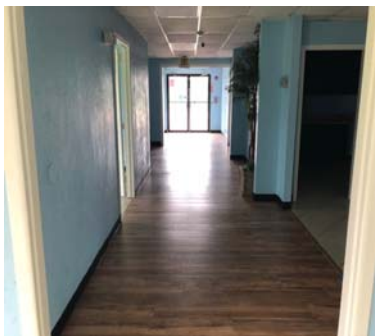


# DAYCARE PROPERTY FOR SALE

## 2541 S BYPASS 35

Alvin, Texas 77511



### PROPERTY DESCRIPTION

**(Single Tenant Building & Rear Land Tract): \$1,424,385**  
**(4,880 sq. ft. Building on 0.528 acres of Land) +**  
**(Rear Land Tract—1.870 acres)**

**Total Land Area: 2.398 acres**

**Rear Land For Sale Separately (1.870 acres) \$692,385**  
**Excellent Development Opportunity for Multi Family,**  
**Flex/office/Warehouse, Storage Facility, etc.**

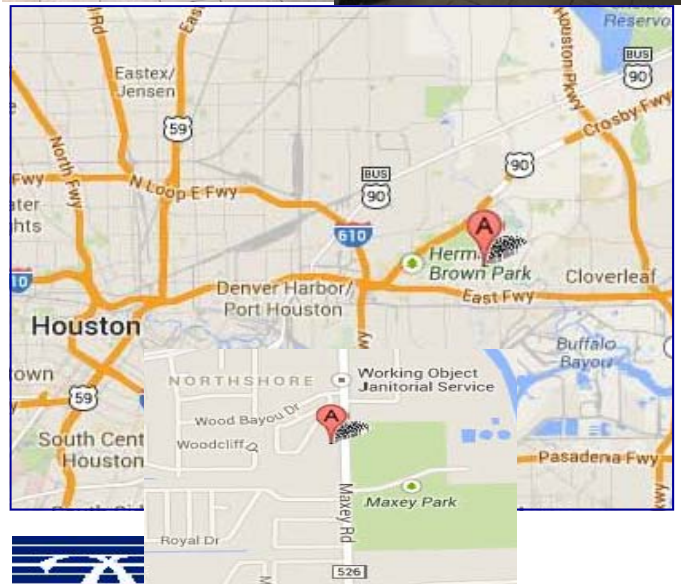
### MARKET AREA

The property is extremely well located, on Alvin's main corridor (State Highway 35 By-Pass) in a dense retail and residential market

### DEMOGRAPHIC

1 Mile Radius 3 Mile Radius 5 Mile Radius

Estimated Population	10,488	34,970	49,084
Households	3,228	10,480	15,069
Average Household Income	\$59,283	\$68,118	\$74,573



**CLARION PROPERTIES, LTD.**  
**RANDY FERTITTA**

**2501 CENTRAL PARKWAY, STE B10**  
**HOUSTON, TX 77092**

**2541 S BYPASS 35**  
**HOUSTON, TEXAS 77511**



**CLARION PROPERTIES, LTD**



## **PROPERTY HIGHLIGHTS**

### **FOR SALE**

**4,880 sq. ft. Building on 2.398 acres of Land**  
**Year Built: 1979**

**Tenant: Little Texans Childcare**  
**Annual Gross Income: \$50,400.00 (\$4,200/month)**  
**Lease Expiration: June 30, 2025**

**Taxes/Annual : \$6,270.00**  
**Insurance/Annual: 3,330.00**

**Excellent Development Opportunity: Rear Tract of Land consists of 1.870 acres and is also for sale separate of the Daycare Building.**



**2541 S BYPASS 35**  
**HOUSTON, TEXAS 77511**



**CLARION PROPERTIES, LTD**



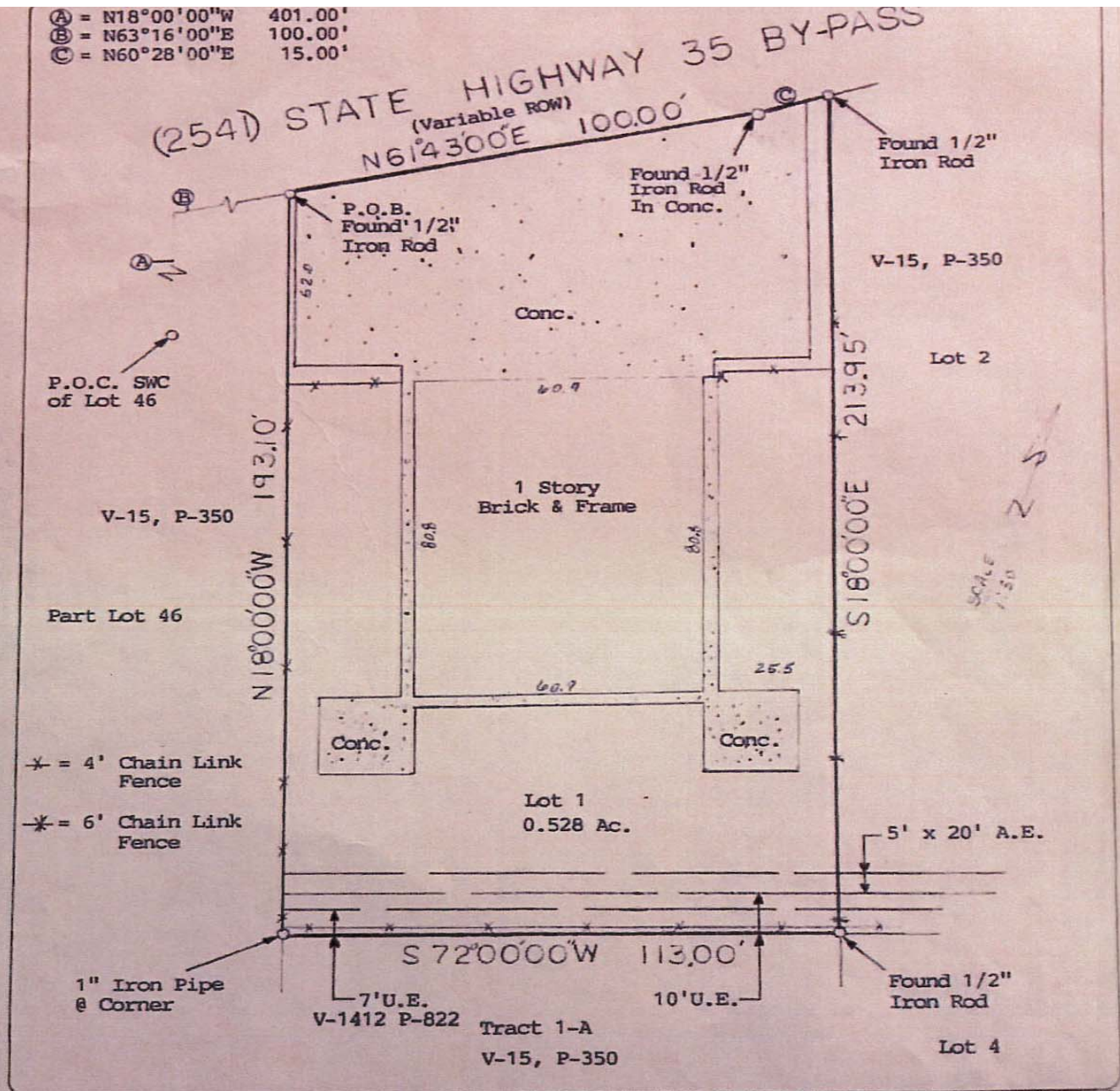


# 2541 S BYPASS 35

Alvin, Texas 77511

# PROPERTY SURVEY

0.528 ACRES



BUYER James Mathew and Grace Mathew 2541 State Highway 35 By-Pass

DESCRIBED PROPERTY A 0.528 acre tract of land, called Lot 1, BY-PASS INDUSTRIAL PARK SUBDIVISION, according to the map or plat thereof recorded in Volume 15, Page 350 of the Plat Records of Brazoria County, Texas, being a part of Lot 46 of the Subdivision of the H.T.&B.R.R. Company Survey No. 13, Abstract 225, Brazoria County, Texas, and being more particularly described by metes and bounds as attached hereto and made a part hereof.

**SURVEY 1, INC.**  
 P. O. BOX 2543 • ALVIN, TX 77512  
 (281) 393-1382 • Fax (281) 393-1383  
 G.F. 03500105  
 Date: 3/6/03  
 Inv.#: 4369



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are no encroachments unless 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.  
 Note: There are no natural drainage courses on this property.  
 Note: This property does not lie in a flood hazard zone according to H.U.D./F.I.A.  
 485451 0165 H 6/5/89 Zone X

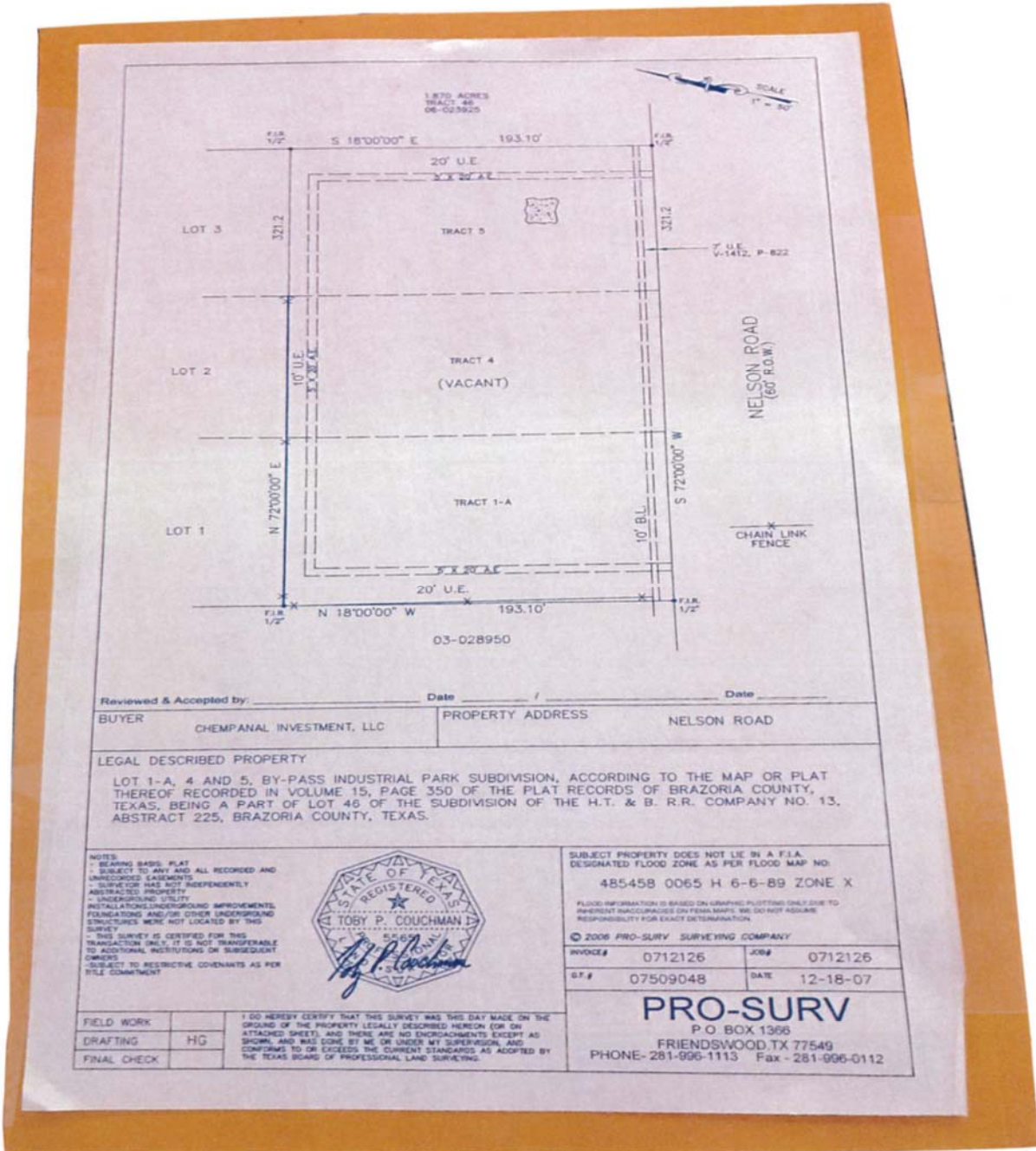
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# 2541 S BYPASS 35

Alvin, Texas 77511

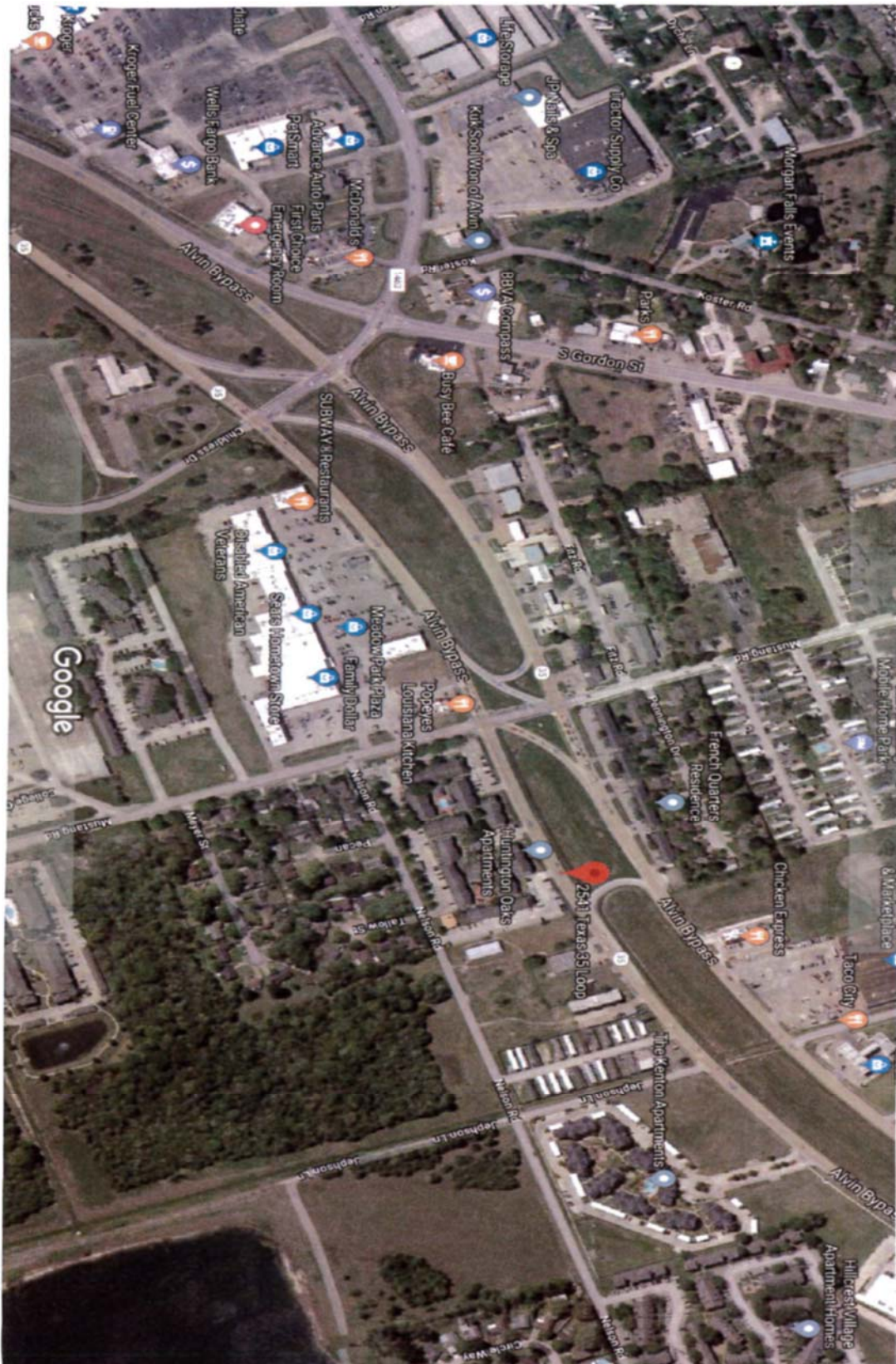
## PROPERTY SURVEY REAR LAND TRACT APPROXIMATELY 1.423 ACRES



# 2541 S BYPASS 35

Alvin, Texas 77511

# AERIAL MAP





*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

