

FOR SALE



LOCATION

507 N. 10th Street
La Porte, TX 77571

PROPERTY TYPE

Commercial Land

TOTAL AC/SF

.60 AC/26,249 SF

ASKING PRICE

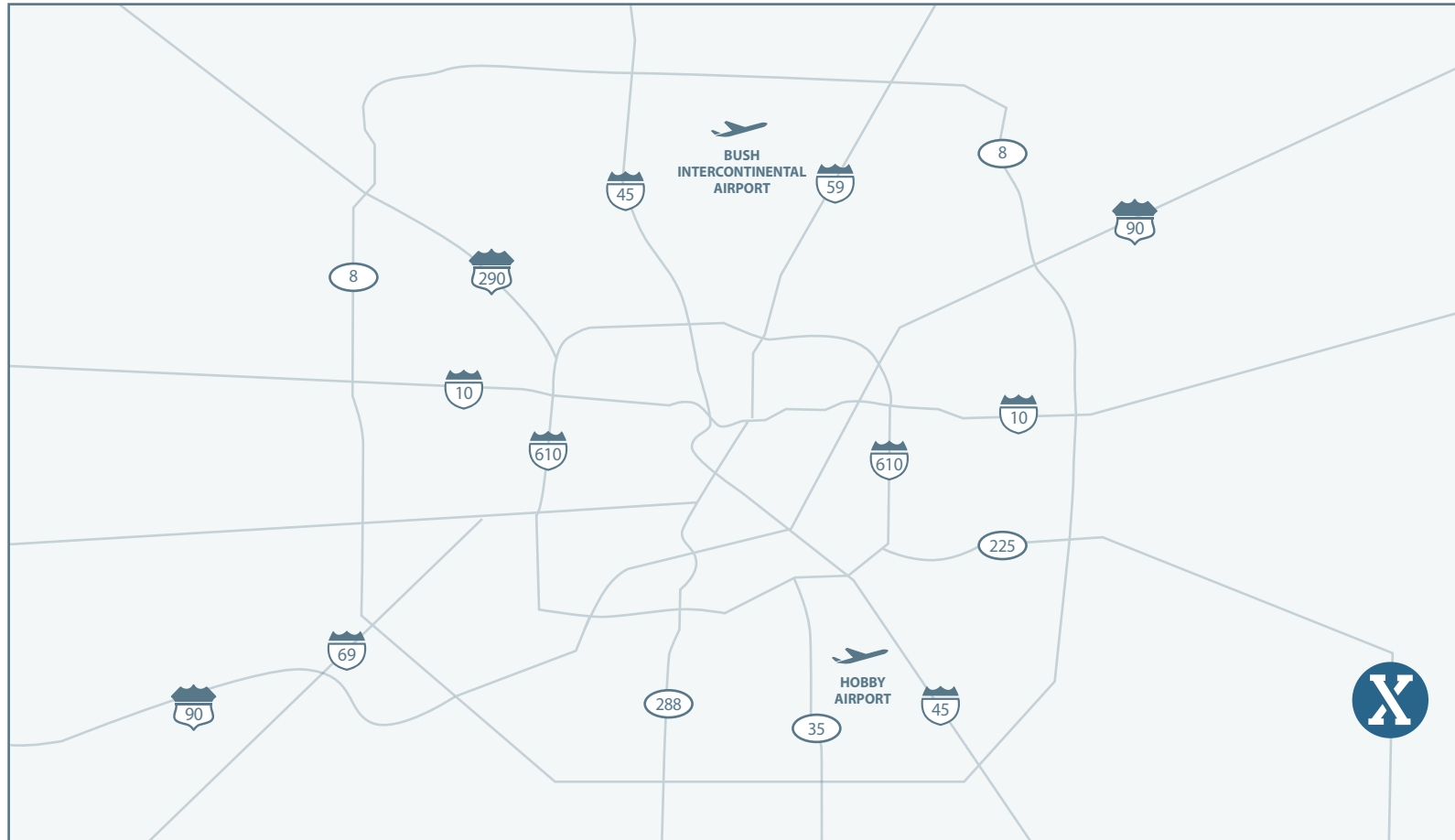
Call for Current Info.

PROPERTY HIGHLIGHTS

- Frontage on HWY 146
- Shallow Depth
- Growing Commercial Area

Contact for additional
information

FOR SALE



HTX COMMERCIAL | 5959 WEST LOOP SOUTH, BELLAIRE, TX 77401 | 713.355.4000 | HTXCOMMERCIAL.COM
MIKE FRANKOFF | 713.553.3003 | MIKE@HTXCOMMERCIAL.COM • JARED FRANKOFF | 713.741.0060 | JARED@HTXCOMMERCIAL.COM

FOR SALE

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HTX Commercial and should not be made available to any other person or entity without the written consent of Real Estate Advisors.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable, including data such as operating statements, rent rolls, etc. However, HTX Commercial, related entities, and the Owner make no warranties whatsoever regarding the accuracy or completeness of the information provided. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offering is “As-Is, Where-Is”. Answers to specific inquiries will have to be supplied by the Owner and are available upon request.

ALL TOURS OF THE PROPERTY REQUIRE AN APPOINTMENT WITH THE LISTING BROKER.
PLEASE DO NOT DISTURB TENANTS.

FOR SALE



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.

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.

MPF Real Estate Advisors, LLC	9004483	mike@cregtexas.com	(713) 355-4000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Paul Frankoff	311058	mike@cregtexas.com	(713) 355-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jared Ross Frankoff	613629	jared@cregtexas.com	(713) 355-4000
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov