

FOR SALE

PROPOSED DEVELOPMENT SITE LIKE THIS PICTURE OF
THESE TRAILER HOMES PARK. CURRENTLY LAND ONLY

17662 Bauer Rd., Cypress, TX 77433



Parminder Singh

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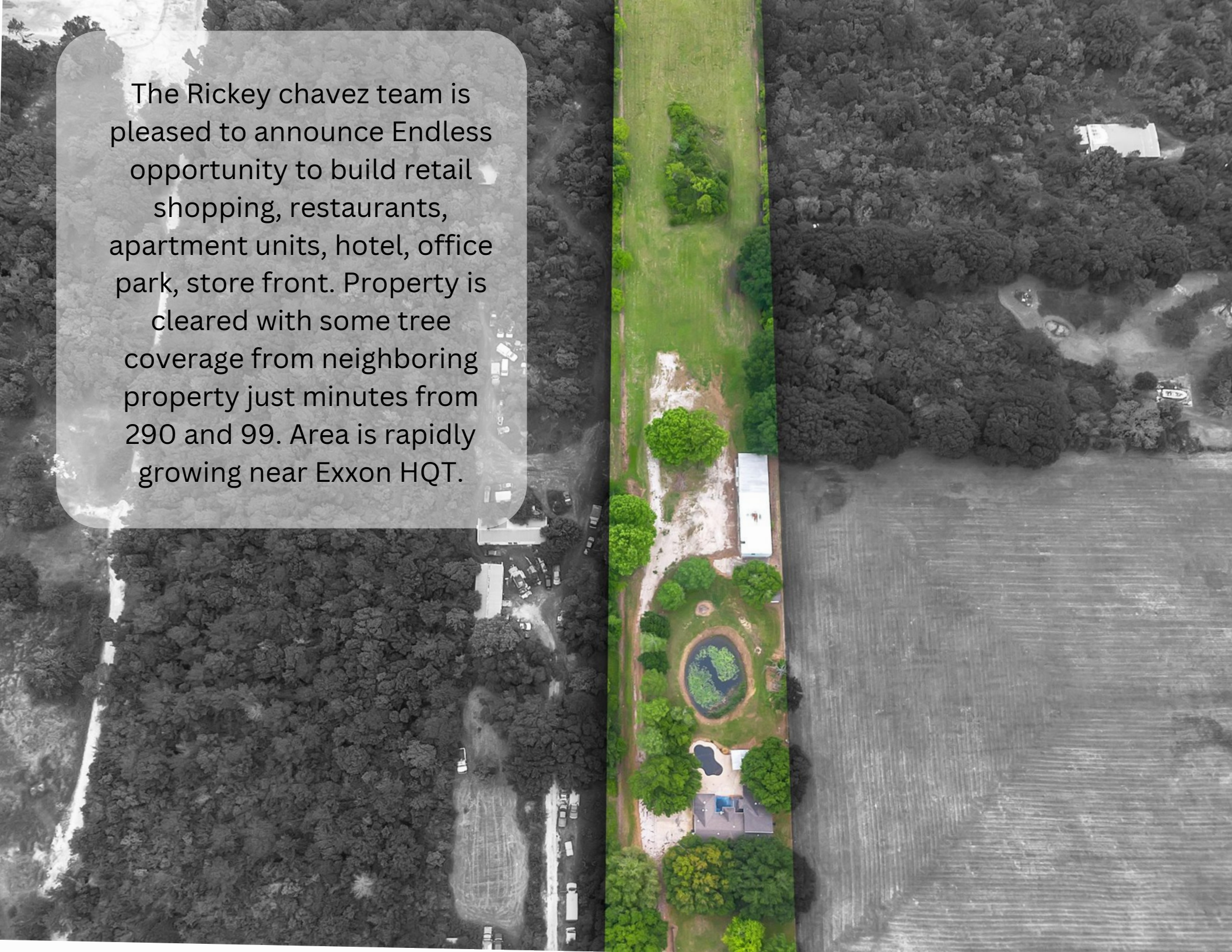
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**GARY
GREENE**

**Commercial
Properties**

The Rickey chavez team is pleased to announce Endless opportunity to build retail shopping, restaurants, apartment units, hotel, office park, store front. Property is cleared with some tree coverage from neighboring property just minutes from 290 and 99. Area is rapidly growing near Exxon HQT.





Full Property View



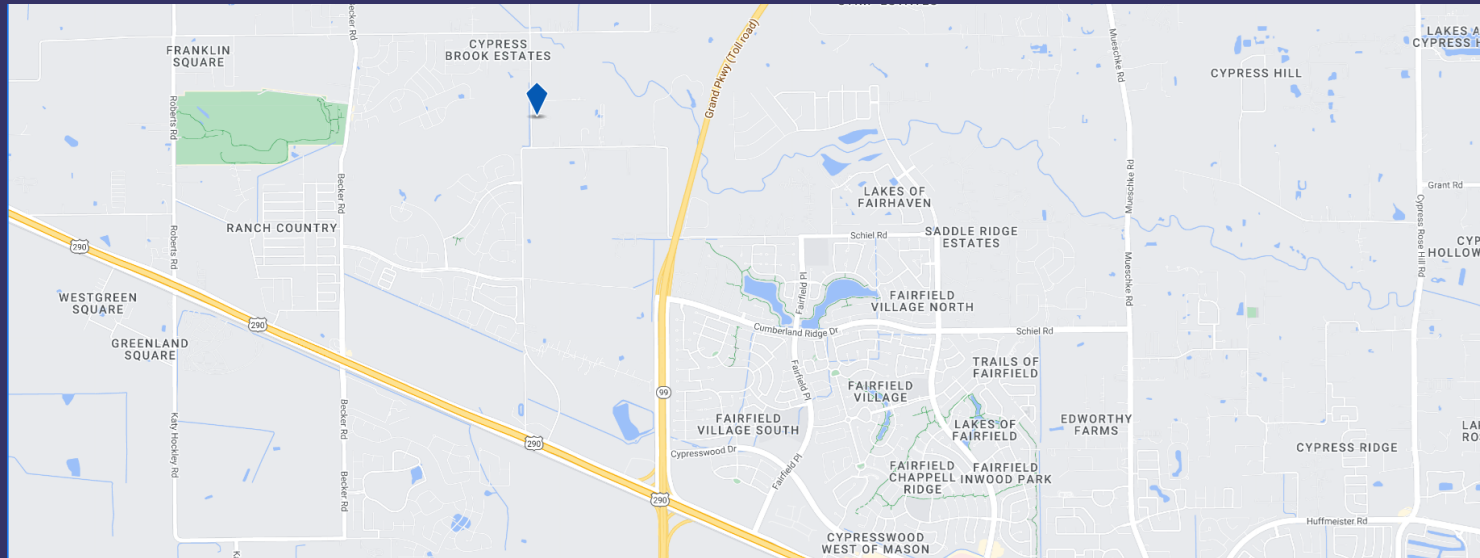
View of new gas station and Dellrose Subdivision

Property Type: Land

Property Use: Commercial Development Site

Total Lot Size: 3.74 AC

APN/ Parcel ID: #1 - 0422610000132



Property Contacts >>

Sale Broker

BHGRE Gary Greene

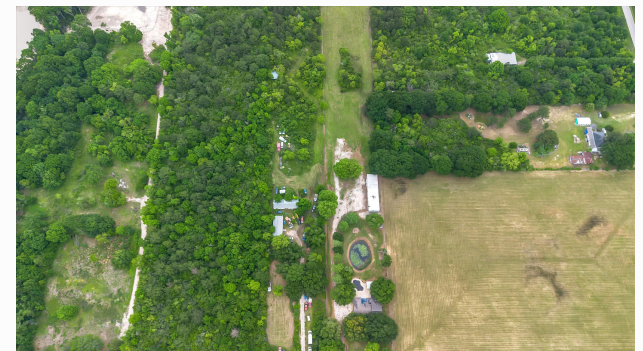
Demographics >>

	1 mile	3 miles
Population	1,659	24,504
Households	538	7,452
Median Age	31.90	34.10
Median HH Income	\$79,639	\$114,865
Daytime Employees	115	3,296
Population Growth '23 - '28	▲ 2.71%	▲ 1.68%
Household Growth '23 - '28	▲ 2.79%	▲ 1.62%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Bauer Rd	Schiel Rd S	1,883	2022	0.13 mi
Schiel Rd	Bauer Rd W	1,353	2022	0.24 mi
Schiel Road	Bauer Rd W	1,353	2020	0.24 mi
Bauer Hockley Rd	Bauer Rd E	559	2022	0.50 mi
Bauer Hockley Rd	Bauer Rd W	270	2022	0.54 mi
Bauer Rd	Bauer Hockley Rd S	2,094	2022	0.65 mi
Bauer Rd	Coco Rd S	2,844	2022	0.84 mi
North Grand Parkw...	Hopfe Rd NW	36,549	2022	0.94 mi
Becker Rd	Lazy Kay Ln S	1,761	2022	1.11 mi
Becker Rd	Bauer Hockley Rd S	2,223	2022	1.17 mi

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Parminder Singh

Better Homes and Gardens Real Estate Gary Greene

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501

