

18.43 ACRES FOR SALE - LAKESIDE PROPERTY

4000 CR 94 (Smith Ranch Rd) Manvel, TX 77584

Demographics	1 MILE	3 MILE	5 MILE
Population	9,899	69,756	131,225
Total Households	3,312	23,294	44,211
AVG HH Income	127,483	128,099	121,037

2023 Estimates (Costar)



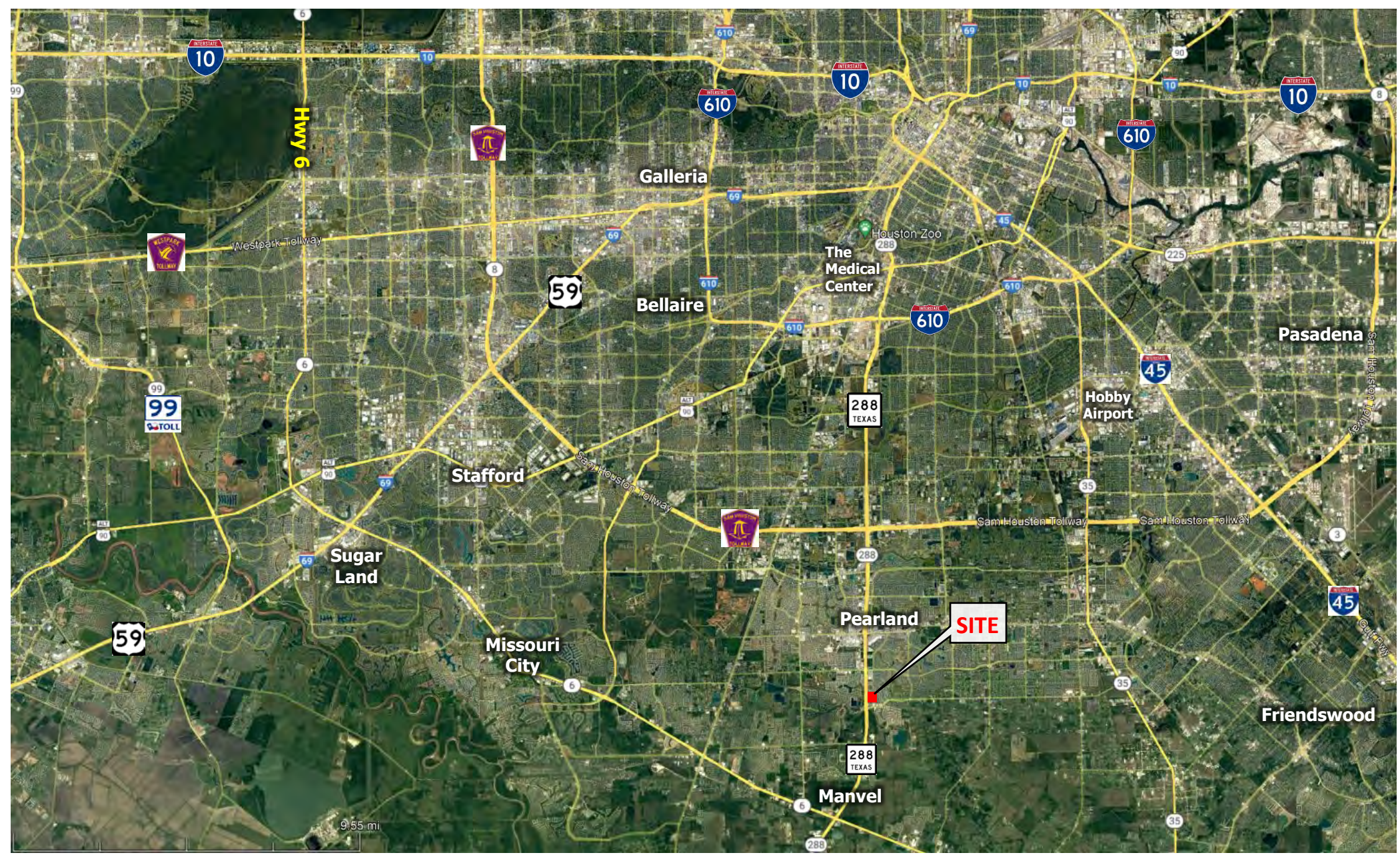
Price: Call for Pricing
Uses: Retail / Restaurants
 Medical / Automotive
Zoning: Light Commercial District
School District: Alvin ISD
Traffic Count: 92,187 VPD



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Hwy 6



Westpark Tollway



Galleria

Bellaire

The Medical Center

Houston Zoo

Pasadena

Hobby Airport

Stafford

Sugar Land

Missouri City

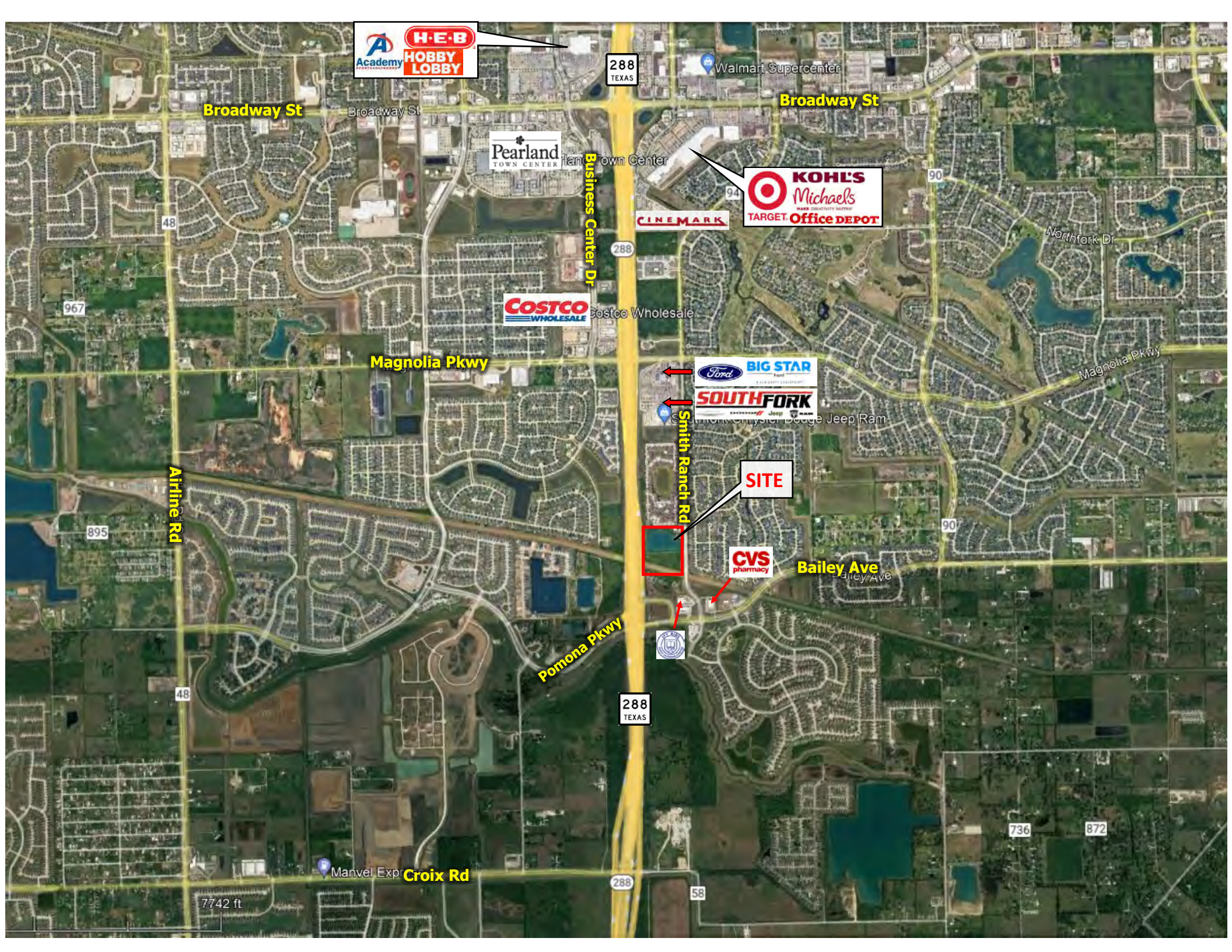
Pearland

SITE

Friendswood

Manvel

9.55 mi



Academy
H-E-B
HOBBY LOBBY

288
TEXAS

Walmart Supercenter

Broadway St

Broadway St

Broadway St

Pearland
TOWN CENTER

Business Center Dr

Target
KOHL'S
Michaels
Office DEPOT

CINEMARK

COSTCO
WHOLESALE

Costco Wholesale

Magnolia Pkwy

Ford
BIG STAR

SOUTH FORK

Jeep Ram

Smith Ranch Rd

SITE

CVS
pharmacy

Bailey Ave

Pomona Pkwy

288
TEXAS

Airline Rd

48

7742 ft

Manvel Exp
Croix Rd

288

58

736

872

Northfork Dr

Magnolia Pkwy

90

90

48

967

895

Pearland
TOWN CENTER

Downtown

COSTCO
WHOLESALE

Chick-fil-ee

Magnolia Pkwy

Ford **BIG STAR**

SOUTH FORK
EXPRESSORS Jeep RAM

288
TEXAS

**Cobblestone Park
Apartments**

**Silvercreek
747 Homes**

Smith Ranch Rd / CR 94



Downtown

Magnolia Pkwy

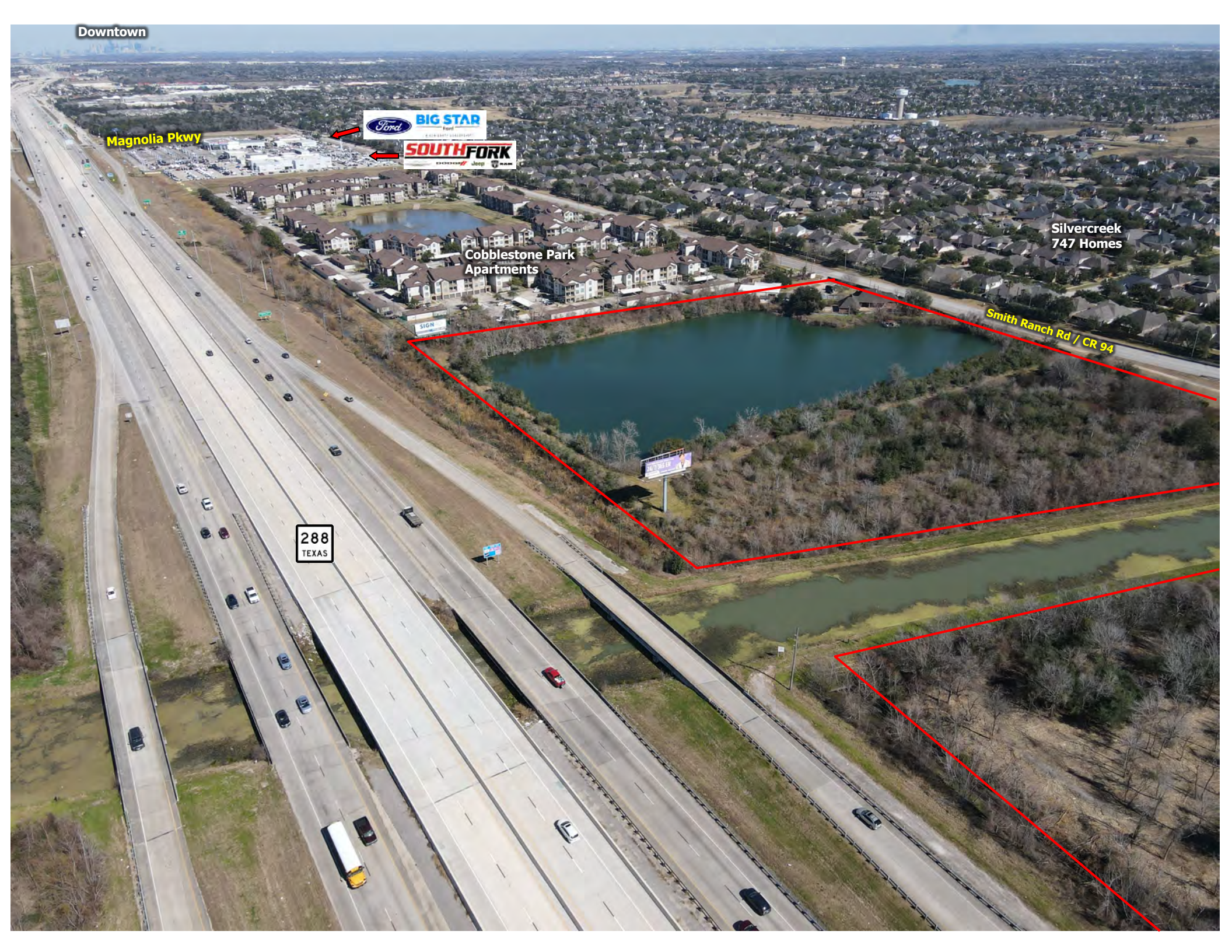


Cobblestone Park
Apartments

Silvercreek
747 Homes

Smith Ranch Rd / CR 94

288
TEXAS



Cobblestone Park
Apartments

Silvercreek
747 Homes

Smith Ranch Rd / CR 94

288
TEXAS



Sedona Lakes
800 Homes



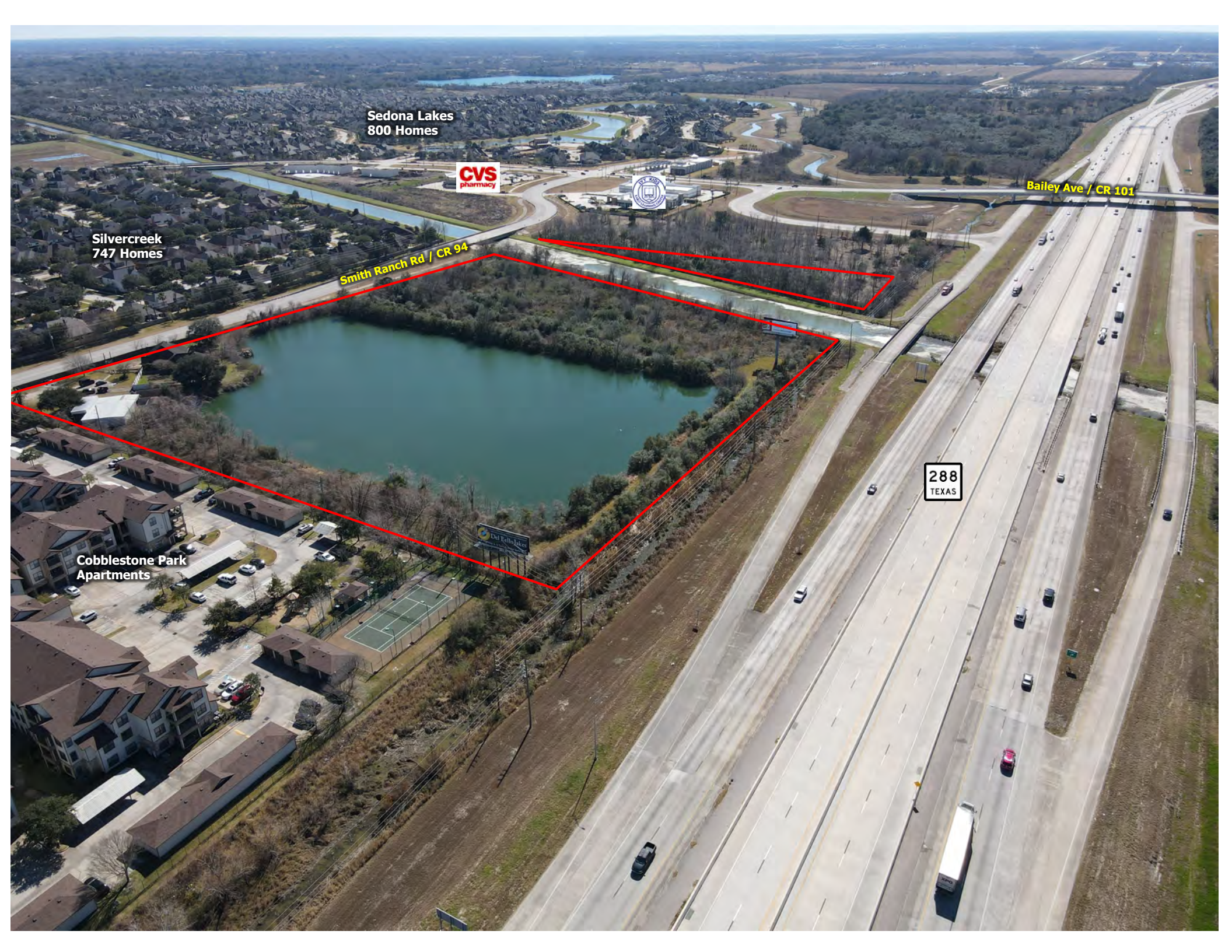
Bailey Ave / CR 101

Silvercreek
747 Homes

Smith Ranch Rd / CR 94

288
TEXAS

Cobblestone Park
Apartments



Sedona Lakes
800 Homes

Silvercreek
747 Homes

Bailey Ave / CR 101

Smith Ranch Rd / CR 94

Cobblestone Park
Apartments

288
TEXAS



288
TEXAS

CVS
pharmacy

Bailey Ave / CR 101

Smith Ranch Rd / CR 94

Get vaccinated for
every thing you can
Dr. Steve G. Williams, M.D.



 POMONA

Bailey Ave / CR 101

Smith Ranch Rd / CR 94

288
TEXAS

Cobblestone Park
Apartments





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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alan Chodrow	391428	achodrow@chodrowrealty.com	(832)741-7553
Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
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
TXR-2501

Information available at www.trec.texas.gov

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