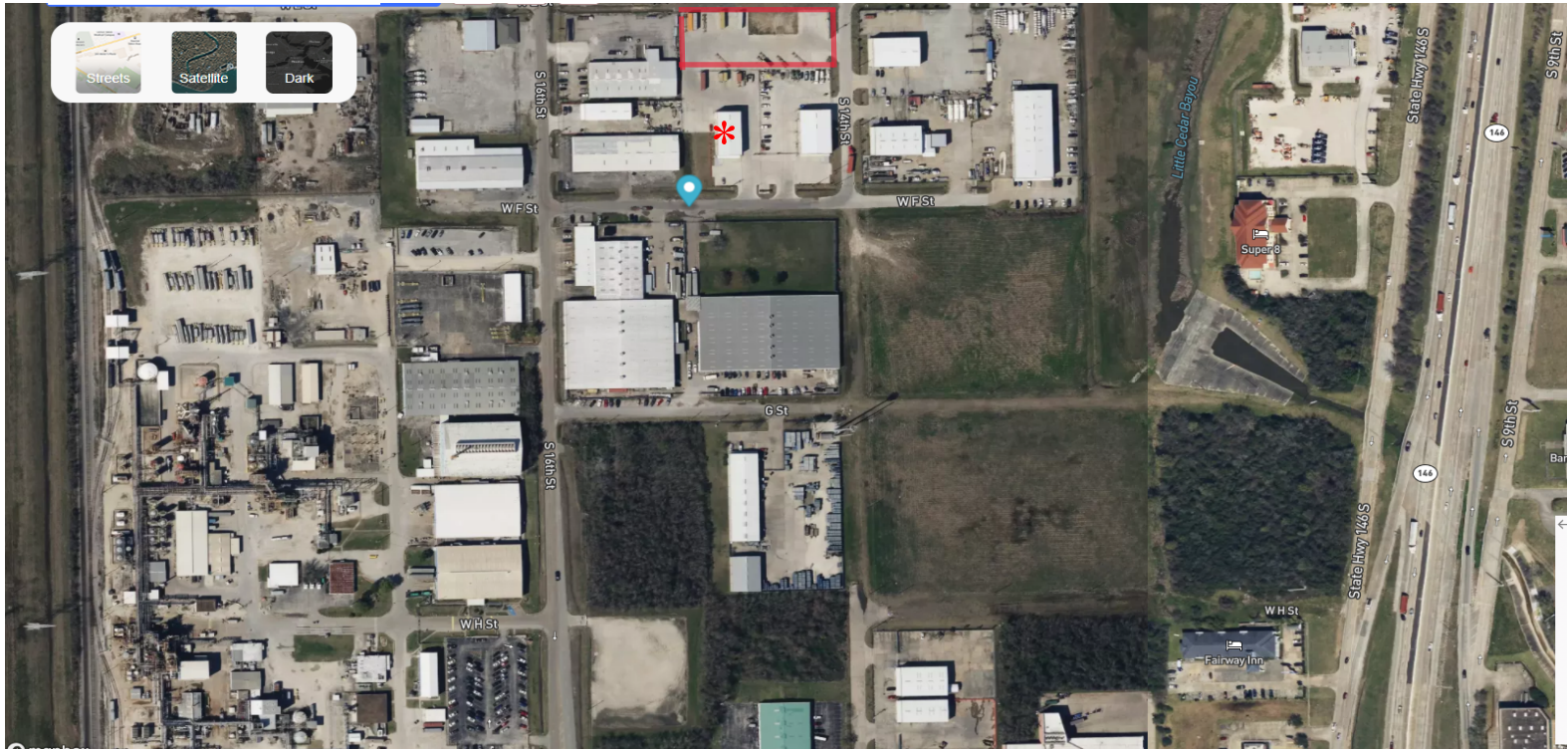


**FOR LEASE**

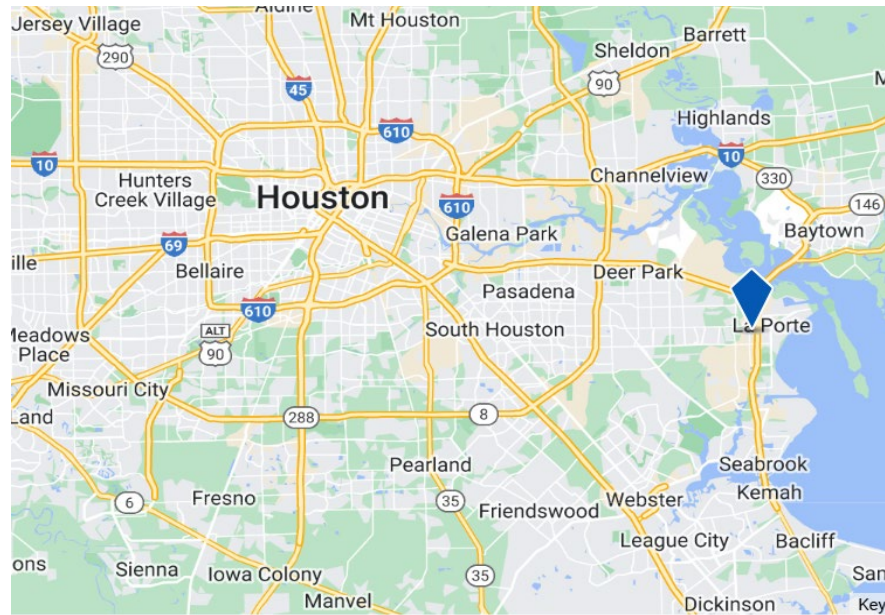
**600 S 14<sup>th</sup> STREET  
LA PORTE, TX 77571  
1.2 ACRES**



**PROPERTY DETAILS**

- Tract Size: ± 1.2 acres
- Option For Build To Suit
- Lease Rate: \$6,065/per month/NNN
- OPEX: \$551.91 /per month

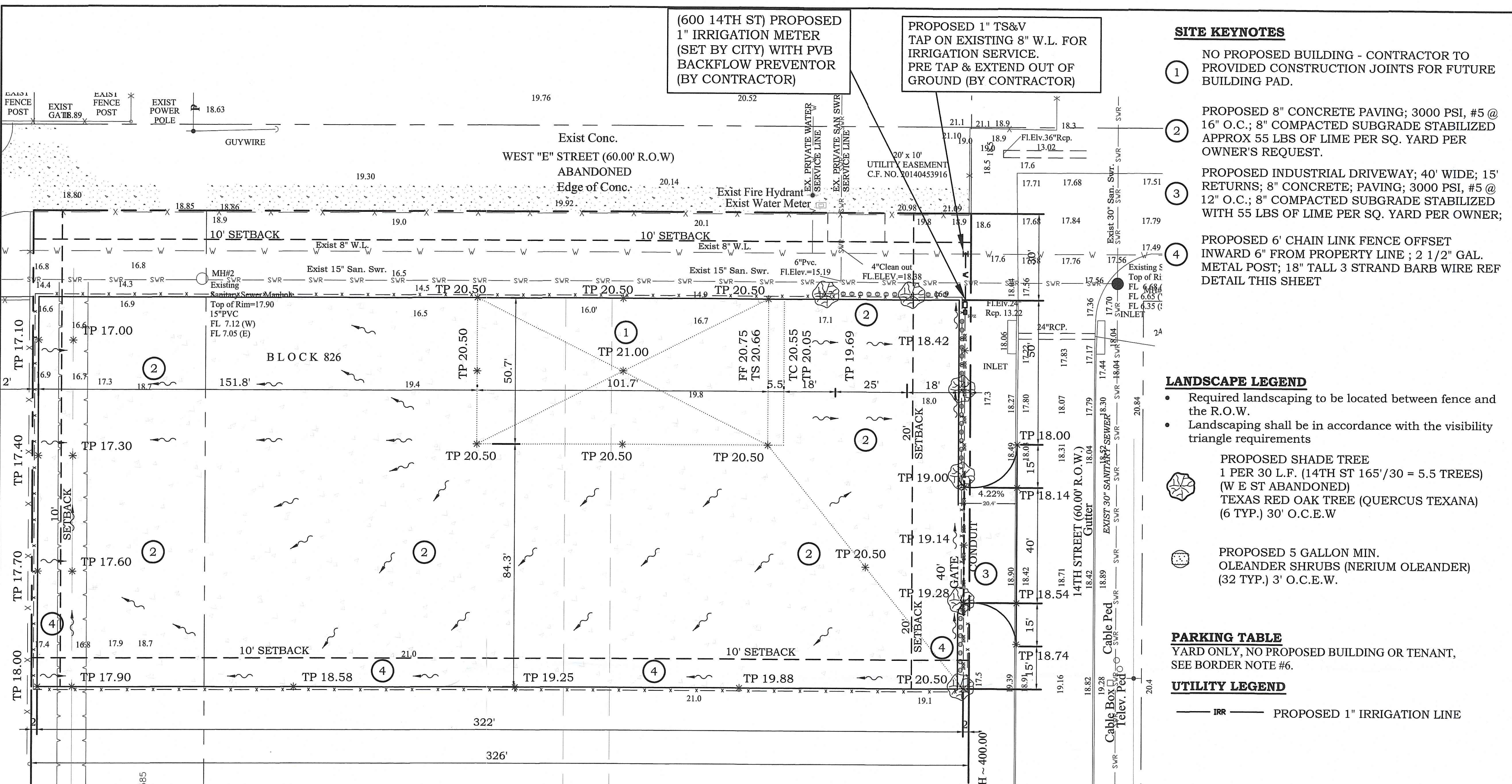
\*Note: Available Adjoining 1532 West F Street  
5,000 SF Office/Warehouse



**SMITH RAINES COMPANY**

1307 Bluebonnet Drive  
Taylor Lake Village, TX 77586  
[smithraines@yahoo.com](mailto:smithraines@yahoo.com)  
(o) 281.486.1400 (c) 713.299.3192

The Information above has been obtained from the Owner & sources deemed reliable. While Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.



(600 14TH ST) PROPOSED 1" IRRIGATION METER (SET BY CITY) WITH PVB BACKFLOW PREVENTOR (BY CONTRACTOR)

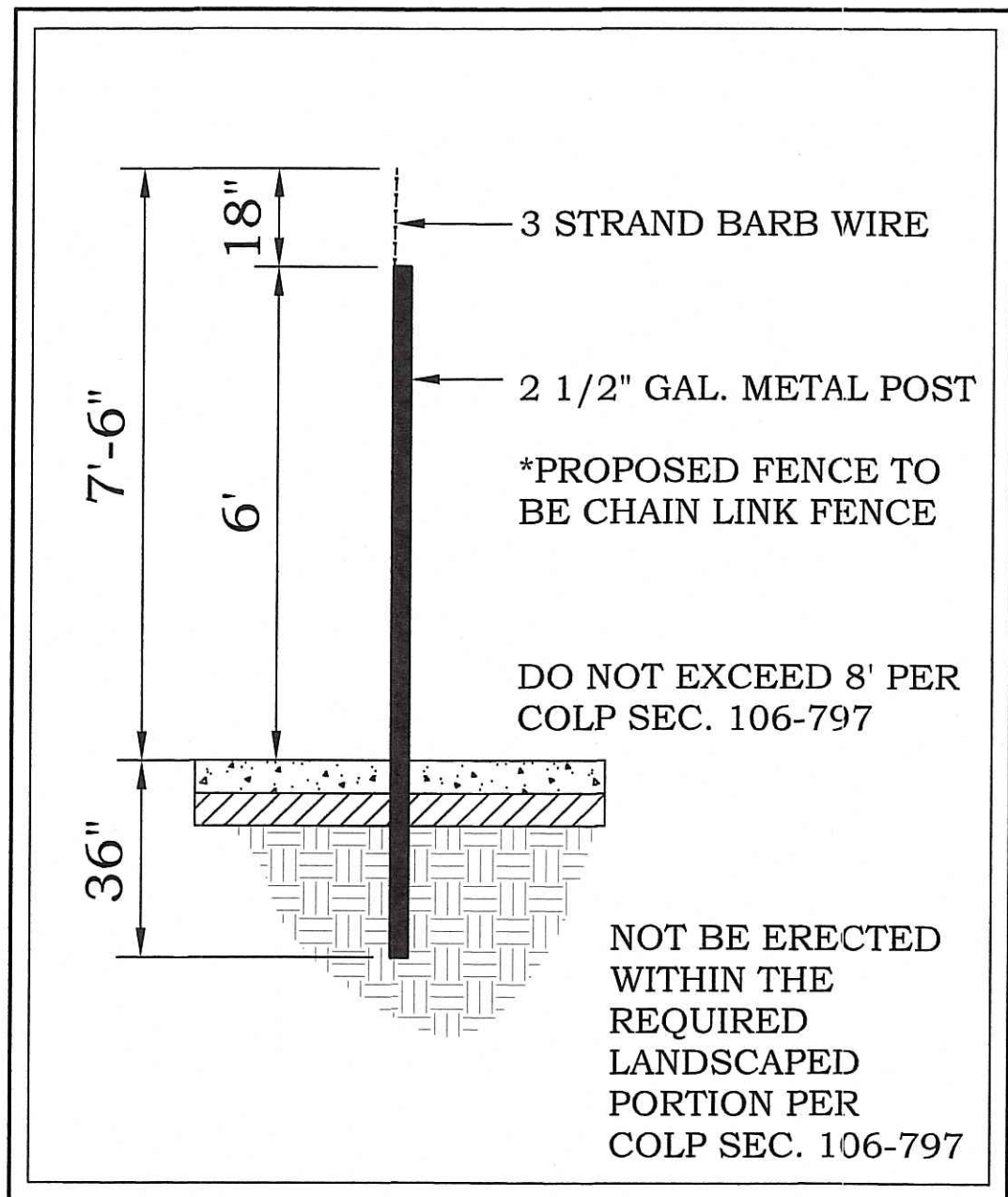
PROPOSED 1" TS&V TAP ON EXISTING 8" W.L. FOR IRRIGATION SERVICE. PRE TAP & EXTEND OUT OF GROUND (BY CONTRACTOR)

- SITE KEYNOTES**
- NO PROPOSED BUILDING - CONTRACTOR TO PROVIDED CONSTRUCTION JOINTS FOR FUTURE BUILDING PAD.
  - PROPOSED 8" CONCRETE PAVING; 3000 PSI, #5 @ 16" O.C.; 8" COMPACTED SUBGRADE STABILIZED APPROX 55 LBS OF LIME PER SQ. YARD PER OWNER'S REQUEST.
  - PROPOSED INDUSTRIAL DRIVEWAY; 40' WIDE; 15' RETURNS; 8" CONCRETE; PAVING; 3000 PSI, #5 @ 12" O.C.; 8" COMPACTED SUBGRADE STABILIZED WITH 55 LBS OF LIME PER SQ. YARD PER OWNER;
  - PROPOSED 6' CHAIN LINK FENCE OFFSET INWARD 6" FROM PROPERTY LINE ; 2 1/2" GAL. METAL POST; 18" TALL 3 STRAND BARB WIRE REF DETAIL THIS SHEET

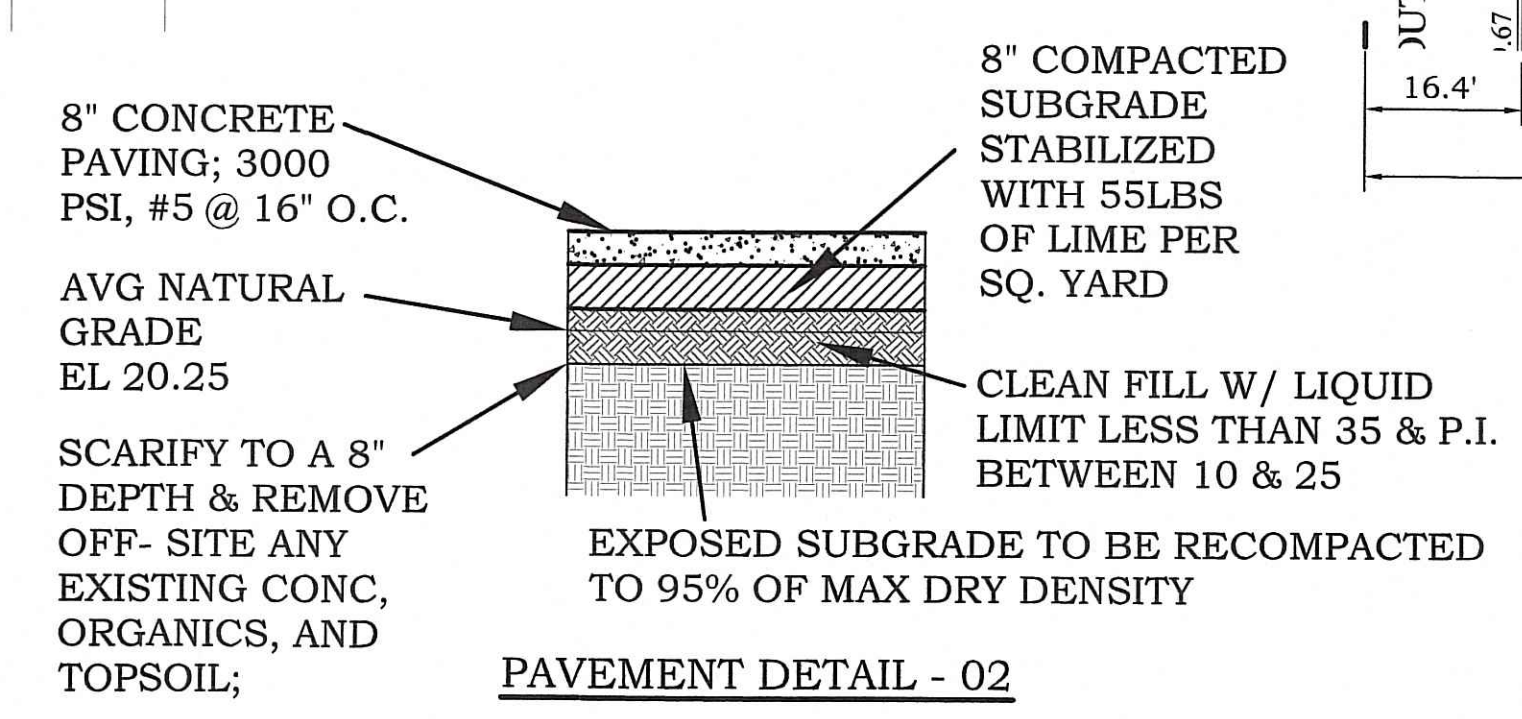
- LANDSCAPE LEGEND**
- Required landscaping to be located between fence and the R.O.W.
  - Landscaping shall be in accordance with the visibility triangle requirements
- PROPOSED SHADE TREE  
1 PER 30 L.F. (14TH ST 165'/30 = 5.5 TREES)  
(W E ST ABANDONED)  
TEXAS RED OAK TREE (QUERCUS TEXANA)  
(6 TYP.) 30' O.C.E.W
- PROPOSED 5 GALLON MIN. OLEANDER SHRUBS (NERIUM OLEANDER)  
(32 TYP.) 3' O.C.E.W.

**PARKING TABLE**  
YARD ONLY, NO PROPOSED BUILDING OR TENANT, SEE BORDER NOTE #6.

**UTILITY LEGEND**  
IRR PROPOSED 1" IRRIGATION LINE



**FENCE DETAIL - 01**  
PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT PRIOR TO INSTALLATION.



**PAVEMENT DETAIL - 02**

**LIGHTING AND GLARE. ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS. DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT EXCEED ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT EXCEED 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.**

**RADIATION AND ELECTRICAL EMISSIONS. NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.**

**SMOKE. THE EMISSION OF SMOKE BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.**

**DUST OR OTHER PARTICULATE MATTER. THE EMISSION OF DUST, FLY ASH OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.**

**ODORS. THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.**

**EXPLOSIVES. NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS TNT OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED EXCEPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.**

**NOISE. ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES**

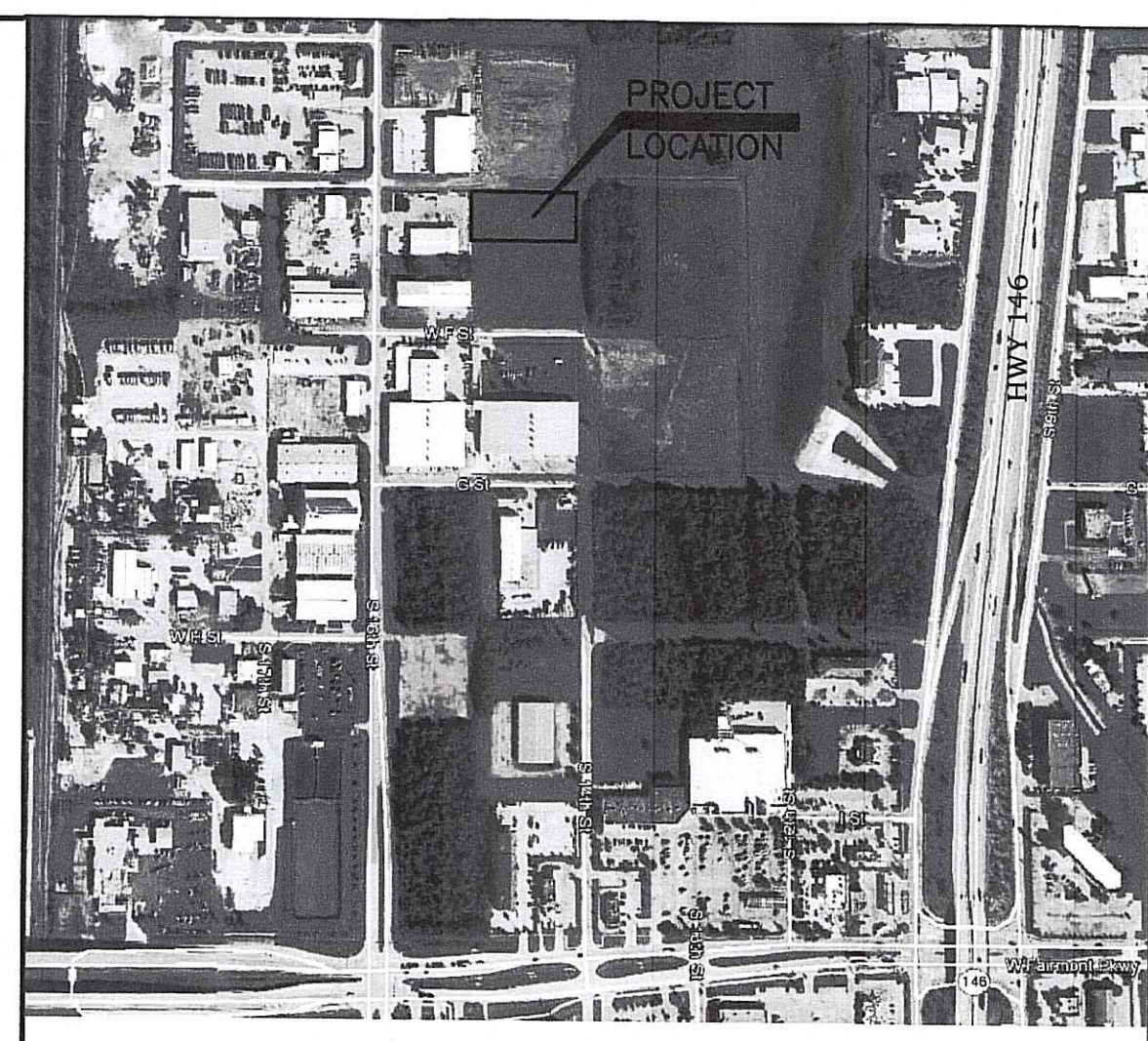
**CITY APPROVING AUTHORITY CERTIFICATE:**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE CITY OF LAPORTE, TEXAS, HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF OAKLAND LAND & DEVELOPMENT IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: Teresa Evans  
DIRECTOR, PLANNING AND DEVELOPMENT

BY: [Signature]  
CITY PLANNER,

BY: [Signature]  
CITY ENGINEER,



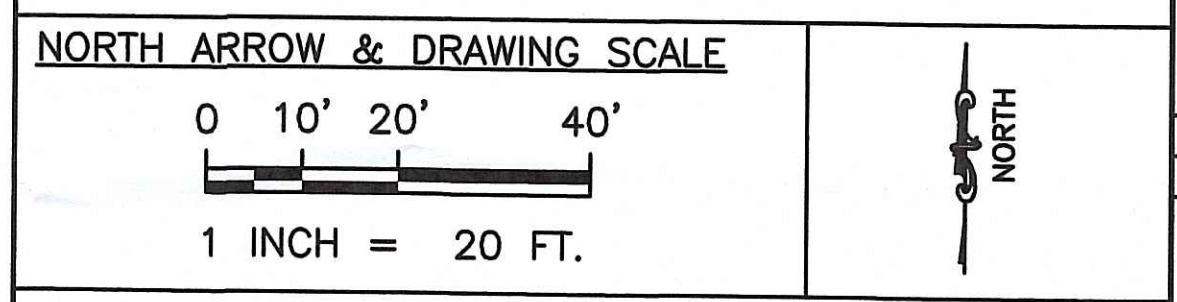
CITY OF LA PORTE  
KEY MAP PG: 580-A  
ZONING (LI) LIGHT INDUSTRY.  
HCAD #024-108-000-0001  
COLP PROJECT #19-8200020

**TYPE OF DEVELOPMENT: SHELL YARD - UNKNOWN TENANT**  
**NAICS CODE: UNKNOWN; ANY FUTURE TENANT WILL NEED TO APPLY FOR A COLP ZONING PERMIT PRIOR TO OCCUPANCY.**

**DESCRIPTION OF LAND:**

BLOCK:	626	LOT:	1-6, 27-32, Abandoned 15th Street, Abandoned E Street, & Abandoned 16' alley
ADDRESS:	600 S. 14th Street		
CITY:	LA PORTE	COUNTY:	HARRIS
PURCHASER/OWNER:	OAKLAND LAND & DEVELOPMENT, LLC		
TITLE COMPANY:			

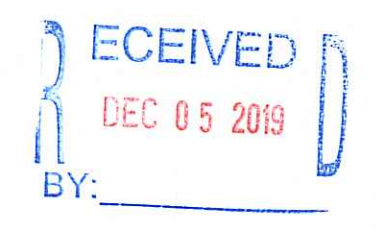
**FLOOD STATEMENT:**  
SUBJECT PROPERTY IS LOCATED IN UNSHADED & SHADED ZONE "X" AS PER COMMUNITY PANEL NO. 48201C094M DATED JAN 6, 2017.



**REGISTERED ENGINEER:**  
I, PHILLIP E. JOHNSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE INFORMATION PRESENTED ON THIS MINOR SITE PLAN TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- BORDER NOTES:**
- THE LOCATION OF THE SANITARY & WATER LINE HAVE BEEN OBTAINED FROM BLOCK MAPS PROVIDED BY THE COLP. THE SAN SWR LINE IS SHOWN AS 30' ALONG 14TH ST & THE WATER IS SHOWN AS 8' ALONG ABANDONED E STREET.
  - NO PROPOSED BUILDING, NO PROPOSED WATER OR SANITARY SERVICES.
  - PROPOSED 1" METER FOR IRRIGATION SERVICE. LANDSCAPE TO BE MANUAL IRRIGATED UNTIL LANDSCAPING IS ESTABLISHED.
  - NO GAS SERVICE PROPOSED
  - EXISTING DIRT SPOILS ARE OF HIGH PLASTIC AND ARE NOT SUITABLE FOR CONSTRUCTION OR BACKFILL. DIRT SPOILS ARE REMOVED OFF PROPERTY BY CONTRACTOR.
  - UNKNOWN TENANT; NAICS CODE UNKNOWN. ANY FUTURE TENANT WILL NEED TO APPLY FOR A COLP ZONING PERMIT PRIOR TO OCCUPANCY. THE COLP MAY HAVE ADDITIONAL REQUIREMENTS DEPENDING ON TYPE OF FUTURE OCCUPANCY / TENANT USE.
  - A STORM WATER QUALITY PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY DIRT IS DISTURBED ON SITE.
  - IF THE SITE REQUIRES THE REMOVAL OF ANY TREES, A CLEARING PERMIT WILL NEED TO BE OBTAINED.
  - A FILL DIRT PERMIT IS REQUIRED FOR ANY FILL IMPORTED TO THE SITE.
  - ALL OF THESE PERMITS, WHERE APPLICABLE, MUST BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATE:	
DESCRIPTION:	
REV.	
<p><b>ACW</b> CONSTRUCTION, LLC 1404 N. SAM HOUSTON PKWY E #140 HOUSTON, TX 77032 281.449.6300, 281.449.6335 FAX. AES9000@AOL.COM</p>	
<p><b>Sitework Consulting Engineer</b> FIRM NO 13756</p>	
<p><b>REGISTERED ENGINEER:</b> PHILLIP E. JOHNSON LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 56605</p>	
<p><b>Oakland Land &amp; Development</b> 600 S. 14 Street, LA PORTE, TX 77571</p>	
<p><b>SITE PLAN</b></p>	
JOB NO.	19-006
DRWN BY:	RC
CKD BY:	PEJ
FILE:	C1.0.dwg
SCALE:	
DATE:	Thu, Nov 14 2019
DWG:	C1.0





## 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:
  - 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.

<u>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>LeDon Wissner</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jacob Jones</u>	<u>799684</u>	<u>jacobjones@smithrainescompany.com</u>	<u>(214)552-2974</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586  
Carolyn Fincher

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Phone: (281)486-1400 Fax: (281)474-5439  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)