

FOR SALE—4.074 Acres

INDUSTRIAL LAND + SINGLE TENANT BUILDING

115 HIGHWAY 146
TEXAS CITY, TEXAS 77590



PROPERTY DESCRIPTION

- **Extremely well Located on Highway 146 at Texas Ave., the primary Texas City corridor**
- **4.074 Acres— Strong Industrial Area**
- **367 feet of frontage on Highway 146**
- **Building: 6,400 sq. ft.**
- **Great Industrial Development Site**



CLARION PROPERTIES, LTD.

RANDY FERTITTA
MANAGING / BROKER

2501 CENTRAL PARKWAY, SUITE B-10
HOUSTON, TX 77092
PHONE: 713.963.0963
FAX: 713.963.8319

EMAIL: RFERTITTA@EARTHLINK.NET

115 HWY 146
TEXAS CITY, TEXAS
77590



PROPERTY HIGHLIGHTS

- **Sales Price:** \$2,069,704.00
- **Tenant:** Industrial Specialty Services USA, LLC
- **Tenant Income:** \$55,620.00 /Annual (2024)
- **Hwy 146 Frontage:** 367 Feet
- **Utilities Existing**
- **Building:** 6,400 sq. ft.

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INCOME & EXPENSE

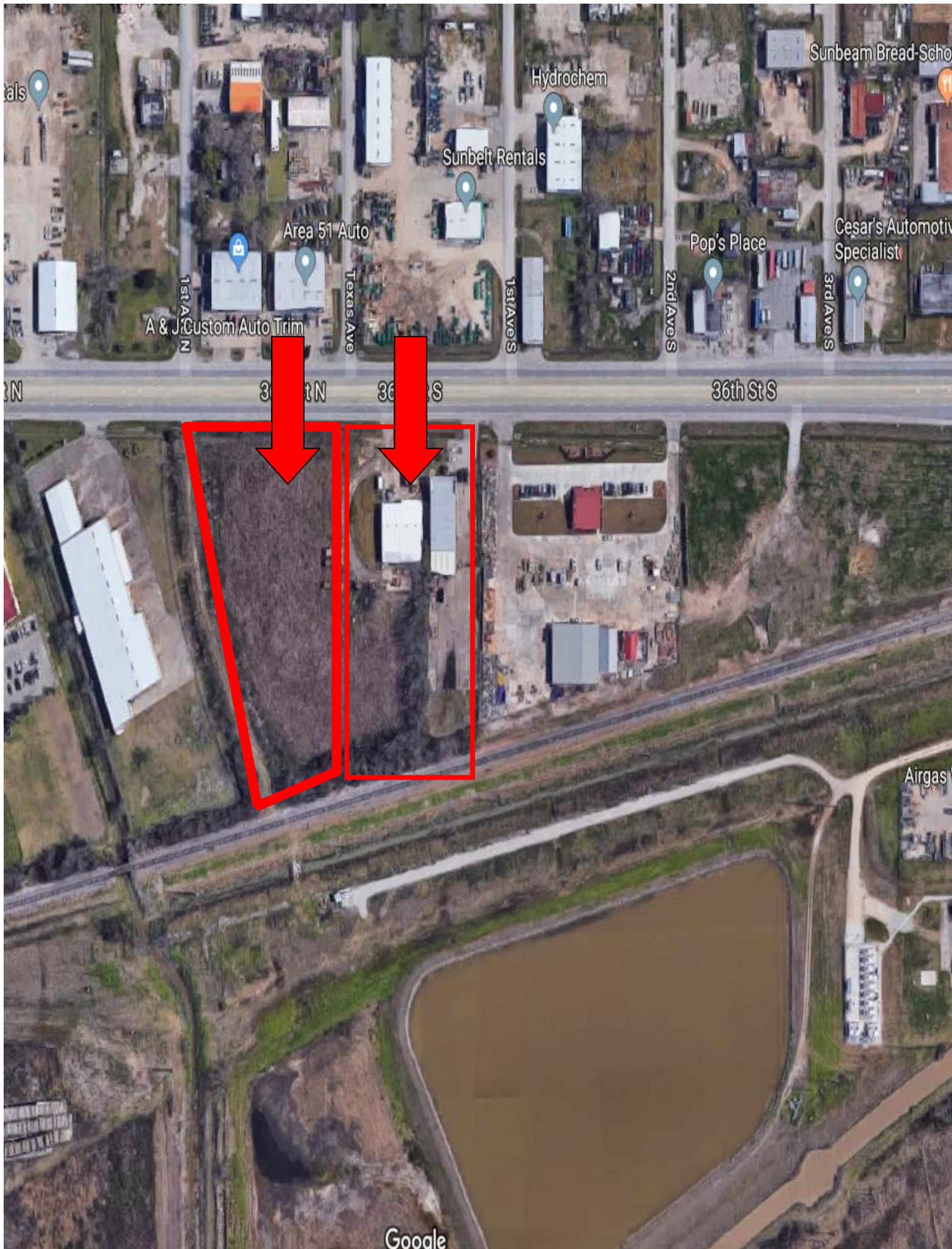
TENANT:	Industrial Specialty Services USA		
Lease Expiration:	12/31/27		
Monthly Gross Rent:	1/1/24—12/31/24:	\$4,635.00/month	
	1/1/25—12/31/25:	\$4,774.05/month	
	1/1/26—12/31/26:	\$4,917.27/month	
	1/1/26—12/31/26:	\$5,064.78/month	
Annual Gross Rent (2024):	\$55,620.00		
Taxes (2023):	\$9,071.00		
Insurance (2023):	<u>\$6,852.00</u>		
Total Expenses:	<u>\$15,923.00</u>		
NOI:	\$39,697.00		

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CLARION PROPERTIES, LTD





Sunbeam Bread Scho

Hydrochem

Sunbelt Rentals

Area 51 Auto

Pop's Place

Cesar's Automotiv
Specialist

A & J Custom Auto Trim

1st Ave N

Texas Ave

1st Ave S

2nd Ave S

3rd Ave S

36th St N

36th St N

36th St S

36th St S

Airgas

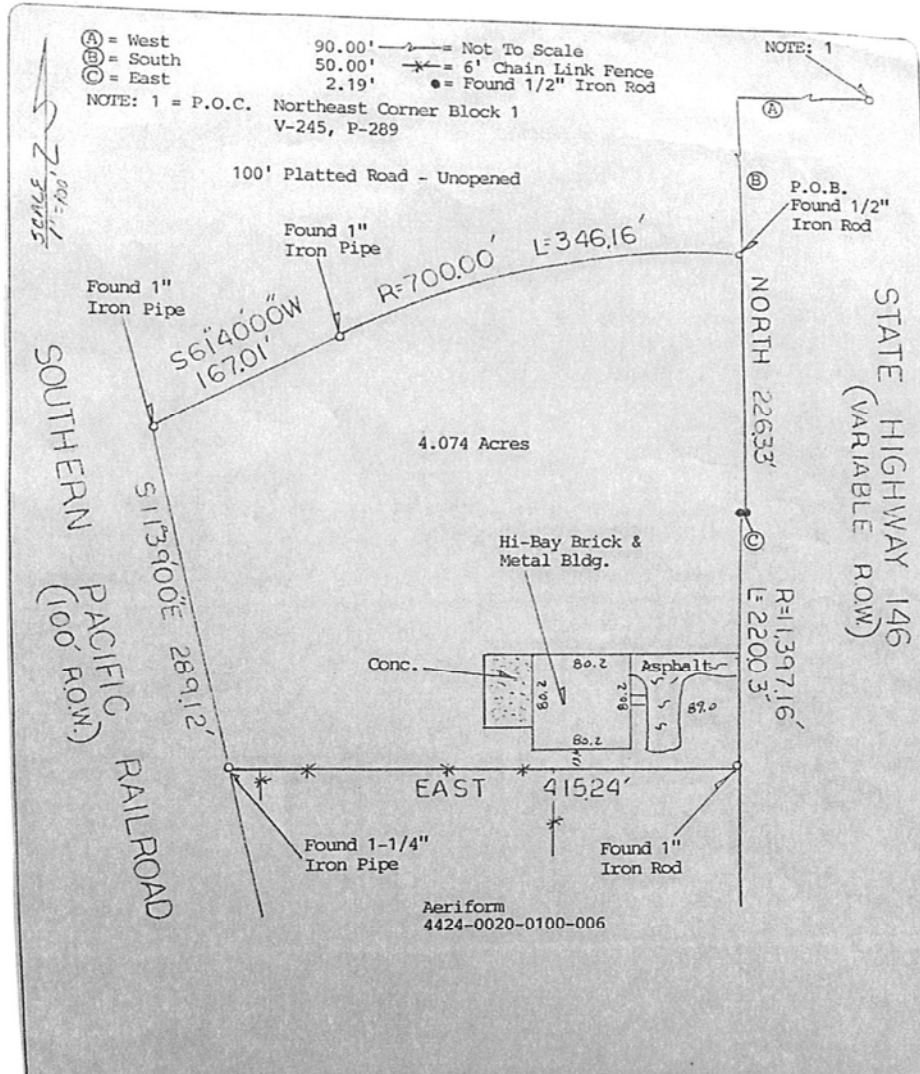
Google





115 HIGHWAY 146
 TEXAS CITY, TEXAS
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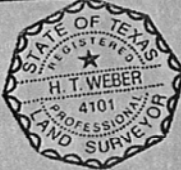
PROPERTY SURVEY



BUYER James Mathew and Grace Mathew	PROPERTY ADDRESS 115 State Highway 146
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DESCRIBED PROPERTY A tract or parcel of land containing 4.074 acres of Land more or less, out of Subdivision "T", Block 1, of KOHFELDT'S RESUBDIVISION of the James Smith Survey, Texas, City, Galveston County, Texas, said tract being more particularly described by metes and bounds as attached.

James Mathew *Grace Mathew*



I do hereby certify that this survey was this day made on the ground of the property legally described herein, (or on the attached plan), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

H. T. Weber

SUBJECT PROPERTY DOES NOT LIE IN A F.L.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

485514 0030 C 5/2/83 Zone B

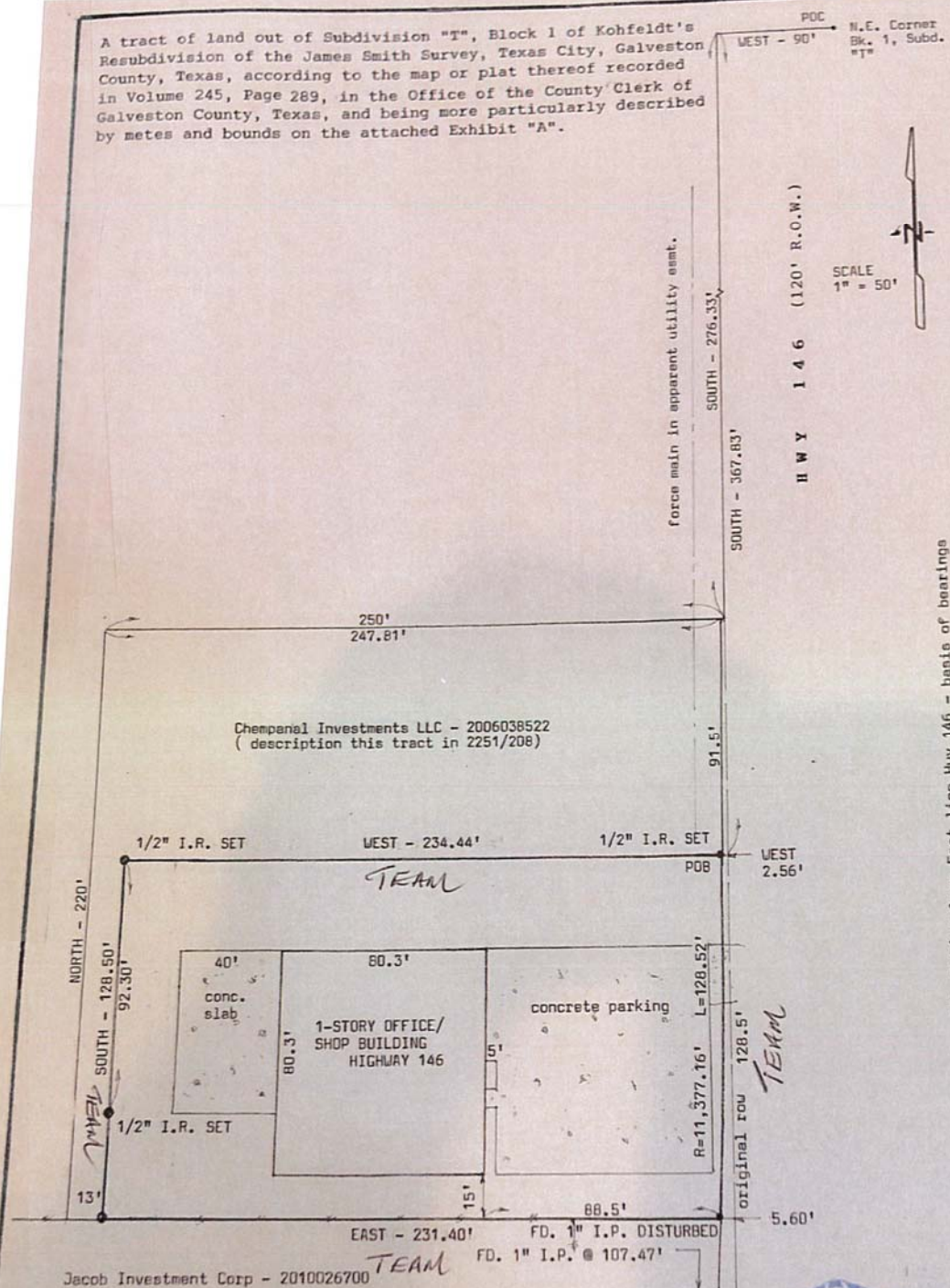
INVOICE # 9805	JOB # 3/206/05
G.F. # 05206909	DATE 3/14/05

NOTES
 -ALL BEARINGS ARE PER PLAT, DEED, OR AS ASSUMED.
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ACCORDIAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
 -FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 -THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

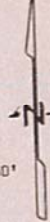
OFFICE	TH
DRAFTING	
FINAL CHECK	J

SURVEY 1, INC.
 P. O. BOX 2543 • ALVIN, TX 77512
 (281) 393-1382 • Fax (281) 393-1383

A tract of land out of Subdivision "T", Block 1 of Kohfeldt's Resubdivision of the James Smith Survey, Texas City, Galveston County, Texas, according to the map or plat thereof recorded in Volume 245, Page 289, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



SCALE
1" = 50'



FD. I.R.'s along East Line Hwy 146 - basis of bearings

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on March 25, 2019.

Subject property DOES NOT Lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0030 C.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Fire No. 10105300



Robert L. Derrick
Robert L. Derrick

Job No. 11357



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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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

Regulated by the Texas Real estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056

Phone: (281)955-5535 Fax:

Information About

Joe Evans

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com