

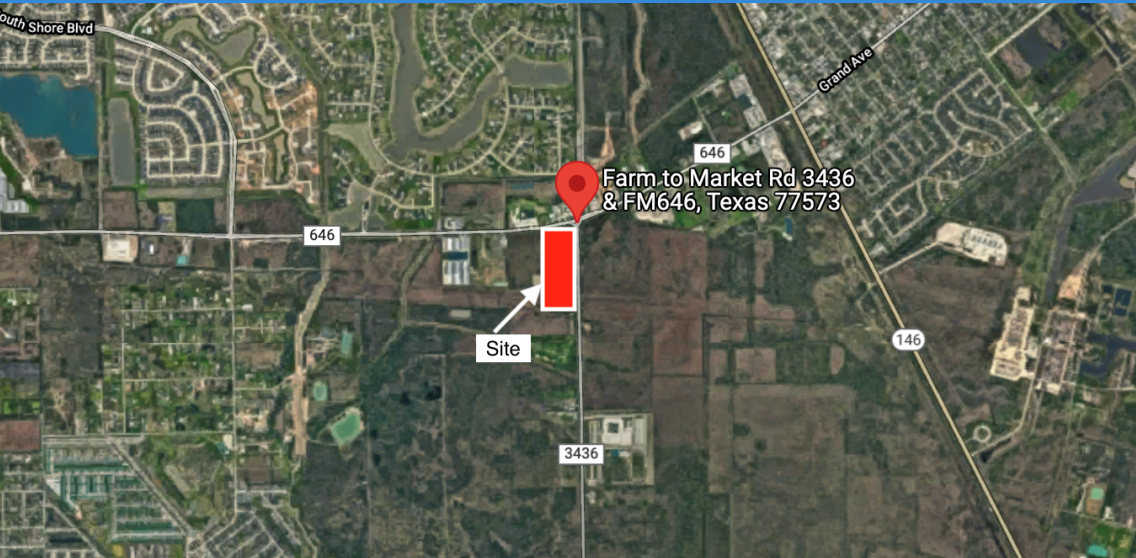
— 5 ACRES LAND FOR SALE —

SWC OF FM 646 & FM 3436

14001 Farm to Market Road 3436, Dickinson, TX 77539



ALISON
COMMERCIAL GROUP
By. **KW** COMMERCIAL



Highlights

- 5 acres land
- Located at the Hard corner of FM 646 & 3436
- Signalized Intersection
- Surrounded by Heavy residential and commercial development

IMTIAZ ALI
(commercial associate)



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Each office independently owned and operated

The calculation and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, Accounting, Investment, Real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective Legal, accounting, tax or other professional area before making and decisions.

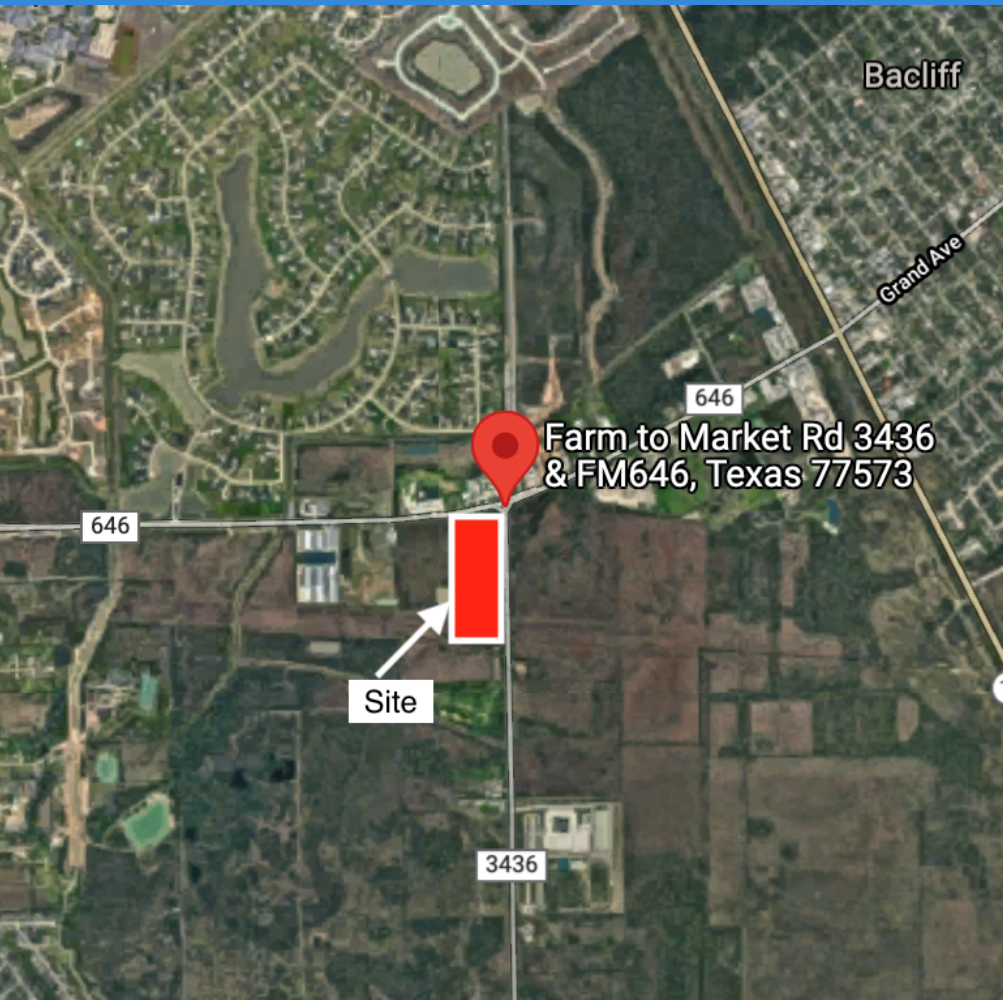
— PROPERTY SUMMARY —

SWC OF FM 646 & FM 3436

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Property Summary

Land: 5.0 Acres
Price: Call Broker
Use: Gas station, Retail,
Warehouse, Self
Storage

Property Overview

- ±285' on FM 646 and ±745' on FM 3436
- Just 0.8 of a mile west of Hwy 146
- Surrounded by heavy residential and commercial development as well as the area's most active industries of petrochemical, marine, and oil and gas.
- Near major growth of League City, Dickinson, and Kemah.

Location Overview

Signalized Hard corner at
SWC of FM 646 & FM 3436 in League City, TX

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— BUSINESS MAP —

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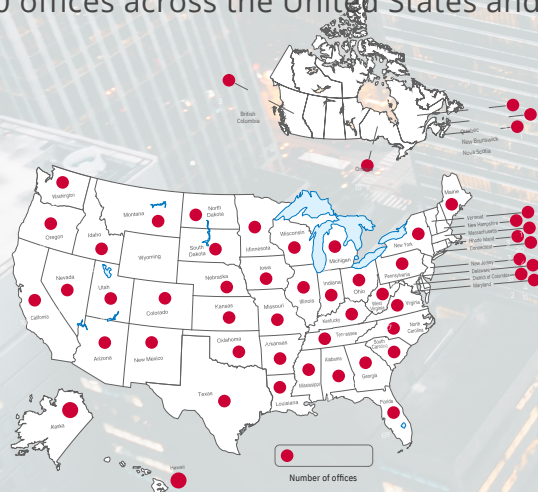
Commercial Volume

Months: All

	D	Hospitality	I	Land	Mixed Use	Multi-family	Office	Retail	Grand Total
2020	7,366,818	112,050,614	533,555,364	473,964,889	289,345,524	1,831,093,367	2,341,342,302	808,270,335	6,396,989,212
2021	11,648,254	100,773,730	473,914,412	363,225,146	313,044,224	1,299,317,632	1,795,088,176	782,374,336	5,139,385,909
Grand Total	19,015,072	212,824,343	1,007,459,776	837,190,035	602,389,747	3,130,410,998	4,136,430,478	1,590,644,671	11,536,375,121

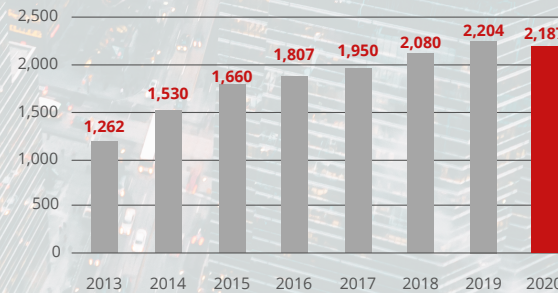
Office Locations

KW Commercial has more than 2,000 brokers located in over 800 offices across the United States and Canada.

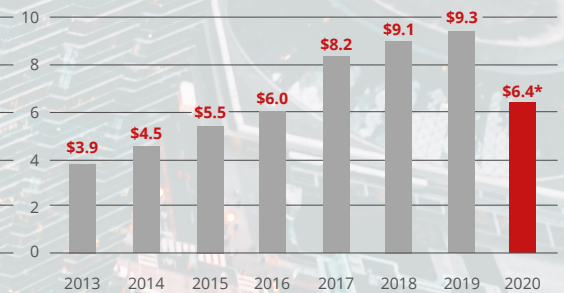


KW Commercial is one of the **fastest growing CRE firms** in North America!

Broker Growth



Production Volume (in Billions)



*Impact from COVID-19

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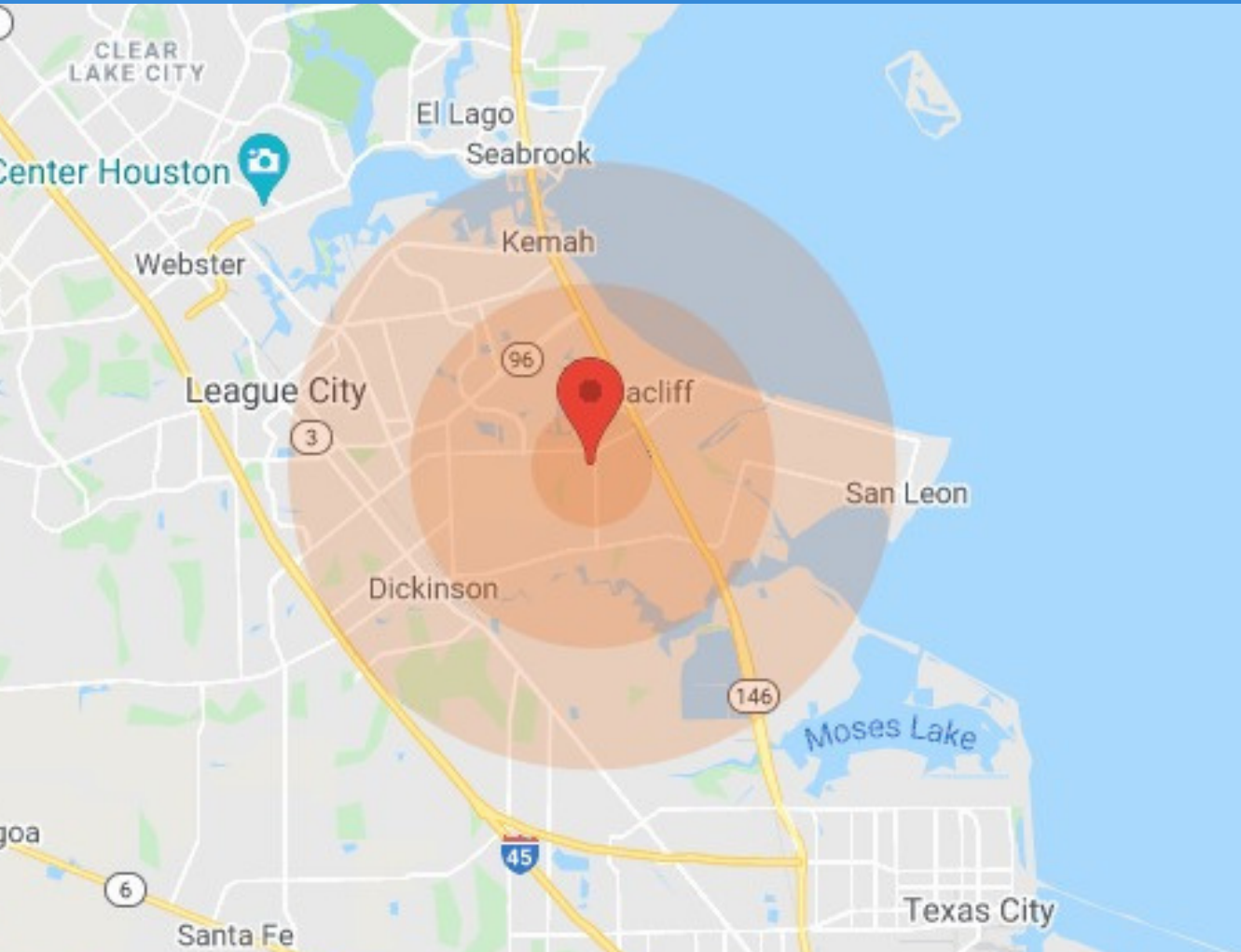
— DEMOGRAPHICS —

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Population	1 Mile	3 Miles	5 Miles
Male	2,356	19,438	40,286
Female	2,156	18,353	39,916
Total Population	4,512	37,791	80,202
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,056	8,704	17,416
Ages 15-24	705	5,940	11,940
Ages 55-64	515	4,382	10,016
Ages 65+	428	3,766	9,918
Race	1 Mile	3 Miles	5 Miles
White	3,093	29,561	61,910
Black	434	2,204	7,276
Am In/AK Nat	N/A	45	63
Hawaiian	N/A	N/A	N/A
Hispanic	1,862	11,868	21,009
Multi-Racial	1,922	10,344	18,804
Income	1 Mile	3 Miles	5 Miles
Median	\$42,356	\$45,051	\$55,948
< \$15,000	261	1,552	2,808
\$15,000-\$24,999	121	1,046	2,740
\$25,000-\$34,999	171	1,318	2,275
\$35,000-\$49,999	286	1,837	4,024
\$50,000-\$74,999	266	2,153	5,212
\$75,000-\$99,999	252	1,832	4,226
\$10,000-\$149,999	205	2,235	5,267
\$150,000-\$199,999	N/A	650	1,635
> \$200,000	N/A	525	1,208
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,417	14,453	32,819
Occupied	1,318	13,247	29,762
Owner Occupied	855	9,495	20,447
Renter Occupied	463	3,752	9,315
Vacant	99	1,206	3,057

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Information About Brokerage Services

11-2-2015

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.

Keller Williams Signature	9004054	andistjean@kw.com	281-599-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St. Jean	508095	andistjean@kw.com	281-599-7600
Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	281-599-7600
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Imtiaz Ali	728721	ialy@kwcommercial.com	512-955-4292
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
TXR 2501

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