

**SITE HIGHLIGHTS**

Great Development tract consisting of approximately 13.92 acres located in the heart of Baytown's growth area at the Southeast corner of East Wallisville and Garth Road. This area is booming with new Residential and Commercial Development.

This is perhaps the best remaining Development tract in Baytown. It is not technically within the city limits, so it does not have zoning restrictions, making it an idea location for a Shopping Center or Multifamily. Water and Sewer from Spring Meadows MUD lie within an easement on the property. Natural Gas and Electricity border the property.



IN MEMORY OF  
ADRIAN COMBS

BILLY COMBS  
832.573.9201  
billy@combscommercial.com

**FOR SALE**

**AVAILABLE**

13.92 Acres

**PRICE**

\$12.00 Per SF

**PROPERTY DETAILS**

- No Zoning
- Hard Corner Wallisville & Garth Rd
- Baytown's Growth Area
- Great Access and Visibility
- Utilities on-site and/or available
- Ideal Shopping Center or Multifamily.

**DEMOGRAPHICS**

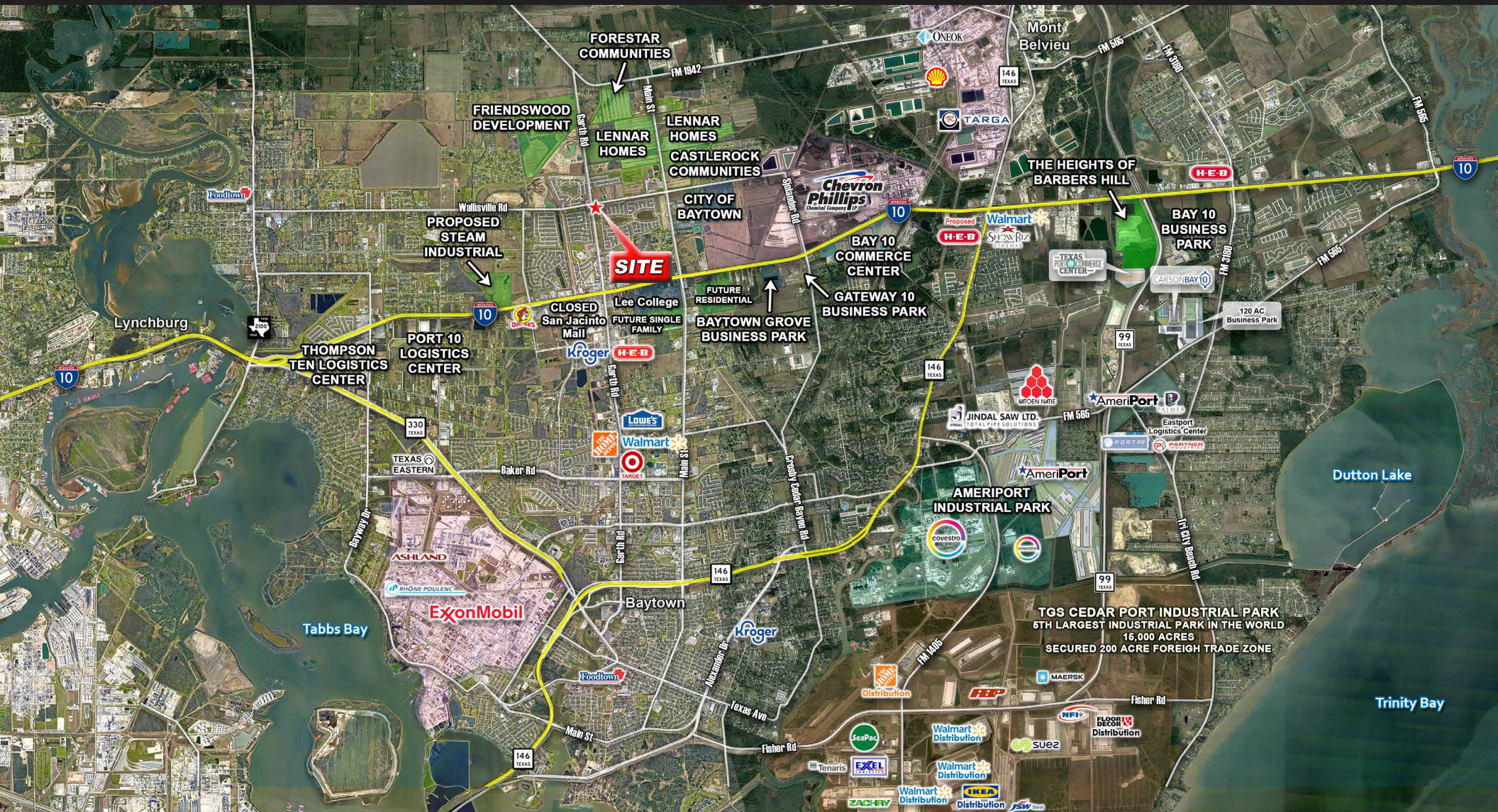
	1 MILE	3 MILE	5 MILE
2024 Population	16,223	28,671	84,835
2029 Population	16,613	29,475	86,698
Med. HH Income	\$104,445	\$85,643	\$75,131
Total Households	4,751	9,091	29,152



IN MEMORY OF  
ADRIAN COMBS

BILLY COMBS  
832.573.9201  
billy@combscommercial.com

**FOR SALE**



IN MEMORY OF  
ADRIAN COMBS

BILLY COMBS  
832.573.9201  
billy@combscommercial.com

**FOR SALE**



IN MEMORY OF  
ADRIAN COMBS

BILLY COMBS  
832.573.9201  
billy@combscommercial.com

**FOR SALE**



# Information About Brokerage Services

11-2-2015

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.

**Combs Commercial Investment Properties, LLC.**

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ 0528603 License No.	_____ Email	_____ (281) 573-4567 Phone
---	---------------------------------	----------------	----------------------------------

**Billy Combs**

_____ Designated Broker of Firm	_____ 0501770 License No.	_____ billy@combscommercial.com Email	_____ (281) 573-4567 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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Combs Commercial, LLC., 11302 Cedar Gully Rd. Beach City, TX 77520  
Adrian Combs

Phone: (281)573-4567 Fax:

Blank

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)