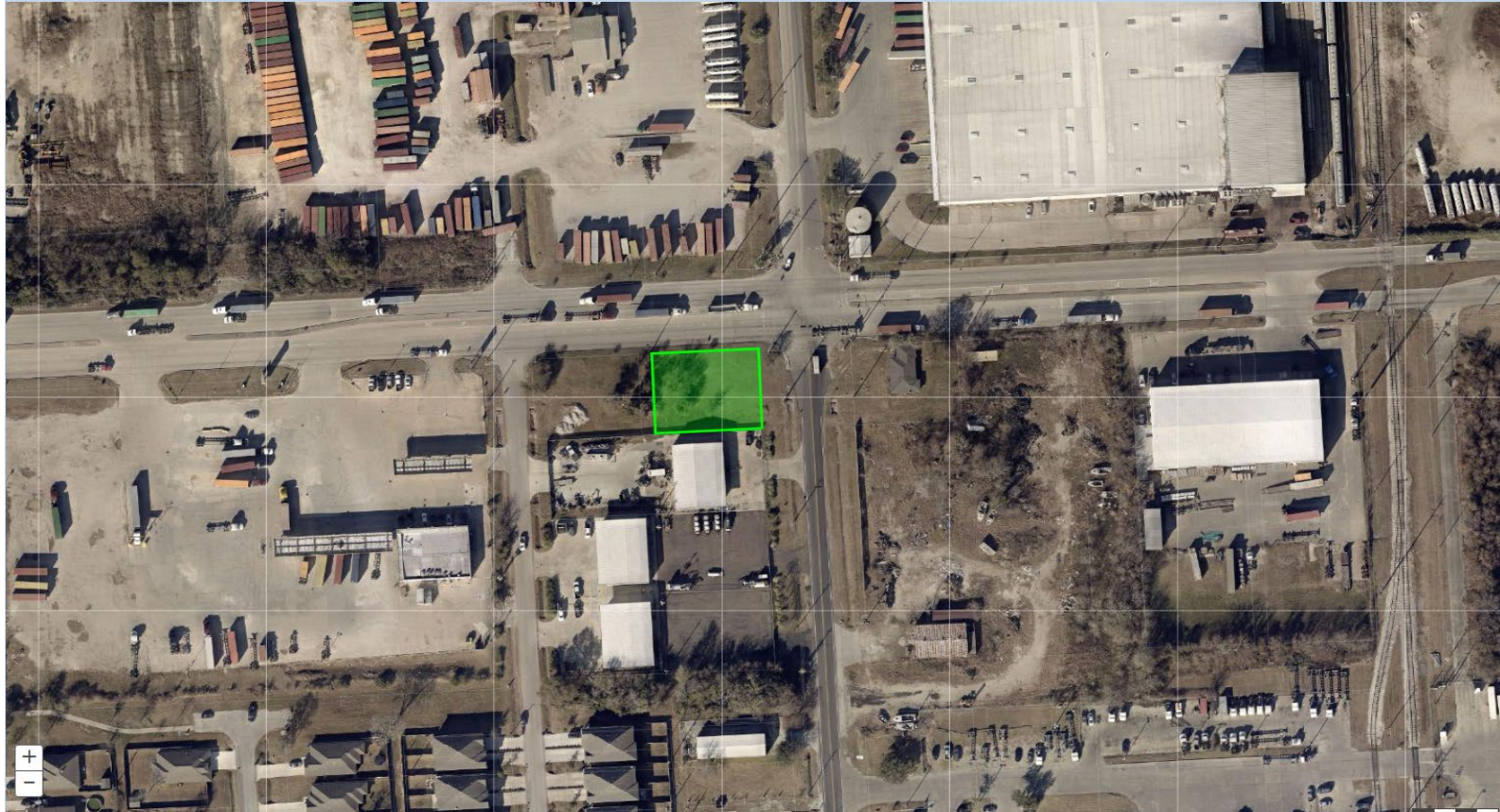


**REDUCED!!!  
FOR SALE**

**631 BROADWAY STREET  
LA PORTE, TX 77571**

**REDUCED**

**± 12,500 SF VACANT COMMERCIAL LOT**



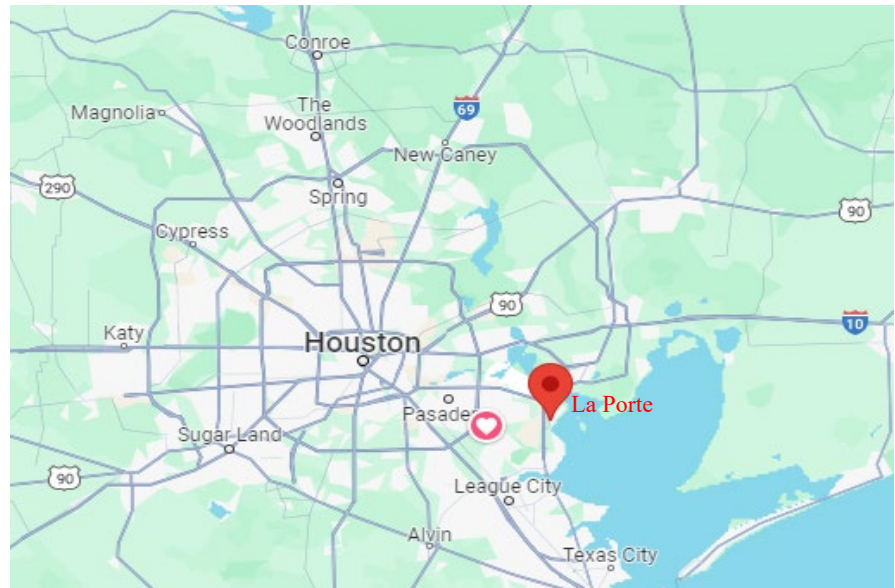
## **PROPERTY FEATURES**

± 12,500 SF Vacant Lot

- Zoning: General Commercial
- Out Of 100 Year Floodplain
- Cleared and Shovel Ready
- Sales Price: \$375,000
- Annual Taxes: \$1,205
- Perfect signalized corner lot for small intended use.

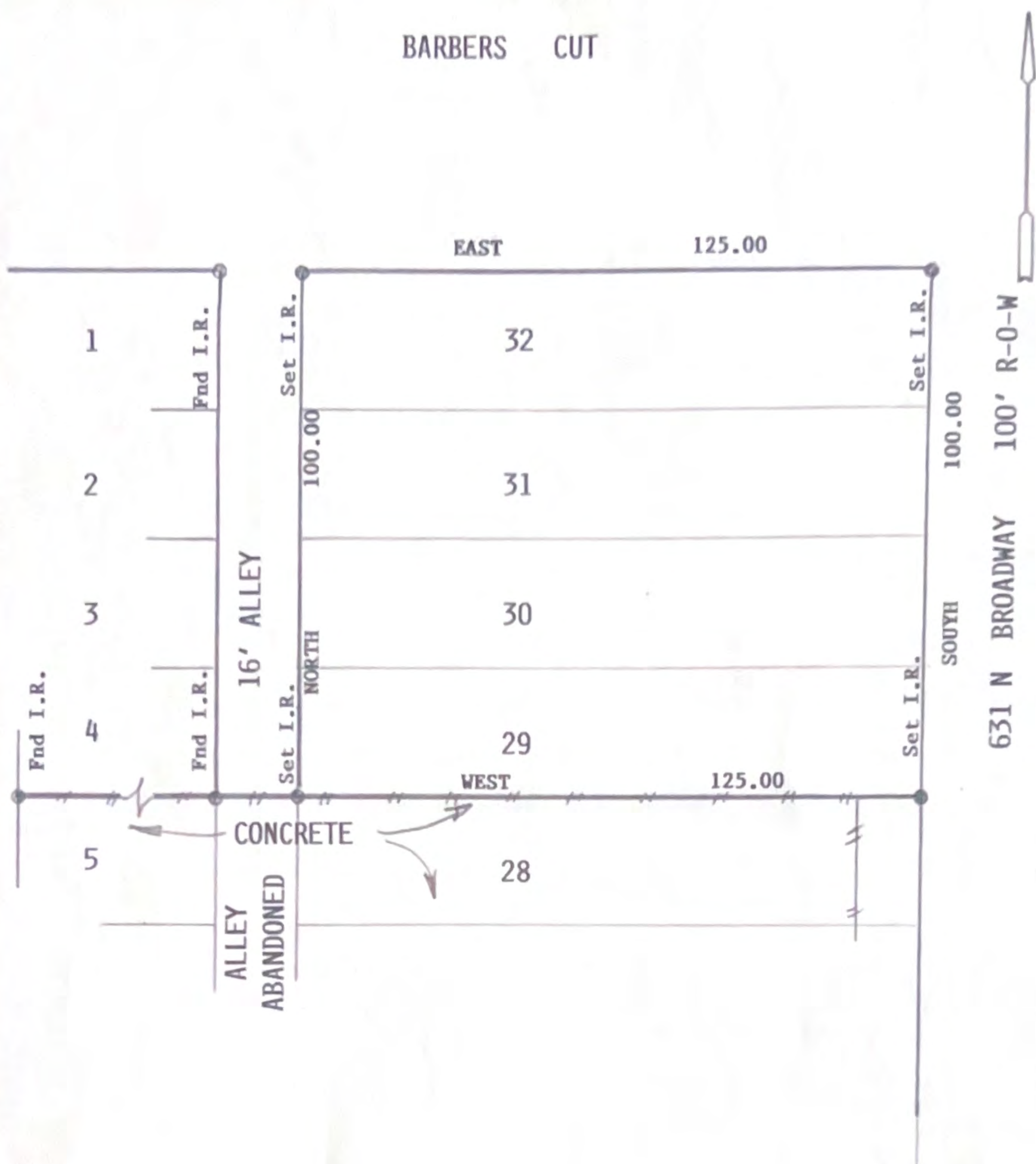
### **SMITH RAINES COMPANY**

**Carolyn Fincher, Broker**  
**(o) 281.486.1400 (c) 713.299.3192**  
**smithraines@yahoo.com**



**Note: Property located near Barbours Cut and Other Major Arteries.**

BARBERS CUT



PLAT RECORDED IN VOLUME 83, PAGE 345, HARRIS COUNTY DEED RECORDS.

THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48201C0945M DATED 1/06/17. ZONE X.

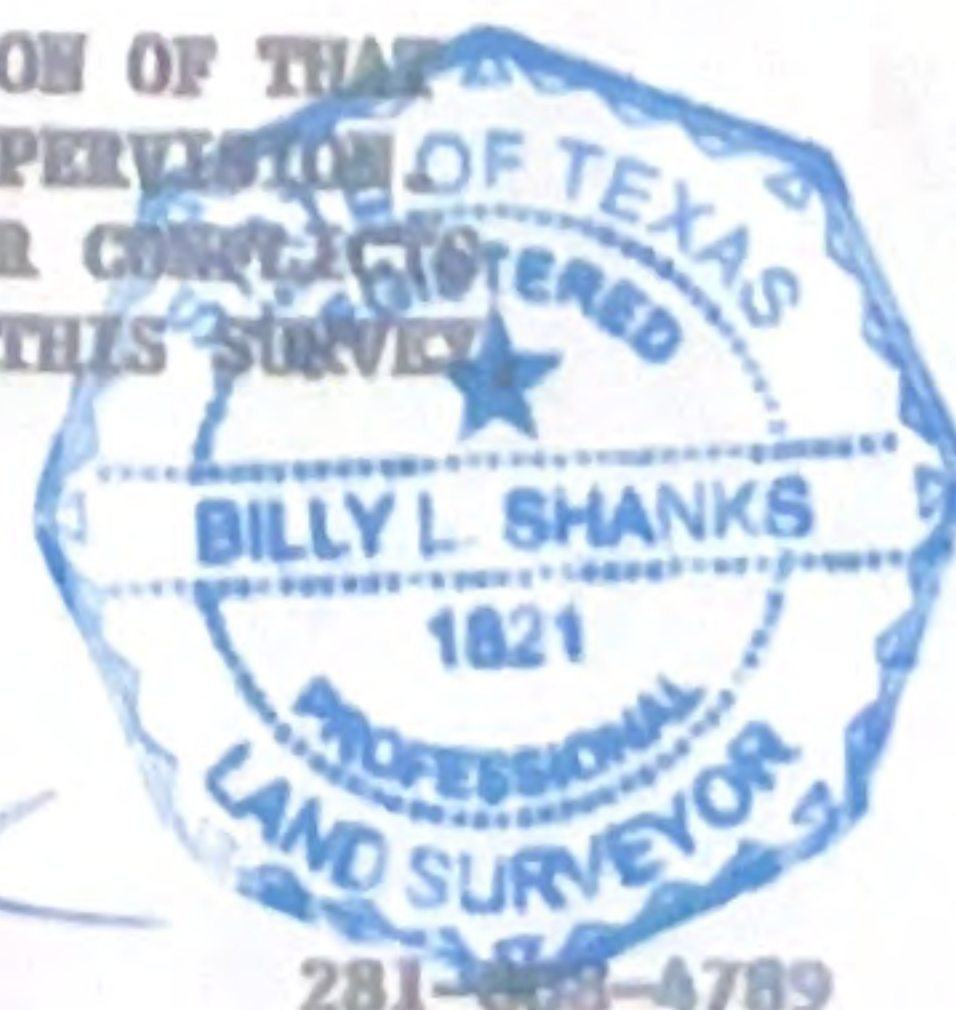
SURVEY OF LOTS 29 THRU 32, BLOCK 327, TOWN OF LA PORTE,  
HARRIS COUNTY, TEXAS

SCALE: 1"=30'  
DATE: 10/02/23  
REVISED:  
SURVEY BY: B.L.S.  
DRAWN BY: B.L.S.  
FOR: JOE BOOKER  
713-203-8690

PURCHASER:

JOB NO: 1183  
FIRM 10193000  
billyshanks81@gmail.com

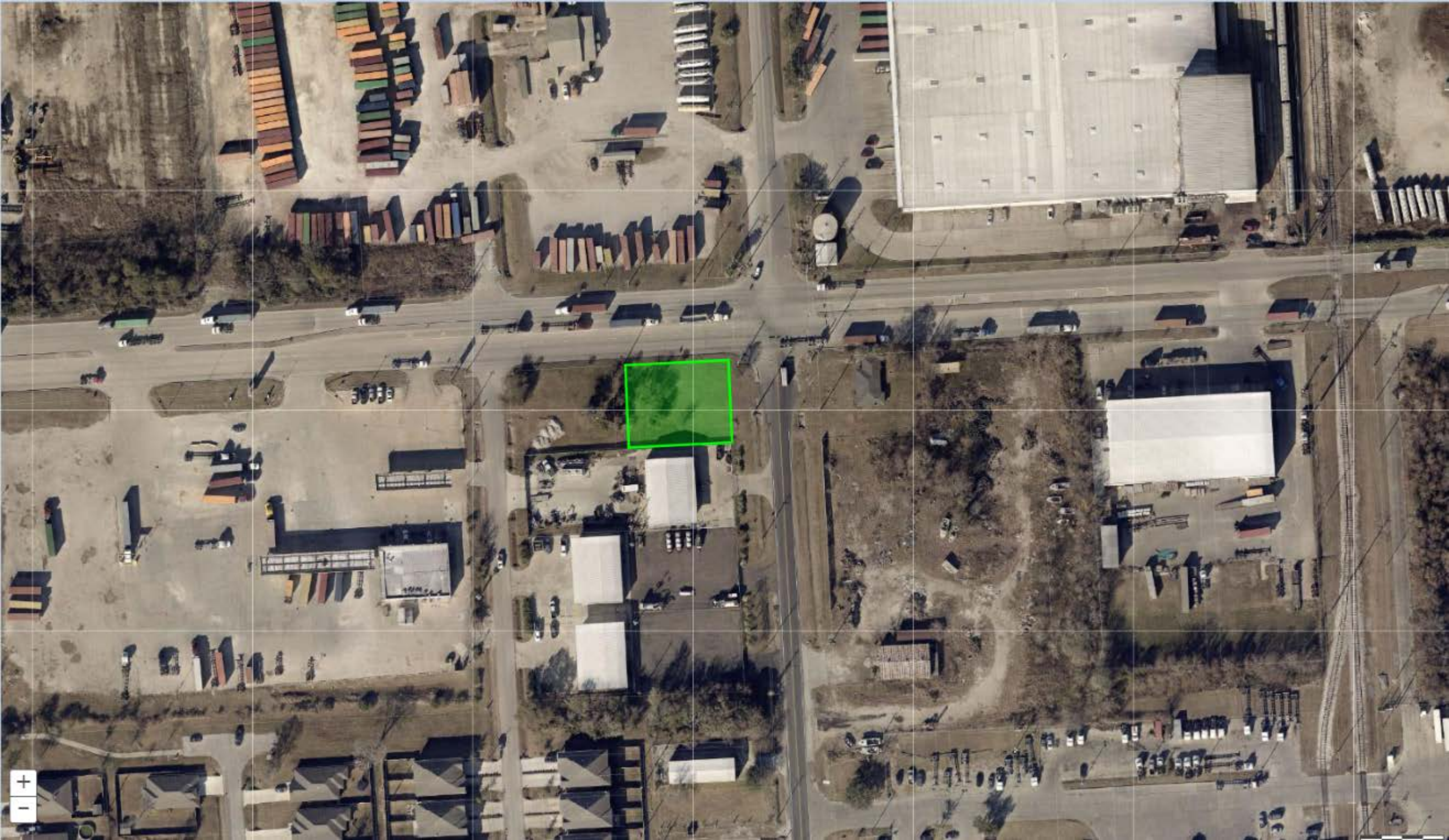
THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONTACTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY EXCEPT AS SHOWN HEREBON.



*Billy L. Shanks*  
BILLY L. SHANKS

4902 CAROLINE ST., SEADROCK, TX. 77586

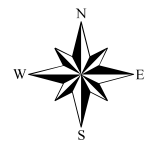
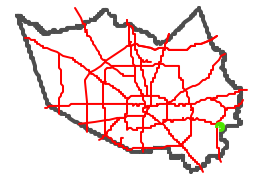
281-668-4789



# Harris Central Appraisal District

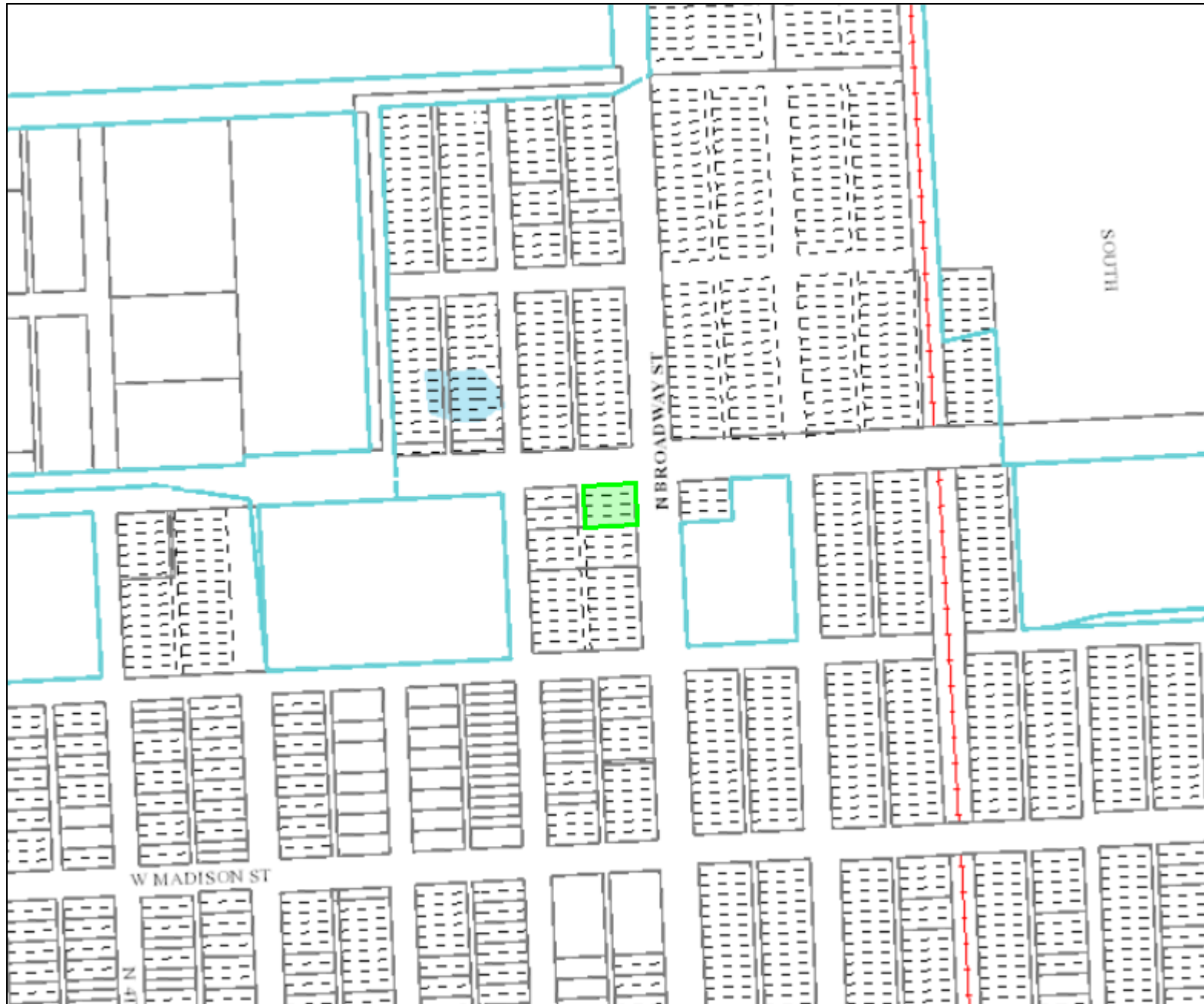


Geospatial map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does **not** represent an on-the-ground survey and only represents the approximate location of property boundaries.



0 90 180 360 Feet

Date: 2/9/2024



631 Broadway Street La Porte



## 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)