

FOR SALE

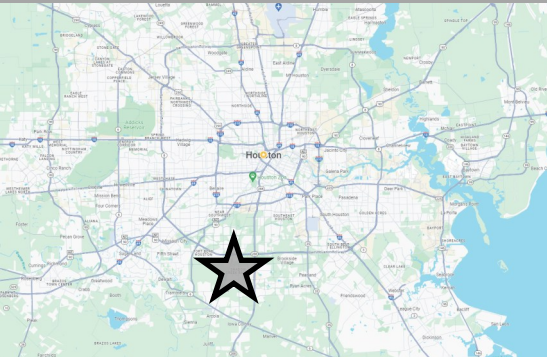
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

+/- 3.91 ACRES ON CR 58 IN MANVEL, TEXAS (SOUTH HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 3.91 Acres (Per Brazoria County Appraisal District)
- Commercial Zoning (Future Use)
- Great Potential Retail, QSR, Office/Warehouse, Medical/Dental, or Self-Storage Site
- Corner Site Frontage On CR 58 (500' + per BCAD) & Jerusalem
- Close to numerous rooftops and retail corridors
- Between County Road 48 and Highway 288 and many new home developments (Very Active Area)
- Open Single Family Zoning (Current)
- Next to Pomona David Weekley New Home Development
- Many rooftops in the area to support retail

Call Broker



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL
Real Estate



REALTOR®

PRESENTED BY:

JOEL HILL

Broker

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(832) 444-3566

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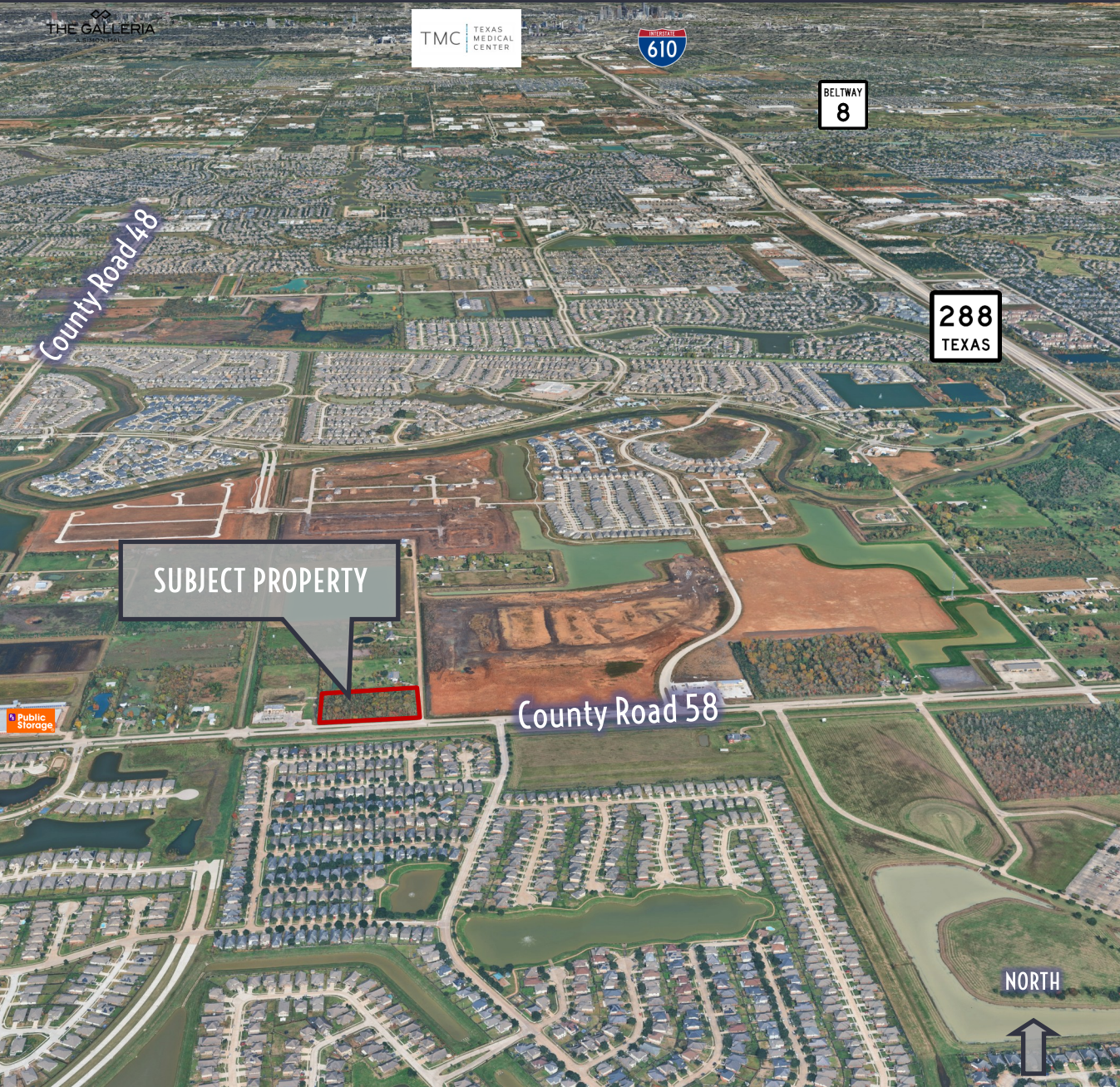
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+/- 3.91 ACRES ON CR 58 IN MANVEL, TEXAS (SOUTH HOUSTON MSA)



PROPERTY PROFILE

SITUS LOCATION	3113 County Road 58 between CR 48 and Highway 288
SIZE	+/- 3.91 Acres per Brazoria Appraisal
ZONING	Open Single Family (Current) Commercial (Future Land Use)
ASSET TYPE	Land
INGRESS/EGRESS	County Road 58 & Jerusalem Road
COUNTY & MUNICIPALITY	Brazoria County, Manvel, Texas
UTILITIES	Water & Sewer available
DETENTION	Will be needed
PROPOSED USES	Retail, Medical/Dental Office, Corporate Office, Flex/Office/Warehouse, Self-Storage
DIMENSIONS	Rectangular
FLOODPLAIN	Zone AE-100 year Floodplain per FEMA floodplain map
FEATURES AND AMENITIES	Multiple options for development offering great frontage on CR 58, rectangular dimensions, and close proximity to many rooftops and major thoroughfares makes the site suitable for many possible uses.

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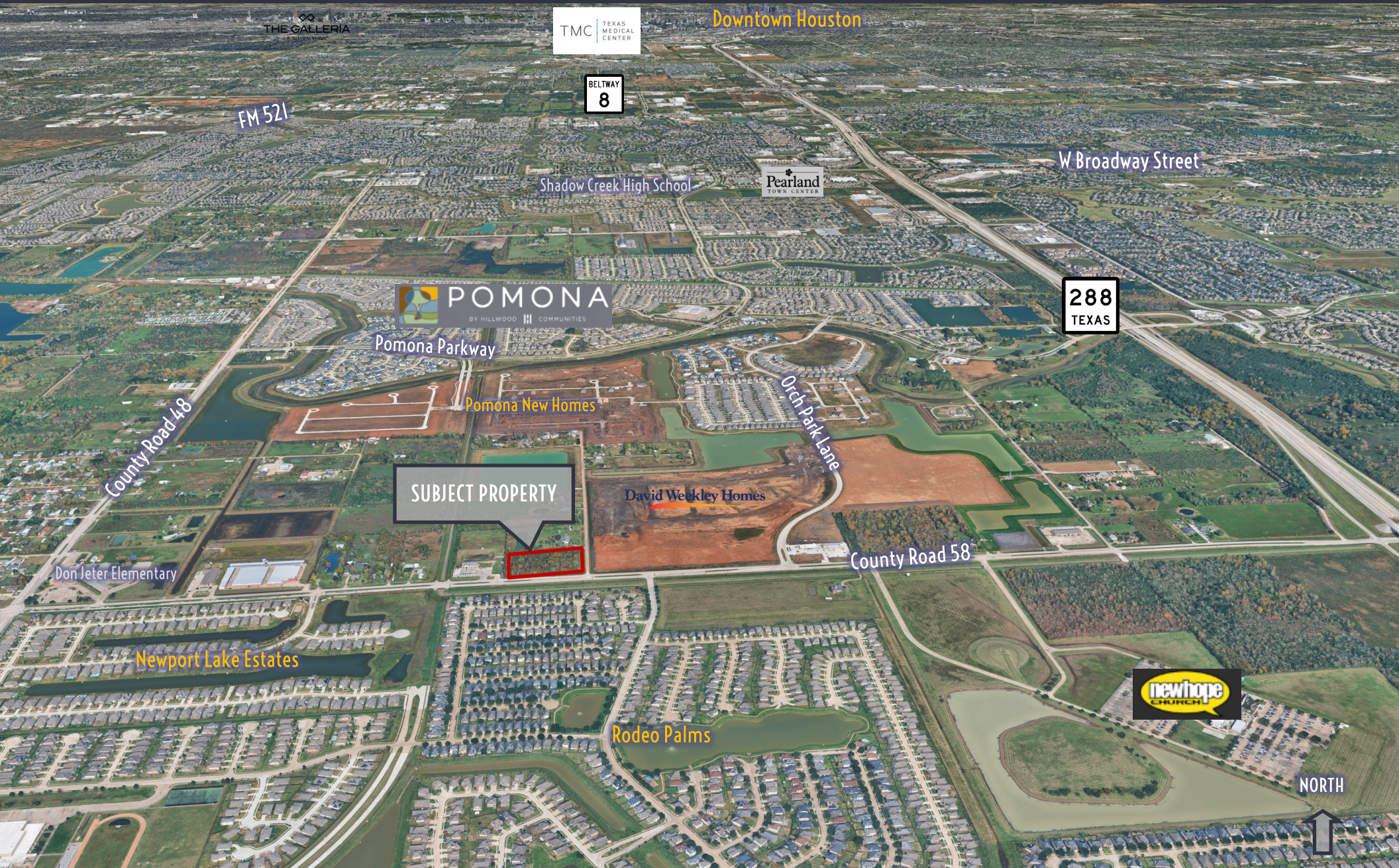
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POINTS OF INTEREST



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SITE LAYOUT



Dimensions Per Brazoria County Appraisal District

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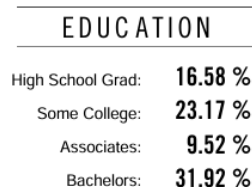
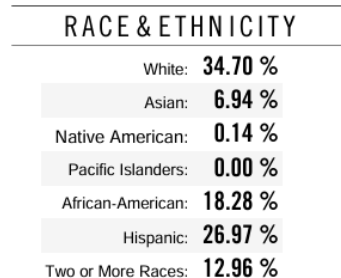
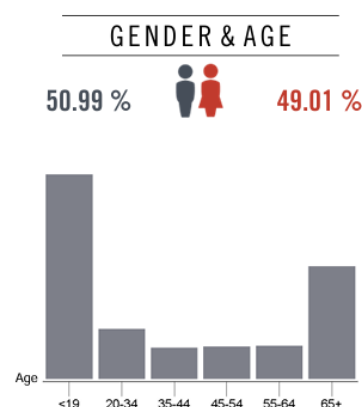
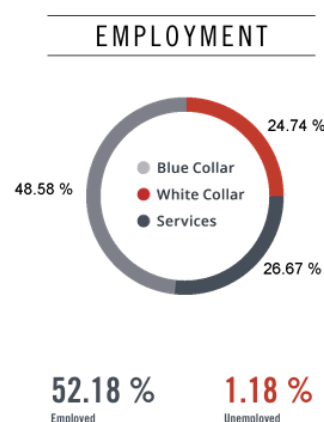
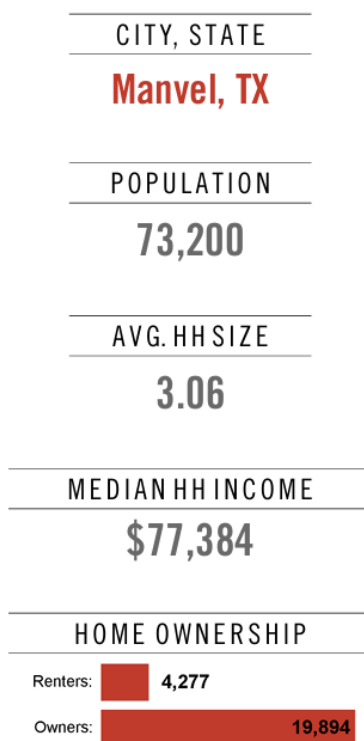


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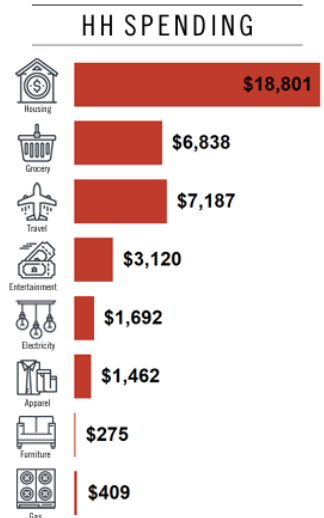
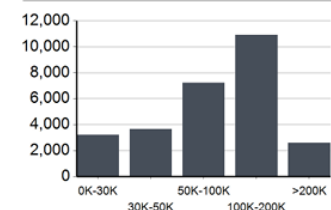
MANVEL, TEXAS DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3113 County Rd 58, Manvel, TX 77578



MOODY'S INCOME BY HOUSEHOLD



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advice.

Demographic source: Moody's

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INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

**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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Joel Hill	555773	joel@joelghill.com	832.444.3566
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Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

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