

FOR SALE

NEC of West Little York Road & Greenhouse Road, Katy, Texas
±2.92 Acres of Land

partners
PARTNERSREALSTATE.COM



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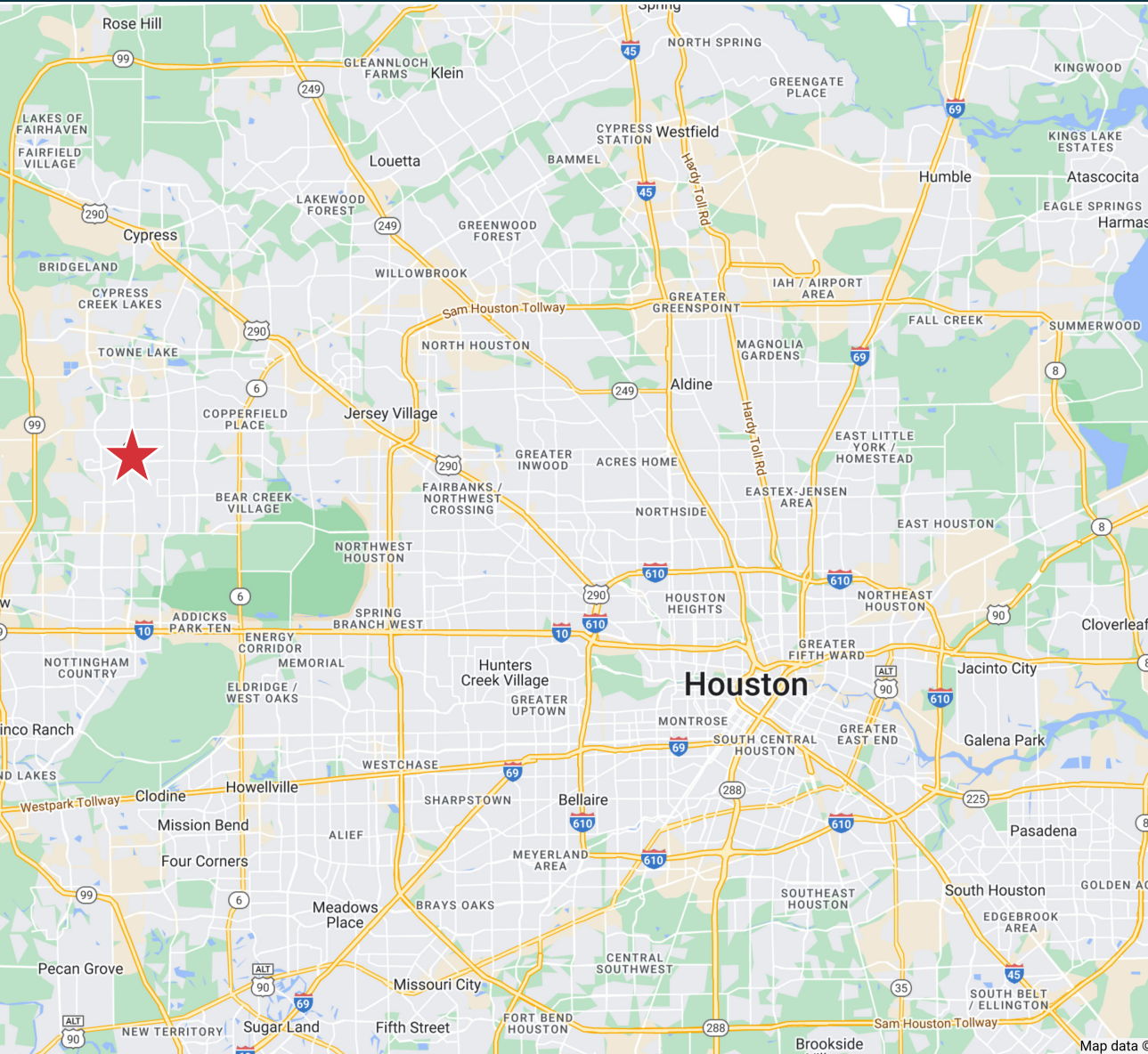
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PROPERTY FEATURES

- ±2.92 Acres of Land
- Utilities available from Harris County MUD 239
- Located at the NE Corner of West Little York and Fry Road just east of the Grand Parkway
- ±377' of Frontage on Fry Road
- ±149' of Frontage on Greenhouse Road
- Architectural approval required from Bear Creek Commercial Property Owner's Association
- Surrounded by significant residential development
- **Sale Price: Contact Broker**

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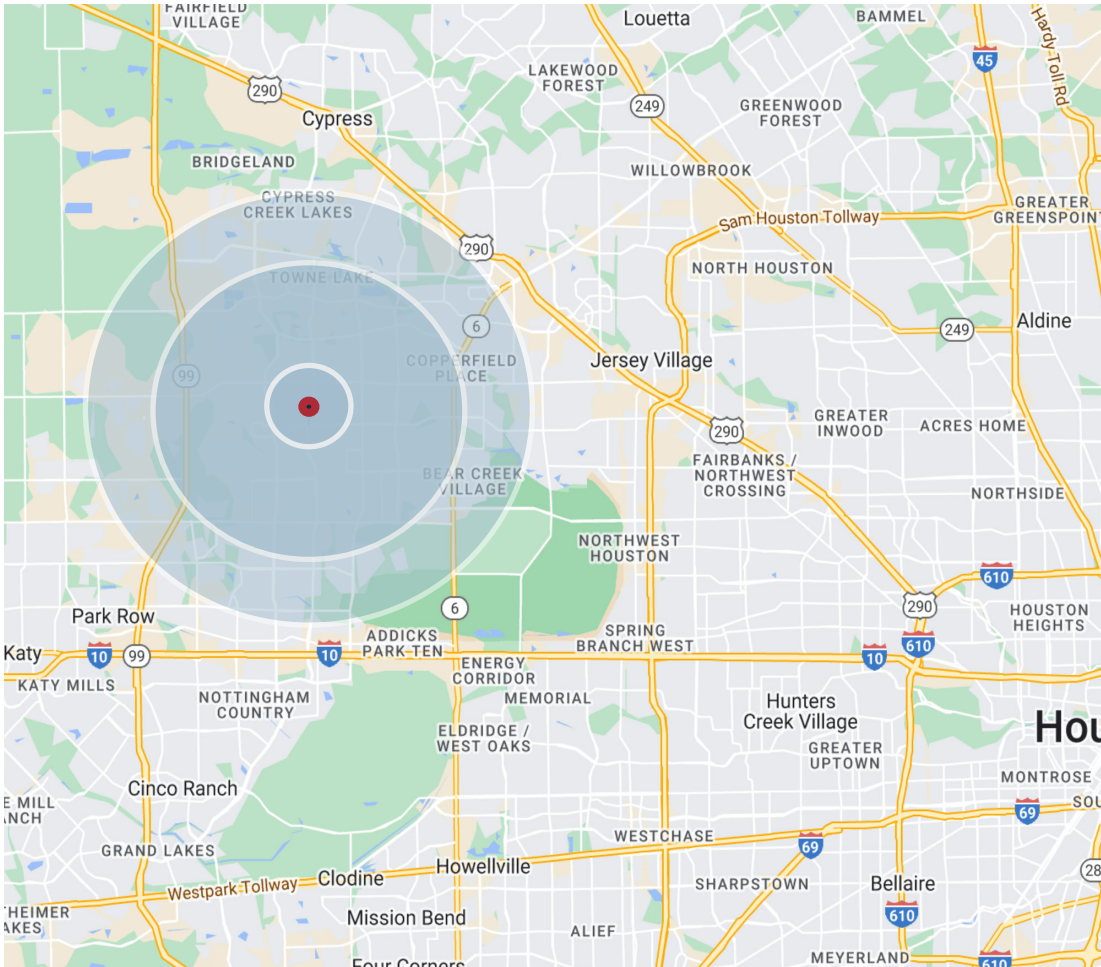
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POPULATION	1 MILES	3 MILES	5 MILES
2010 Population	17,433	113,010	246,045
2024 Population	25,201	149,960	326,711
2029 Population Projection	25,833	156,124	349,643
Total Businesses	571	4,155	9,870
Total Employees	2,974	22,983	55,867
HOUSEHOLDS			
2024 Households	7,269	44,977	103,411
2029 Household Projection	7,458	46,882	110,839
Owner Occupied Households	4,452	33,330	73,054
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$101,657	\$114,013	\$123,130
Median Household Income	\$78,796	\$89,503	\$93,805
HOUSEHOLD SIZE			
1 Person Households	1,568	7,859	20,890
2 Person Households	1,805	16,297	40,818
3 Person Households	1,384	8,125	17,427

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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.



11-2-2015

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.

PCR Brokerage Houston, LLC dba Partners	90033949	<u>licensing@partnersrealestate.com</u>	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____