

2 AC RAW LAND

1293 Trammel-Fresno Rd, Fresno, TX 77545

Chimney Rock Rd

Trammel-Fresno Rd 12,173 VPD (21')



Teal Bend Blvd
5,026 VPD (21')

DOLLAR GENERAL



Faaiz Momin | 713.366.2724 | faaiz@msadvisors.co



REALTY ADVISORS

PROPERTY OVERVIEW

LOCATION

SEC of Teal Bend Blvd & Trammel-Fresno Rd

PRICE

CALL FOR PRICING – 713.366.2724

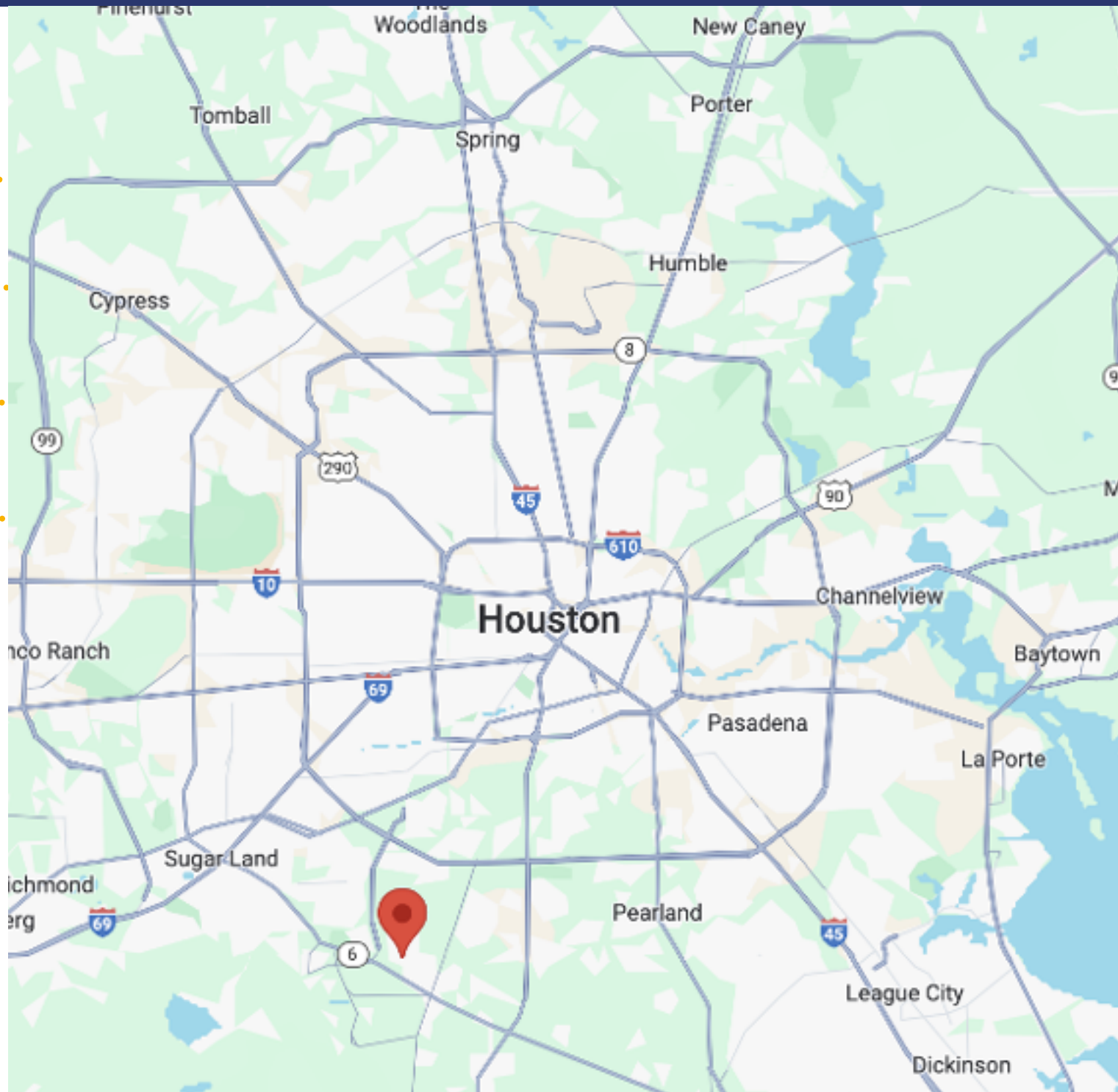
Lot Size

2 ACRES

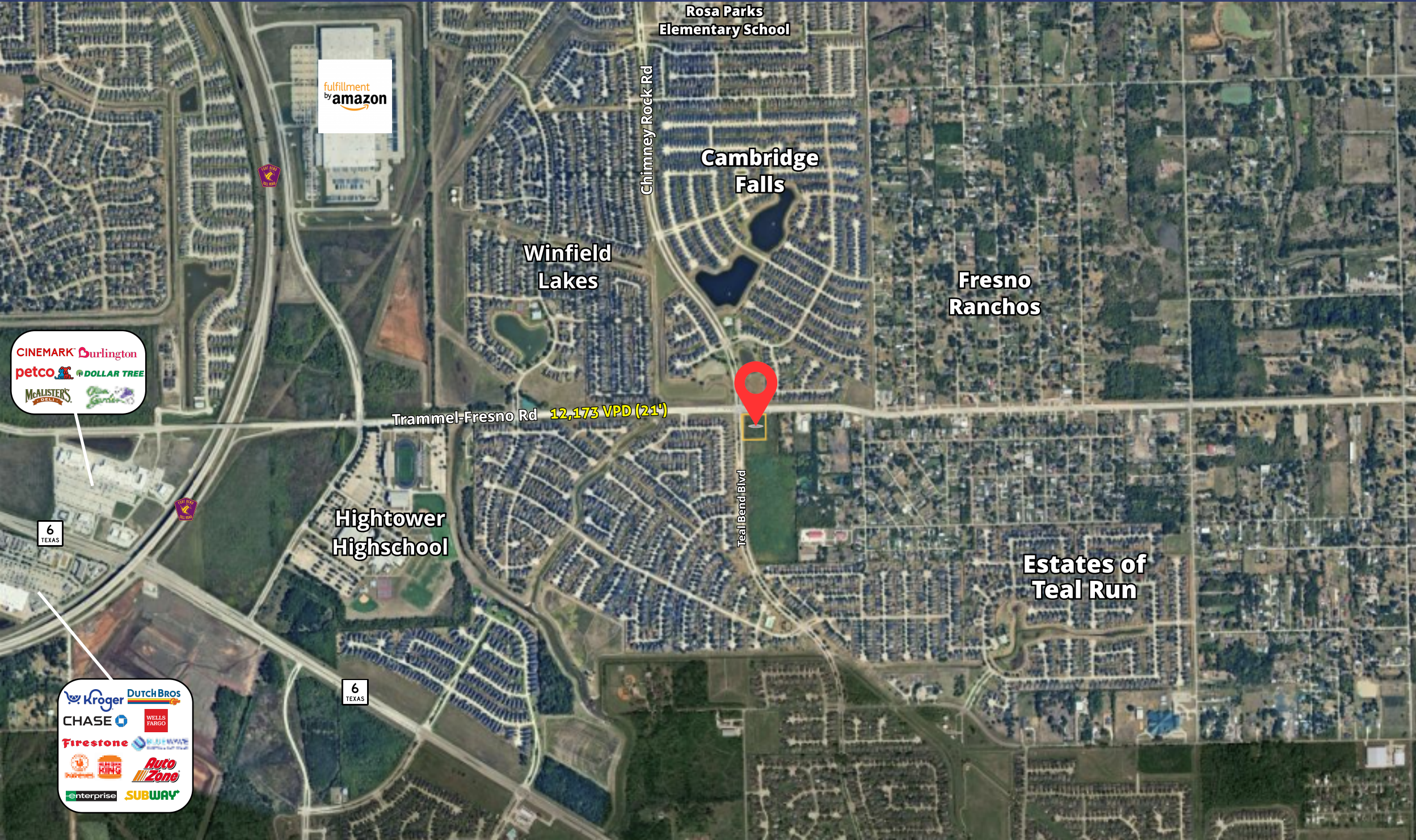
Zoning

Commercial

- Signalized Hard Corner
- Septic & Detention Required
- Easy access to Highway 6 & Fort Bend Toll Way
- Chimney Rock Rd to connect to FM 2234
- Gas Station plans available upon



AERIAL



Rosa Parks Elementary School

fulfillment
by amazon

Chimney Rock Rd

Cambridge Falls

Winfield Lakes

Fresno Ranchos

Trammel-Fresno Rd 12,173 VPD (21st)

Teal Bend Blvd

Hightower Highschool

Estates of Teal Run

CINEMARK Burlington
petco DOLLAR TREE

McALISTER'S
Green Garden

6 TEXAS

6 TEXAS

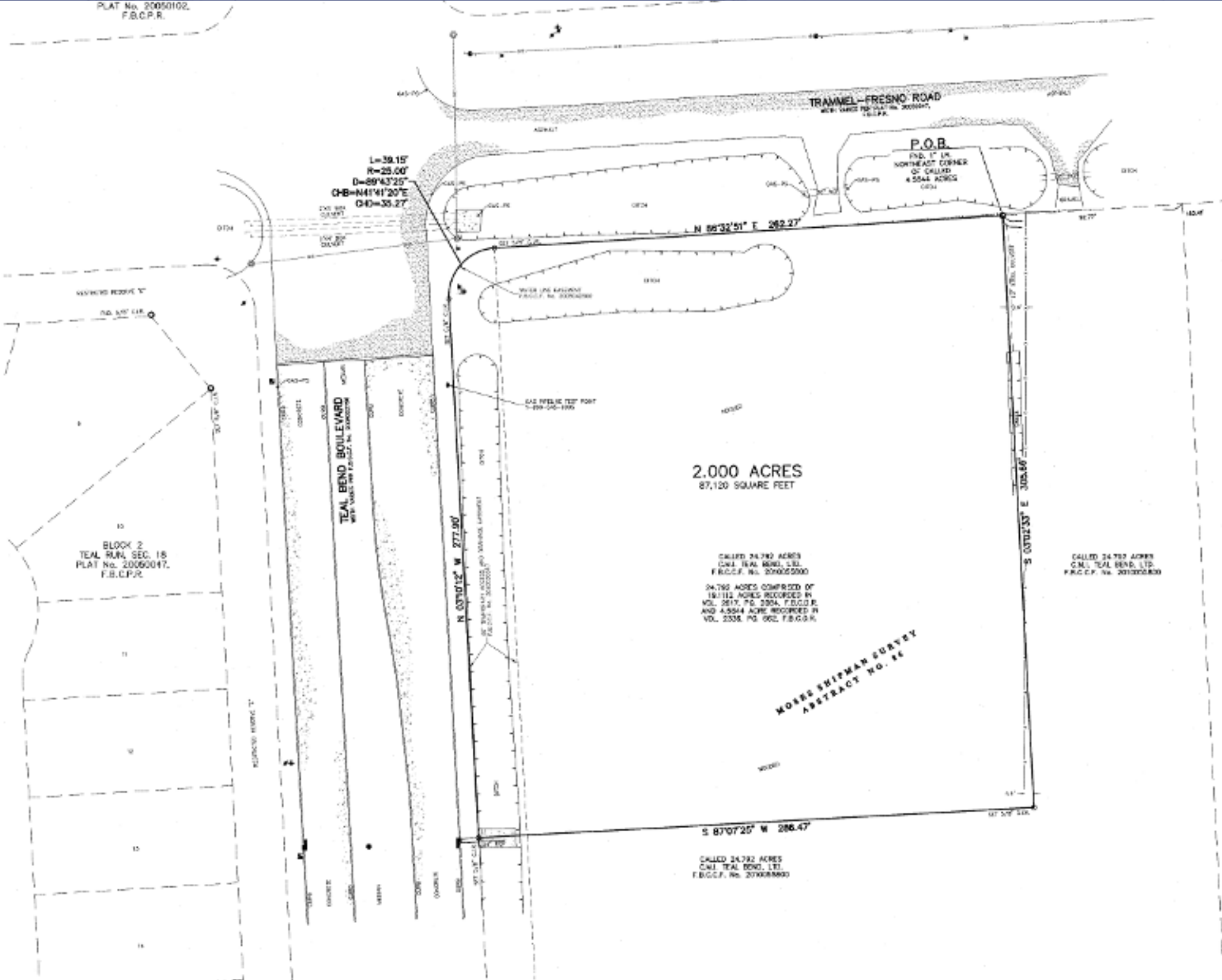
Kroger DUTCH BROS
CHASE WELLS FARGO
Firestone
Auto Zone
enterprise SUBWAY

SURVEY

UNRESTRICTED RESERVE "T"
CAMBRIDGE FALLS, SEC. 1
PLAT No. 20050102
F.B.C.P.R.

BLOCK 2
CAMBRIDGE FALLS, SEC. 1
PLAT No. 20050102
F.B.C.P.R.

PLAT No. 20050102
F.B.C.P.R.



METES AND BOUNDS DESCRIPTION OF 2.000 ACRES

Being a tract of land containing 2,000 acres, located in Survey Abstract Number 86, in Fort Bend County, Texas, being out of a called 24,792 acre tract of land recorded C.M. Teal Bend, Ltd., in Fort Bend County Clerk's File No. 201005000, said 24,792 acre tract being comprised of a tract of land recorded in Volume 2617, page 2084, of the Deed Records (F.B.C.P.R.) and a called 4,564 acre tract Volume 2338, Page 662, of the F.B.C.P.R.; said 2,000 acres particularly described by metes and bounds as follows referred to the Texas Coordinate System of 1983, South

beginning at a one-inch iron rod located on the north line of said tract and the south Right-of-Way (R.O.W.) line of Teal Bend Boulevard (with corner per Plat No. 20050047 of the Fort Bend County (F.B.C.P.R.), same being the southeast corner of said 4,564 acre tract described tract.

THENCE, through and across said 24,792 acre tract, the course:

1. South 03° 02' 33" East, with the east line of said 4,564 acre tract, a distance of 326.89 feet to a 3/8-inch capped iron rod set for the southeast corner of the herein described tract.
2. South 87° 07' 25" West, a distance of 286.47 feet to an iron rod set for the southwest corner of the herein described tract on the east R.O.W. line of Teal Bend Boulevard.

THENCE, North 03° 10' 13" West, continuing through and across said tract and with the east R.O.W. line of said tract, a distance of 277.90 feet to a 3/8-inch capped iron rod set on the east of a transition curve to the right from the east R.O.W. line of Teal Bend Boulevard to the south R.O.W. line of said Tramuel-Fresno Road.

THENCE, 39.15 feet along the arc of said transition curve to a radius of 25.00 feet, a central angle of 89° 43' 25"; bears North 41° 41' 23" East, a distance of 35.27 feet to an iron rod set for the northwest end of said tract; the north line of said 24,792 acre tract and the north line of said 4,564 acre tract.

THENCE, North 08° 32' 51" East, with the north line of said 24,792 acre tract and with the south line of said Tramuel-Fresno Road, a distance of 202.27 feet to the P.O.B. and containing 2,000 acres of land.

CALL 24,792 ACRES
C.M. TEAL BEND, LTD.
F.B.C.P.R. No. 201005000

CALL 24,792 ACRES
C.M. TEAL BEND, LTD.
F.B.C.P.R. No. 201005000
24,792 ACRES COMPRISED OF
19,112 ACRES RECORDED IN
VOL. 2617, PG. 2084, F.B.C.P.R.
AND 4,564 ACRES RECORDED IN
VOL. 2338, PG. 662, F.B.C.P.R.

CALL 2 ACRES
J.P. WYLANDER
F.B.C.P.R. No. 20079608

MOSES SHIPMAN SURVEY
ABSTRACT NO. 86

BLOCK 2
TEAL RUN, SEC. 18
PLAT No. 20050047,
F.B.C.P.R.

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REALTY ADVISORS



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:
 - 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.

MS Realty Advisors LLC	9011228	nick@msadvisors.co	(713) 306-8925
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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Faaiz Momin	780148	faaiz@msadvisors.co	(713) 366-2724
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date