

FOR SALE/LEASE

**5,040 sqft Building & 7.68 Acres Lot
4145 US Highway 59 S, Livingston, TX 77351**



Jane Nguyen, Broker
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C: 281-802-9231

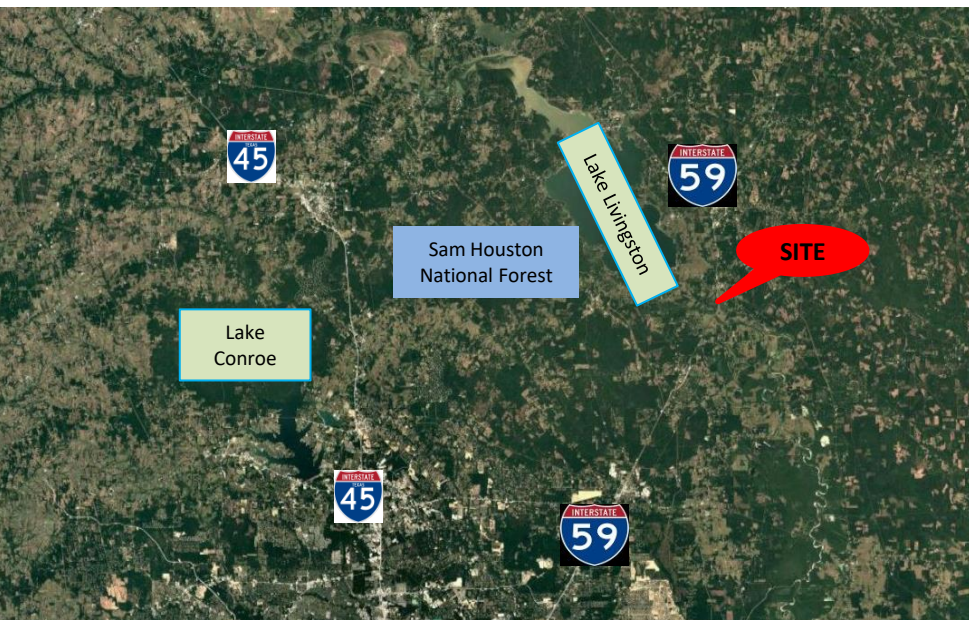
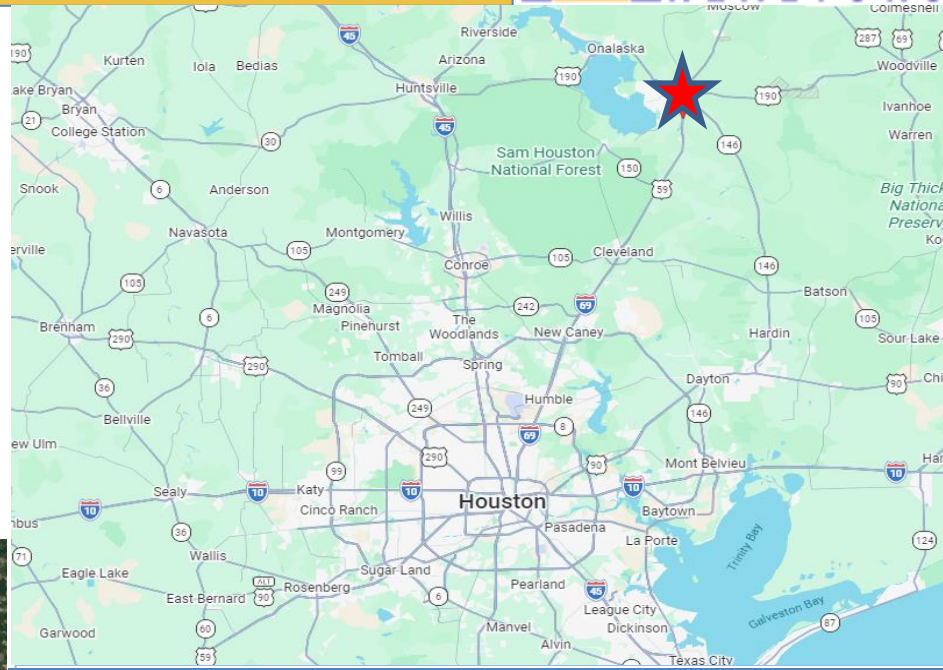
Alpha Realtors
10925 Beechnut St, # A104, Houston, TX 77072
O: 281-933-6999

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- **Location, location, location:** On frontage Hwy 59, easy IN and OUT. From Livingston Downtown appropriate 5 miles with the beautiful lake, go fishing and camping.
- **Commercial & Industrial opportunities.**
- **There are 4 trucks stops with fast food around. And next to Motel Inn and Resale Landscape Company**
- **Potential for Restaurant, Sport Bars, Events, Offices, Retails Stores**
- **Large lot, it is good for adding small Subdivision with tiny houses, RV parking**
- **Owner financing with a large amount of the downpayment!!!**



DEMOGRAPHICS

AVG. HOUSEHOLD INCOME (2025)	POPULATION ESTIMATES (2025)
1 mile – \$47,500	1 mile – 413 people
3 mile – \$51,467	3 mile – 3,614 people
5 mile – \$51,917	5 mile – 15,247 people

TRAFFIC COUNTS (2025)
US Highway 59 S: 15,000 – 35,000 car/day

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DISCLAIMER:

- **Alpha Realtors has been offering for the sale of the subject property. The information contained herein, while based upon data supplied by sources deemed dependable, is subject to errors or omissions and is not any way, warranted by Alpha Realtors or by any commercial agent, independent associate, or employees of Alpha Realtors. The marketing packet contains selected information about the subject property but does not pretend to be all-inclusive or accommodate or hold information that buyers may require. The purchasers may not rely upon the financial projections, as they are illustrative only. Certain documents, including financial information, are described in summary form and do not pretend to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Plus, all parties must be aware of the health, liability, licenses, permits, and economic impact of environmental factors on real estate. If such matters exist, special governmental approvals may be required, and legal counsel and technical experts should be consulted where these substances are or may be present.**
- **Also, this information is subject to prior sale or lease, changed price or term to materials statement placement, errors, omissions, changes, or withdrawal without notice. Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property and or terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this information or making an offer to purchase the property unless a written agreement for the purchase of the property business has been fully executed, delivered, and approved by the Seller, and conditions to the purchaser's obligations therein have been satisfied or waived. Seller reserves the right to move forward with an acceptable offer before the call for offers deadline. The information contained herein shall not be photocopied or disclosed to any other party and shall not used for any other purpose. The terms and conditions set forth above apply to all information and all documents provided in connection therewith**

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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