



GREATER HOUSTON
COMMERCIAL REAL ESTATE

3-ACRES FOR LEASE / BUILD-TO-SUIT

21938 FM 1314 RD, PORTER, TX 77365



PROPERTY HIGHLIGHTS:

- 3 Acres Build - to - Suit
- 233.27 feet of frontage along FM 1314
- Up and coming area
- Cleared property - ready to build!
- FM 1314 and Grand Parkway.
- Renderings created with possible construction designs
- Owners also have 11 adjacent acres, including an additional frontage road lot.
- Negotiable rate
- Not in a Flood Zone!

KATHERYN ROBERTS, BROKER
KATHERYN@GHR.S.COM
832-640-3960

CONTACT INFORMATION:
27934 ARDEN TRAIL | SPRING, TX 77386
GHR.S.COM

ANGIE COUMBE, AGENT
ANGIE@GHR.S.COM
936-648-9253



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RENDERING:



We obtained this information from sources we believe to be reliable however, we make no guarantees. They are for example only. You, along with your tax and legal advisors should conduct your own investigation of the property and transactions should you feel it necessary.

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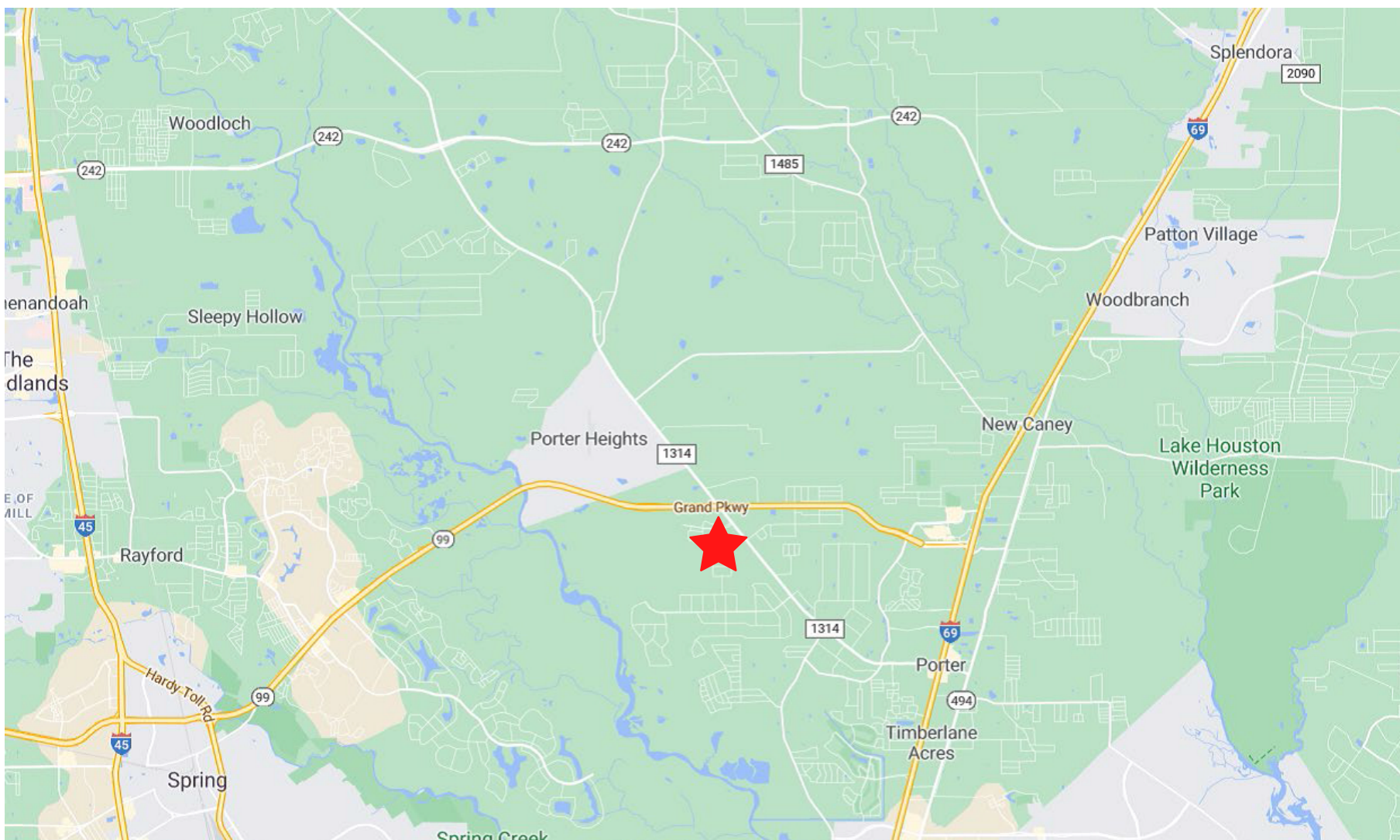
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SURROUNDING AREA RETAIL

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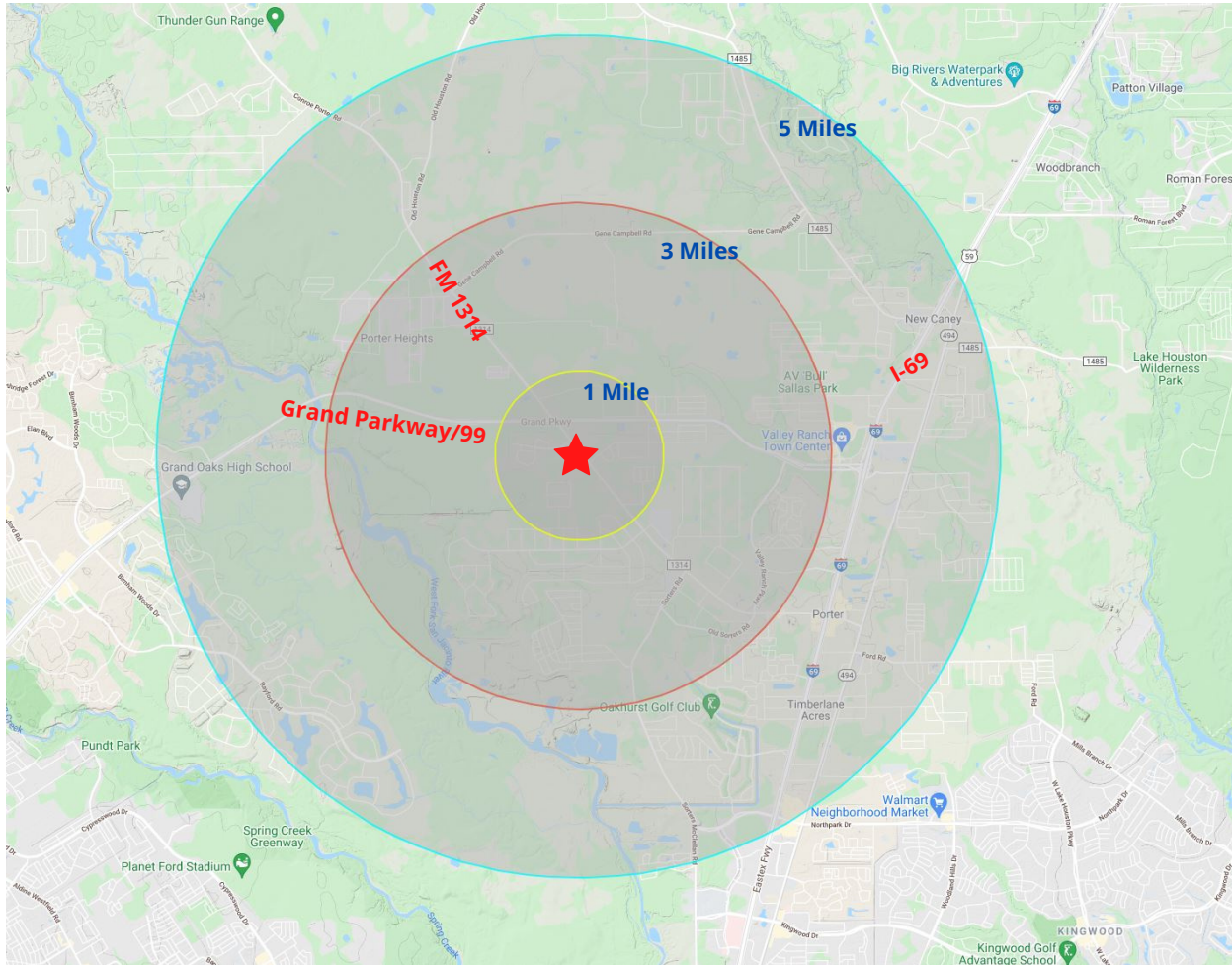
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ADDITIONAL INFORMATION

LOCATION:	10.5 miles east of I-45 .5 miles south of Grand Parkway (99) 4.5 miles west of I-69 15 miles north of George Bush Intercontinental Airport
TRAFFIC COUNT:	Approx. 23,499 vehicles per day
POPULATION:	1 mi. - 5,477 3 mi. - 22,094 5 mi. - 54,641
AVERAGE HOUSEHOLD INCOME:	1 mi. - \$76,869 3 mi. - \$72,153 5 mi. - \$85,966

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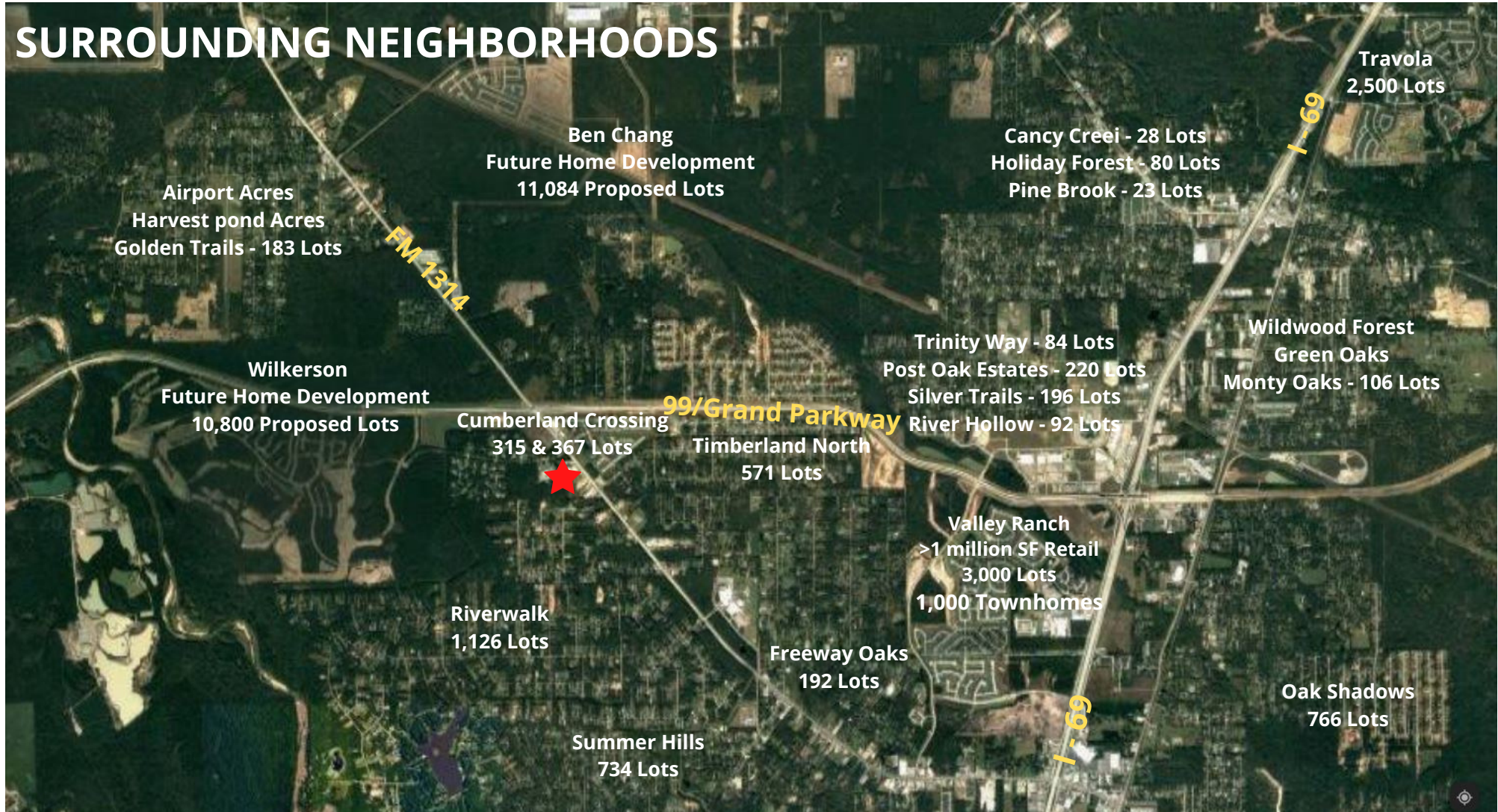


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SURROUNDING NEIGHBORHOODS



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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.

Greater Houston Commercial Real Estate	454392	katheryn@ghrs.com	832-640-3960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Katheryn Roberts	634539	katheryn@ghrs.com	832-640-3960
Designated Broker of Firm	License No.	Email	Phone

Katheryn Roberts	634539	katheryn@ghrs.com	832-640-3960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Katheryn Roberts	634539	katheryn@ghrs.com	832-640-3960
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials	Date