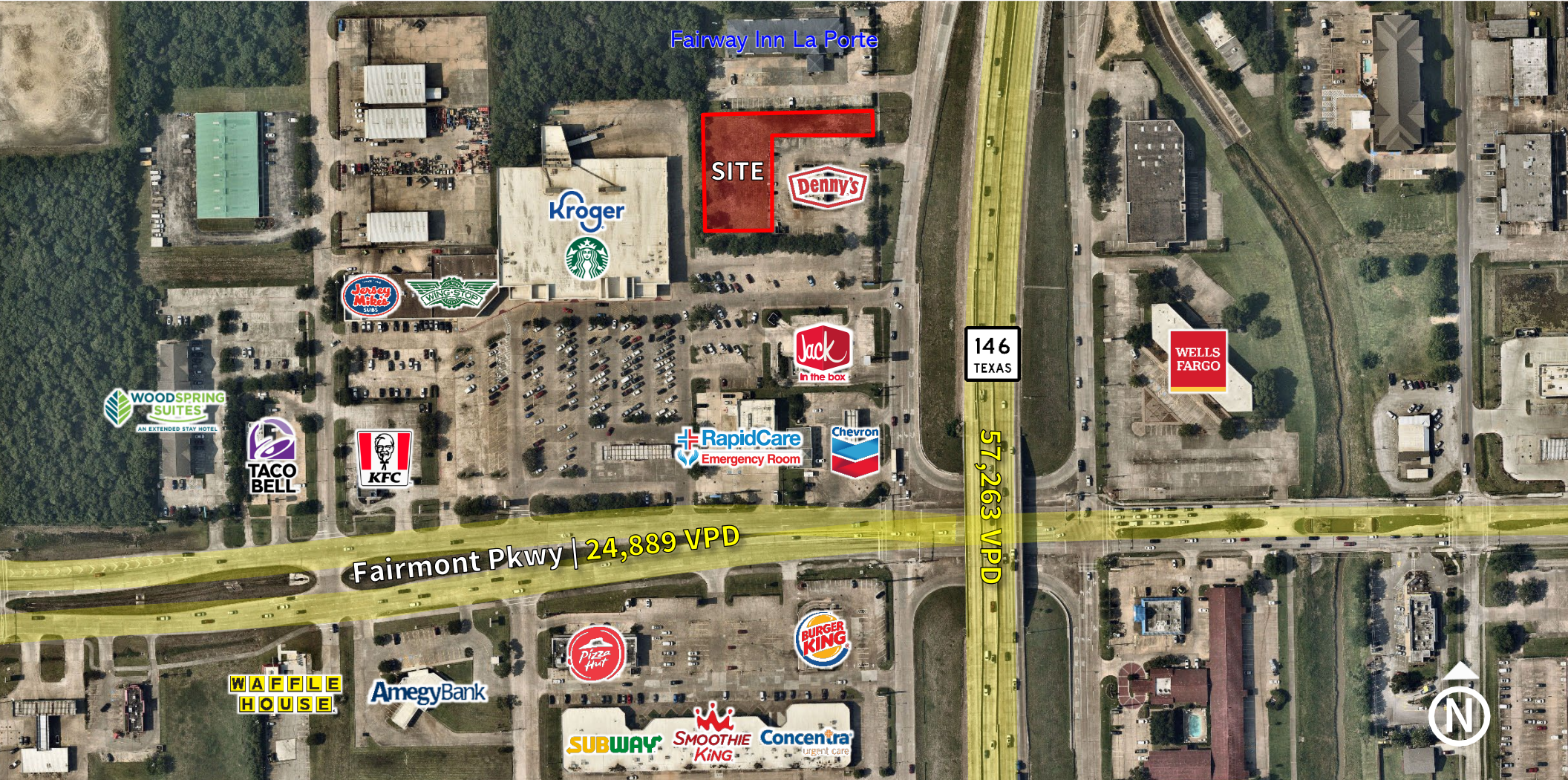


LAND FOR SALE **+0.83 AC**



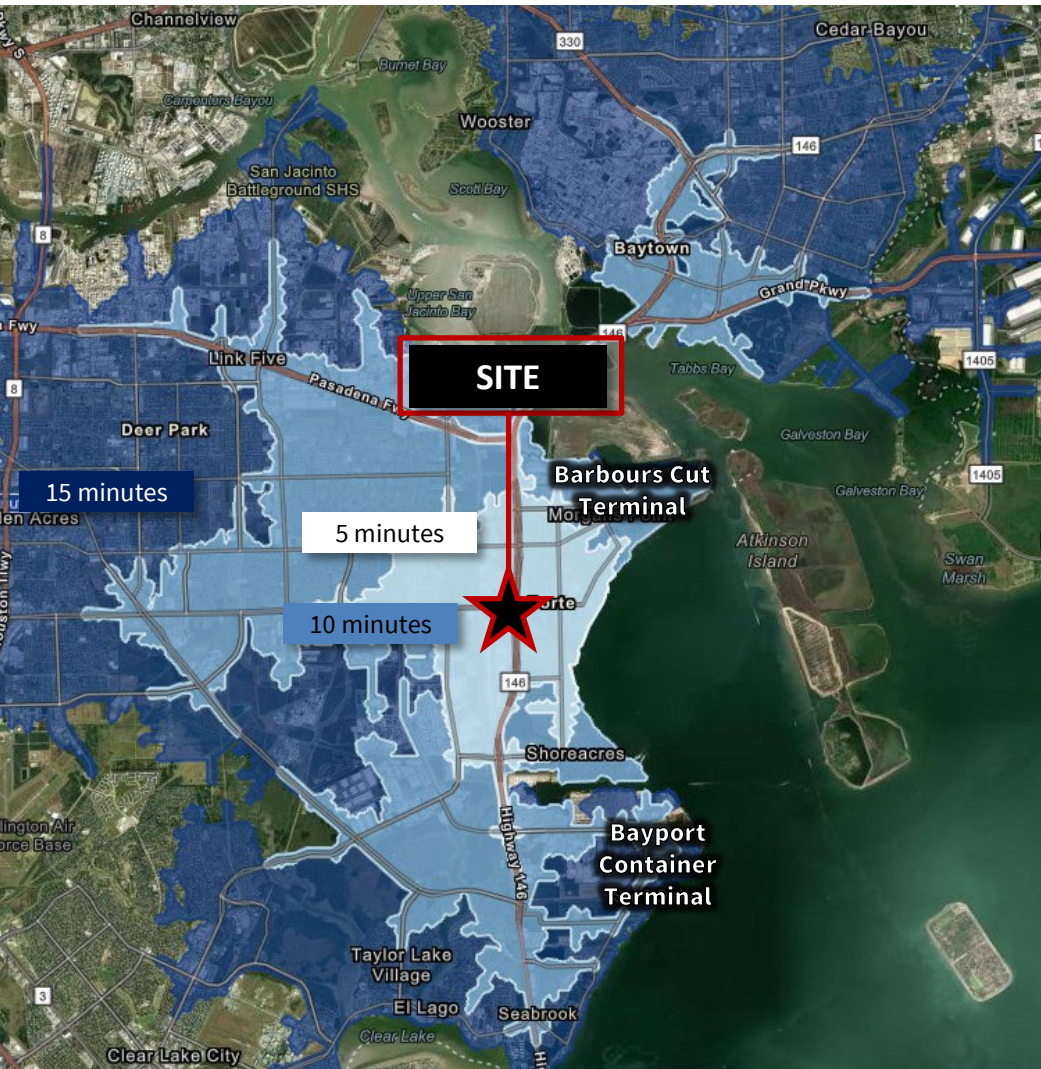
HWY 146 | LA PORTE, TX 77571



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EVP, Managing Director
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Karina Weathers
Associate
+1 713 212 6702
karina.weathers@jll.com

COMMUTE & DEMOGRAPHICS



Drive Times	Minutes
La Porte City Hall	5
San Jacinto College, Central Campus	10
Hobby Airport	25
Downtown Houston	30

Property Information

Location

This site is located on Hwy 146, neighboring Kroger.

Size

±0.83 acres

Site Details

- ±44' Frontage on Hwy 146
- Adjacent to Kroger
- Central to major La Porte retail
- Zoned General Commercial

Price

Call broker for pricing

Commute

Traffic Counts	Vehicles Per Day
Fairmont Pkwy, at Hwy 146	24,889
Hwy 146, at Fairmont Pkwy	57,263

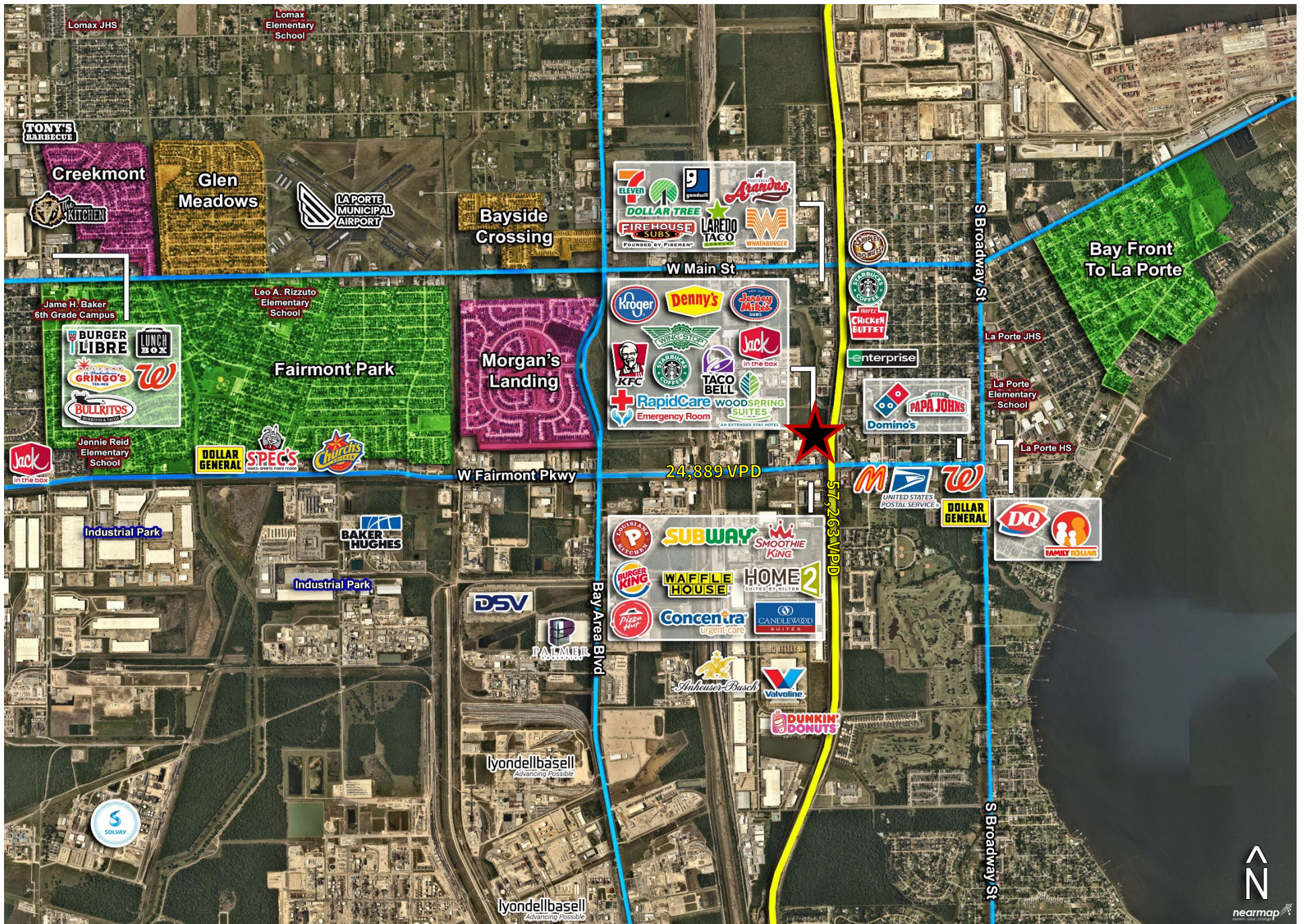
Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	2,986	23,871	53,185
2022 Median Age	37.8	38.7	37.5
2022 Average Household Income	\$86,037	\$109,873	\$114,611
Average Home Value	\$158,969	\$229,251	\$254,969
Educational Attainment – College Degree or Higher	16.8%	21.9%	25.5%

Source: Esri forecasts for 2022 and 2027

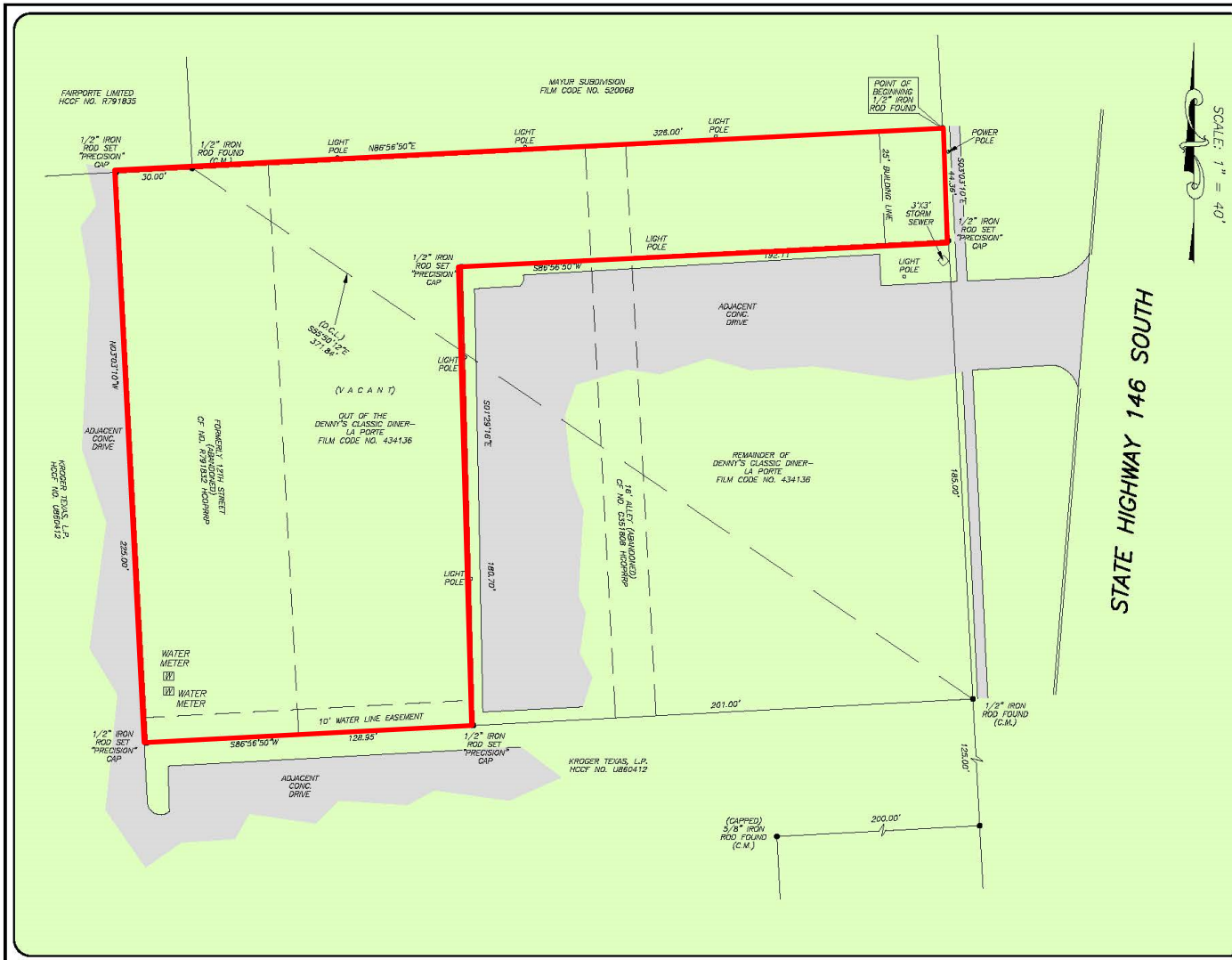
PROPERTY AERIAL

+0.83 AC | HWY 146 | LA PORTE, TX 77571



PROPERTY SURVEY

+0.83 AC | HWY 146 | LA PORTE, TX 77571  **4**



GF NO. 2277776-H096 FIRST AMERICAN TITLE
 ADDRESS: 928 HIGHWAY 146 SOUTH
 LA PORTE, TEXAS 77571
 BORROWER: SATISH R. BECHAR

0.8302 ACRES
OUT OF RESTRICTED RESERVE "A",
DENNY'S CLASSIC DINER-LA PORTE

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN FILM CODE NO. 434136 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 4837C DRA5 M
 MAP REVISION: 01/08/2017
 ZONE V
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF TEMA MAPS PRESENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.


A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: FILM CODE NO. 434136

DRAWN BY: JB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 17-10801
 OCTOBER 10, 2017
 REVISED: OCTOBER 23, 2017



	 GENE MORRIS 281-277-8900			1-800-LANDSURVEY www.precisionlandsurveyors.com 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555 650 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77078 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217 FIRM NO. 10063700
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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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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