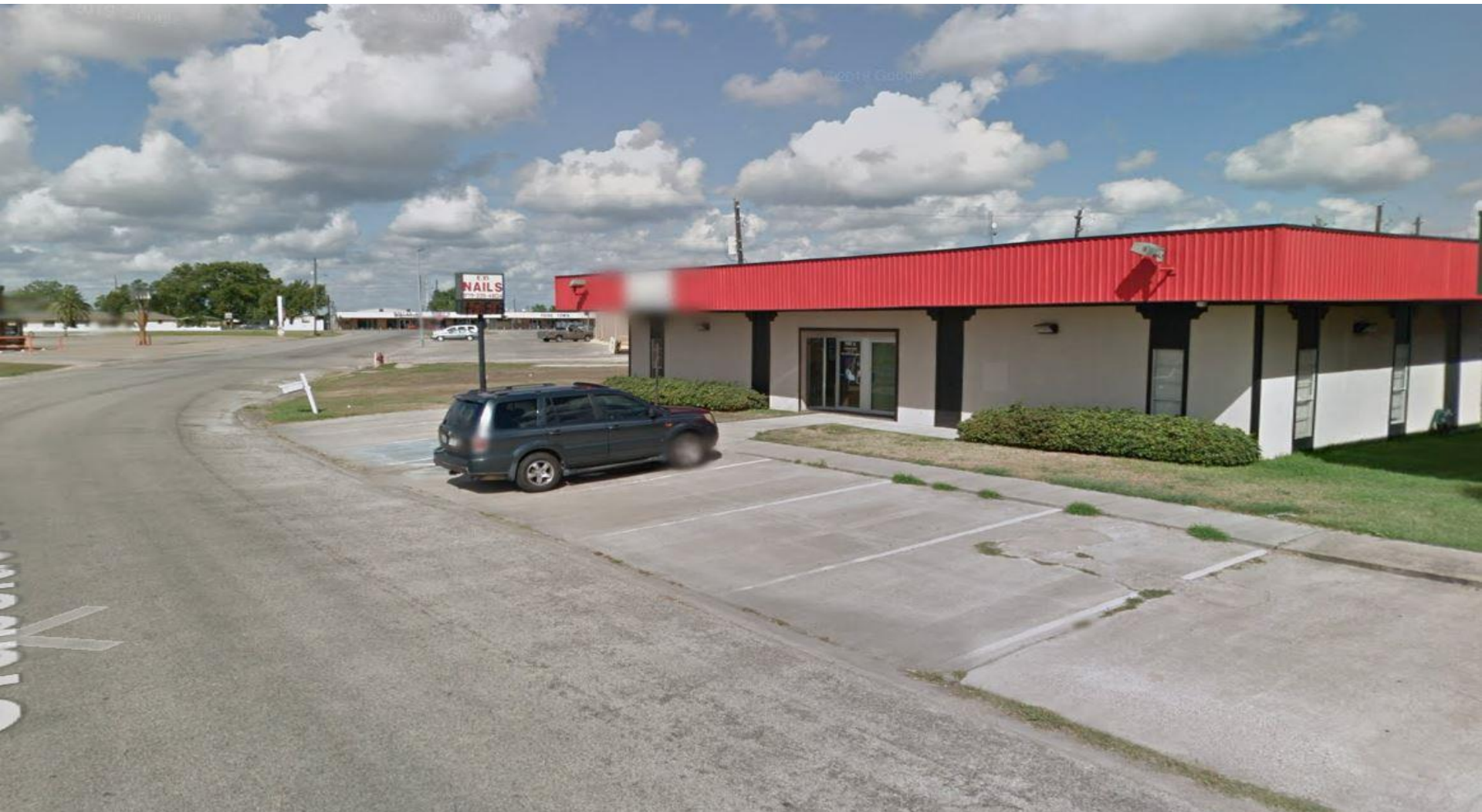


FOR SALE



Jane Nguyen, Broker 281-933-6999
10925 Beechnut St # A104,
Houston Texas 77072
Jane.nguyen@alpharealtors.net



EAST BERNARD, TEXAS. East Bernard is on the west side of the San Bernard River at the intersection of State Highway 60 and U.S. Highway 90A, fifteen miles north of Wharton in northeast Wharton County. The community was originally on the east side of the river, where Jethro Spivi built the first residence around 1850; hence the name East Bernard. Settlement was slow until 1859 and the arrival of the Buffalo Bayou, Brazos and Colorado Railway. A bridge was built, and the depot, Bernard Station, though originally located on the east bank of the river, was moved by 1869 to the west side, to the site of East Bernard's future Main Street.

INVESTMENT SUMMARY:

Address 900 Clubside, E Bernard, Texas 77434
Size (GLA) ± 1,920 Sq Ft Retail/ Office &
Land Area ± 17,733 Sq Ft
Year built 1968
Parcel R24352
PRICING: \$210,000
New AC 2022

Two Tenant Nails Shop, a NNN lease will expire in year 2027,
and Wharton County EMS, a gross lease will expire in year 2025

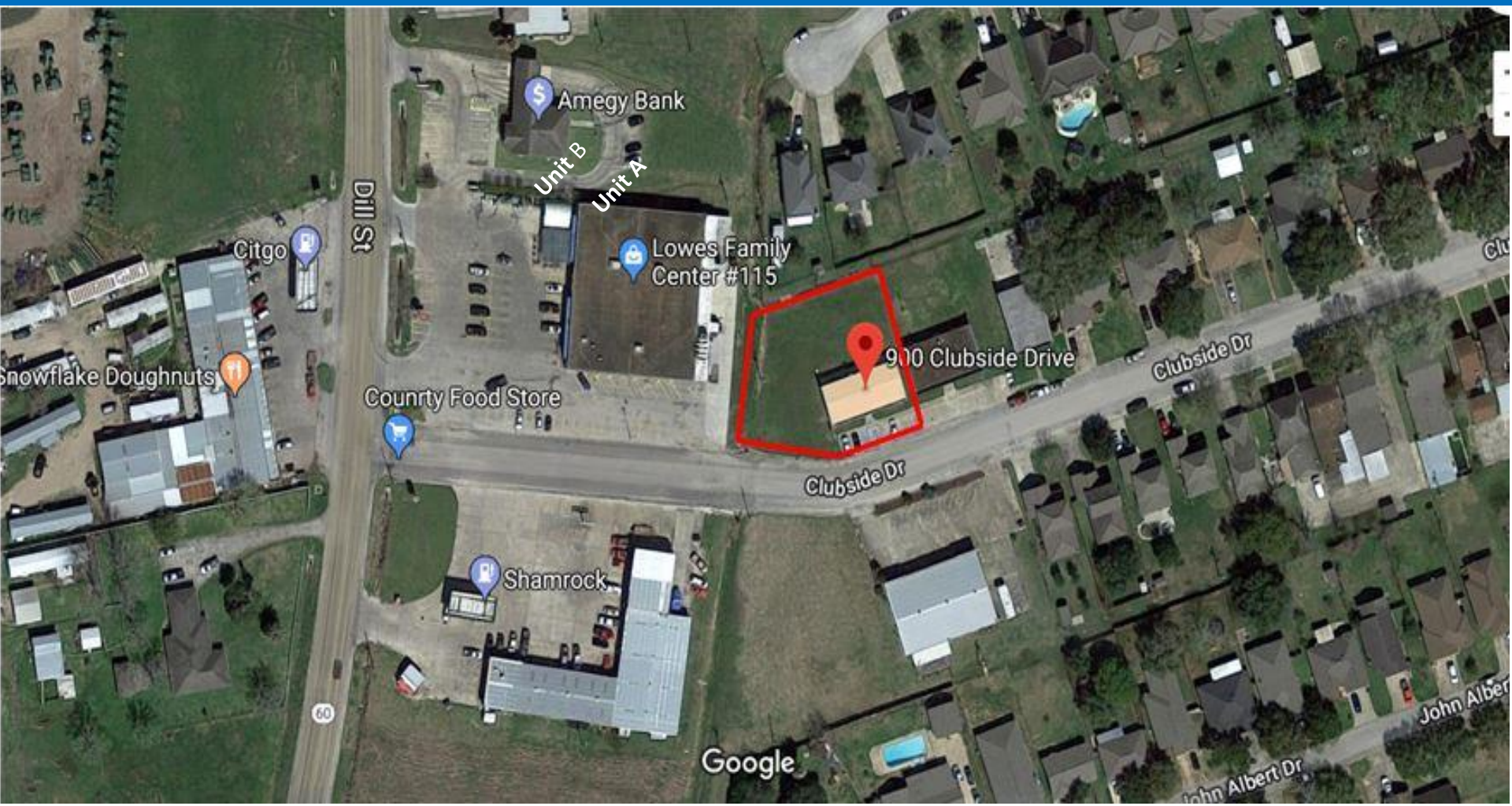
Gross Income \$23,100/ annually
Tax, insurance, maintenance estimates to ~\$6,445/ annually

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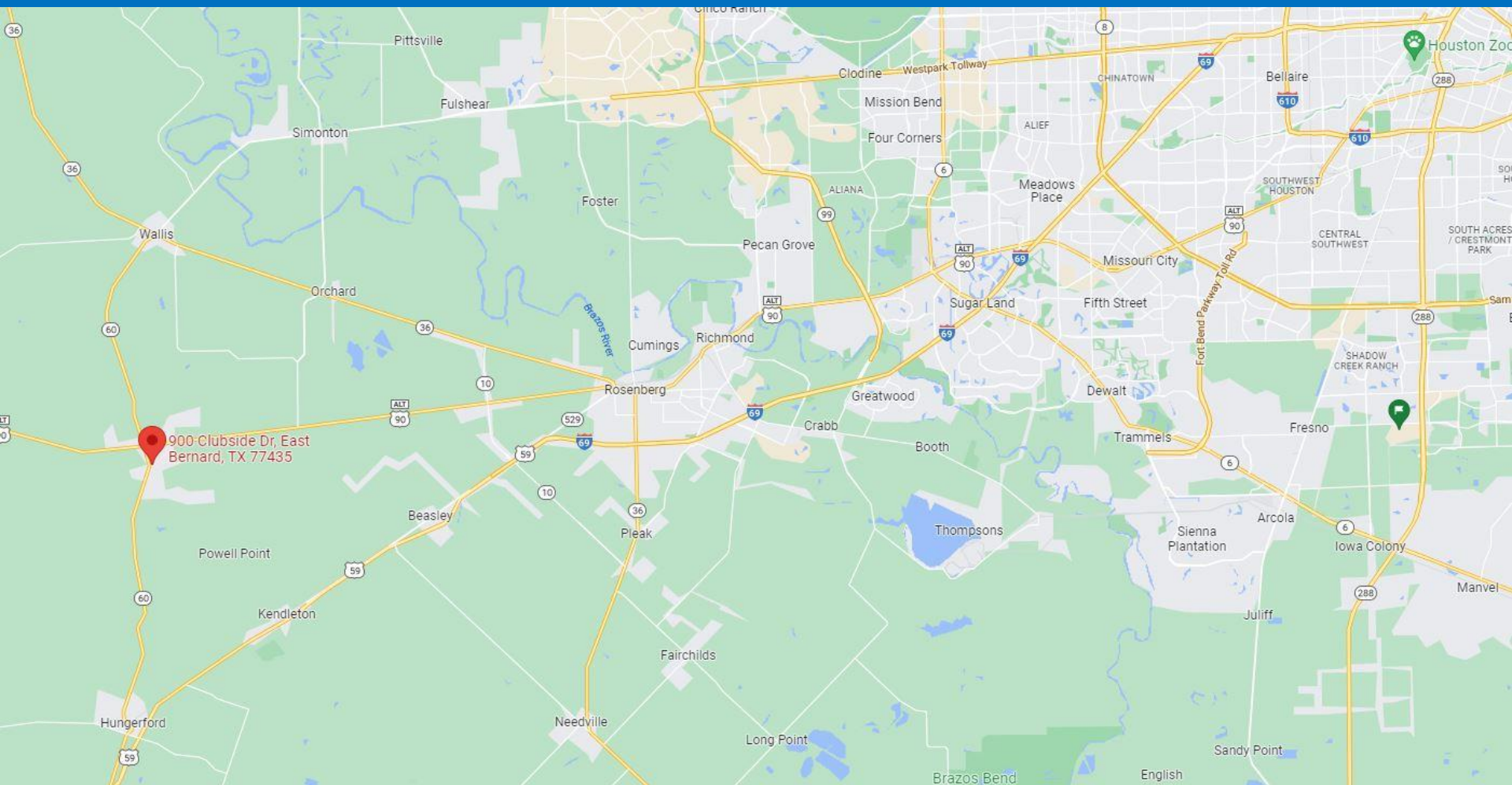


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Go onto US-59 S, Take the exit toward FM2919/Kendleton, Turn right onto Lum Rd/Main St. Continue follow to Main Street as Continue onto FM2919 N. Turn right onto Leveridge St Turn left onto Clubside Dr. Destination will be on the right.

DISCLAIMER

Alpha Realtors has been offering for the sale of the subject property. The information contained herein, while based upon data supplied by sources deemed dependable, is subject to errors or omissions and is not in any way, warranted by Alpha Realtors or by any commercial agent, independent associate, or employees of Alpha Realtors. The marketing packet contains selected information about the subject property but does not pretend to be all-inclusive or accommodate or hold information that buyers may require. The purchasers may not rely upon the financial projections, as they are illustrative only. Certain documents, including financial information, are described in summary form and do not pretend to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Plus, all parties must be aware of the health, liability, licenses, permits, and economic impact of environmental factors on real estate. If such matters exist, special governmental approvals may be required, and legal counsel and technical experts should be consulted where these substances are or may be present. Also, this information is subject to prior sale or lease, changed price or term to materials statement placement, errors, omissions, changes, or withdrawal without notice. Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property and or terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this information or making an offer to purchase the property unless a written agreement for the purchase of the property business has been fully executed, delivered, and approved by the Seller, and conditions to the purchaser's obligations therein have been satisfied or waived. Seller reserves the right to move forward with an acceptable offer before the call for offers deadline. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. The terms and conditions set forth above apply to all information and all documents provided in connection therewith.

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Note: This property/business is subject to prior sale, change in price, or remove from the market without notice. All information contained herein while based upon data supplied by sources deemed reliable is subject to error or omissions and is not in any way warranted by Alpha Realtors, or by any commercial agent, independence associate or employees of Alpha Realtors.

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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.

ALPHA REALTORS	9000046	jane.nguyen@alpharealtors.net	(281)933-6999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JANE NGUYEN	0383545	jane.nguyen@alpharealtors.net	(281)933-6999
Designated Broker of Firm	License No.	Email	Phone
JANE NGUYEN	383545	jane.nguyen@alpharealtors.net	(281)933-6999
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimchi Nguyen	728972	kc.nguyen@alpharealtors.net	(281)933-6999
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
IABS 1-0 Date