

FOR SALE

818 S HWY 3 LEAGUE CITY, TX 77573

COMMERCIAL/MIX USE

SMITH RAINES COMPANY

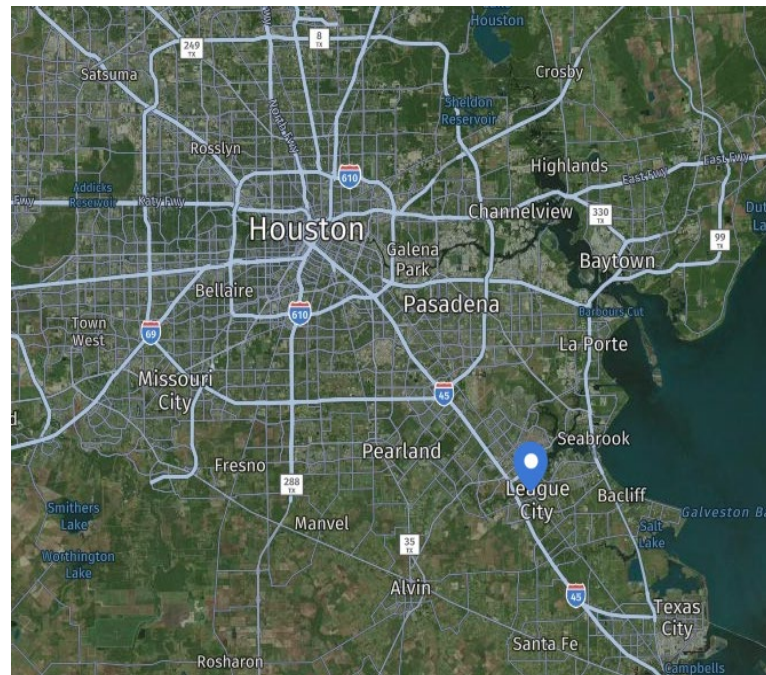


PREMISES

- ± 1.10 Acre Tract w/ Commercial Bldg
- (2) Road Frontages on Hwy 3 & Clear Creek Ave
- ± 672 SF Office Building/Mixed Use
- (2) Offices, Large Reception Area, kitchenette, (2) Bathrooms
- All Wood Floors
- Zoned: General Commercial

Notes

- Investment/Exciting Entrepreneur Location
- Mixed Uses: Current Law Office/Immigration, Real Estate/Multi Potential Creative Opportunities
- Possible Re-plat Development
- Minutes From I-45, Hwy 146 and Hobby Airport
- Sales Price: \$299,000 - Priced For Redevelopment



SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

smithraines@yahoo.com

1307 Bluebonnet Drive Taylor Lake Village, TX 77586



SCALE: 1 INCH = 60 FEET

MARGARET GATTI
(VOL. 2529, PAGE 709)

N 50° 51' 00" E 670.00

S 50° 51' 00" W 670.00
LUCY D. MCCOLM
(VOL. 2529, PAGE 715)

818 HIGHWAY 3 SOUTH
(115 R.O.W.)

P.O.B.
FND 1" I.R.

N 59° 09' 00" W

71.67
FND 1" I.R.



According to FIRM Community Panel No. 485 dated 9/22/99, this property lies in Flood Z which is considered to be outside the 100 y

3010 D,
K (unshaded)
load plain.

CLEAR CREEK AVENUE
(50' R.O.W.)

FND 1" I.R.

S 39° 09' 00" E 71.67

FND 3/8" I.R.

A SURVEY OF ALL THAT CERTAIN 1.10 ACRE TRACT OF LAND BEING OUT OF LOT 4, BLOCK "G" OF CLEAR CREEK SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 67, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

And being more fully described by metes and bounds as follows:

COMMENCING at the West corner of Lot 4, Block "G";

THENCE North 50 deg. 51 min. East, along and with the Northwest line of Lot 4, Block "G", a distance of 35.0 feet to a point in the Northeast right of way line of State Highway 3;

THENCE South 39 deg. 09 min. East along and with the Northeast right of way line of State Highway 3, also being parallel with the Southwest line of Lot 4, Block "G", a distance of 254.42 feet to a 1" iron rod found for the POINT OF BEGINNING of the herein described tract;

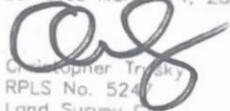
THENCE North 50 deg. 51 min. East, parallel with the Northwest line of Lot 4, Block "G", a distance of 670.00 feet to a 1" iron rod found for corner in the Southwest right of way line of Clear Creek Avenue;

THENCE South 39 deg. 09 min. East along and with the Southwest right of way line of Clear Creek Avenue, a distance of 71.67 feet to a 3/8" iron rod found for corner;

THENCE South 50 deg. 51 min. West, parallel with the Northwest line of Lot 4, Block "G", a distance of 670.00 feet to a 1" iron rod found for corner in the Northeast right of way line of State Highway 3;

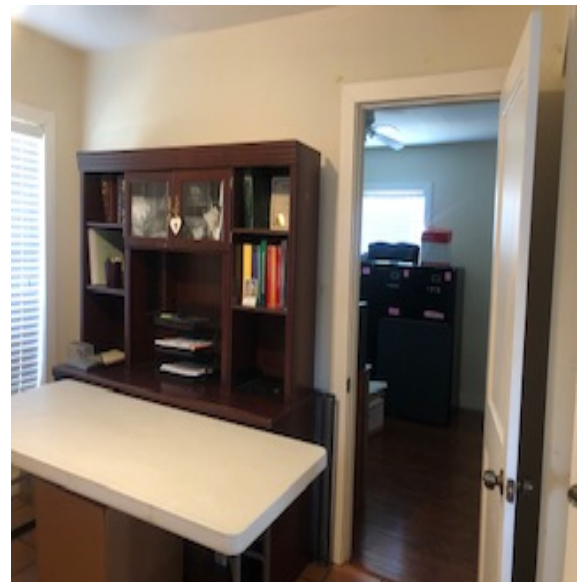
THENCE North 39 deg. 09 min. West, along and with the Northeast right of way line of State Highway 3, also being parallel with the Southwest line of Lot 4, Block "G", a distance of 71.67 feet to the PLACE OF BEGINNING.

Surveyed March 14, 2006

by: 
Christopher Trusky
RPLS No. 5247
Land Survey Co.
281-338-4008



Notes:
Encumbrances affecting the subject property, if any, are not shown.





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

IABS 1-0 Date

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