

An aerial photograph of a large, undeveloped property. The land is mostly green with some brown patches, indicating fields or pastures. A prominent feature is a large, irregularly shaped pond in the center. There are several roads and paths crisscrossing the property. The overall appearance is that of a rural or semi-rural area with significant potential for development.

187± ACRES FOR SALE

HEGAR SPRINGS PKWY - HOCKLEY, TEXAS

This property offers unparalleled potential for development, with central water and electricity throughout the land. With offsite detention available and no floodplain, the possibilities are endless. The property boasts a mix of pastures and mature trees, along with two picturesque ponds and multiple roads, making it an idyllic retreat. Partially developed, the property includes dirt-work on 40+-acres for proposed SFD. Additionally, septic systems and structures are in place, including a very nice multi-use 14,875sf building with 5,700sf of open porches, a 1,400sf caretaker's home with a 2-car garage, a 7,000sf storage facility, and a 2,115sf office building. With 3,000+-frontage on Hegar Springs Pkwy and proposed Hegar Springs Pkwy/Major Thoroughfare, this property offers exceptional exposure and accessibility. And for those looking for even more land, an adjacent 252+-acre parcel is also available. Don't miss your chance to own this remarkable property, perfect for your next development project.

FOR SALE: ± 187 ACRES

- 187+-acre property
- Potential for development
- Central water & electricity
- Offsite detention available
- No floodplain
- Mix of pastures and mature trees
- Two ponds and multiple roads
- Partially developed
- Dirt-work on 40± acres for proposed SFD
- Septic systems in place
- Multi-use 14,875 SF building with 5,700 SF open porches
- 1,400 SF office building
- 3,000 ± frontage on Hegar Springs Pkwy/Major Thoroughfare
- Adjacent 252 ± acre parcel available

Proposed Hegar Springs Pkwy

Water Treatment Plant

Kickapoo Rd



SUMMERS BROKERAGE
— real estate —

281-793-6892

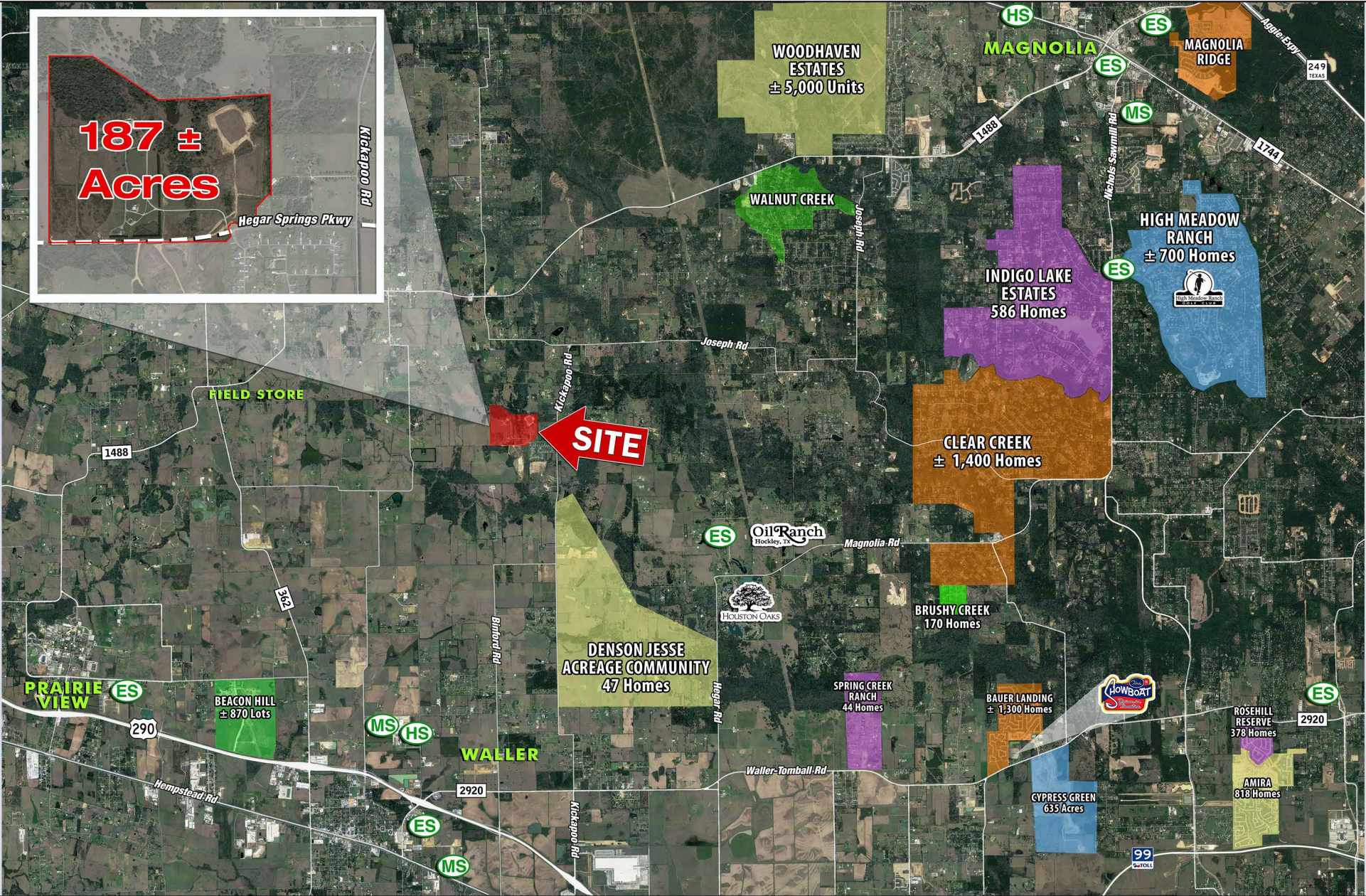
BROKERAGE | INTERNATIONAL SERVICES | RESIDENTIAL

The information herein was obtained from sources believed to be reliable; however Summers Brokerage makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of these properties is subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



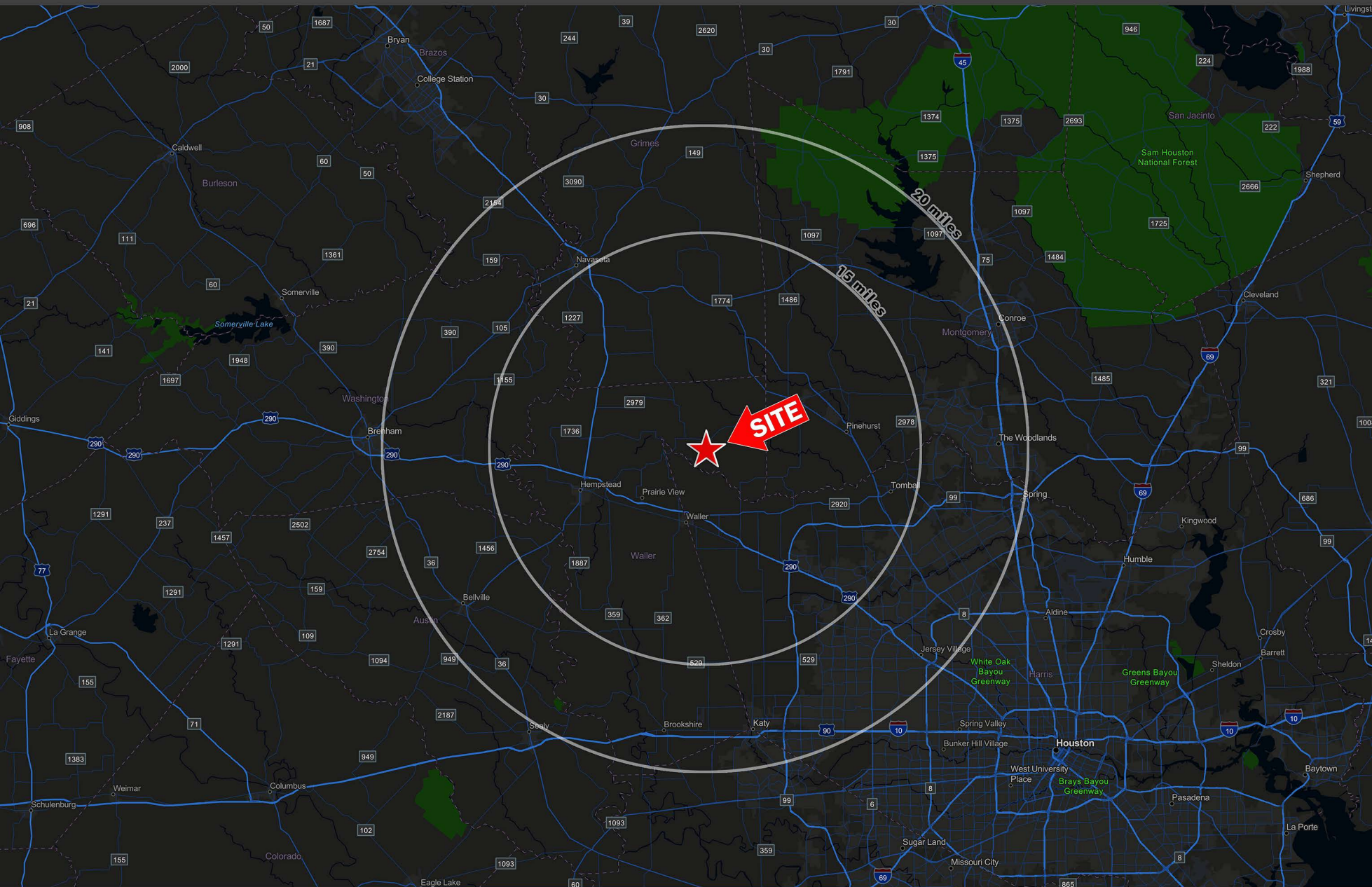


SITE



PROXIMITY MAP

24668 Hegar Springs Pkwy | Hockley, TX



SUMMERS BROKERAGE
— real estate —

SUMMERS BROKERAGE

real estate

281-793-6892

BROKERAGE | INTERNATIONAL SERVICES | RESIDENTIAL

The Company

Summers Brokerage, specializes in commercial & country properties. Tracked private and commercial growth selling through the US, Central America & Mexico. Consult for Commercial Property Investing & Sales, and 1031 Exchanges.

A consistent Top Producer holding multiple honors and recognized for numerous achievements within the real estate industry. Call Randy Summers for a no-nonsense approach to your most challenging real estate needs.

Randy Summers

Licensed Broker | Commercial Real Estate | Investment Properties

3Q 2022 The information herein was obtained from sources believed to be reliable; however SUMMERS BROKERAGE makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of these properties is subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdraw without notice.



Target

Knowledgeable about the area Randy Summers is well known in the area. He has tracked growth locally and internationally.



Development

Private and commercial growth locally and shares his knowledge with you.



Integration

Commercial Property Investing & Sales; including 1031 Exchanges.



Industry Insight

- Surveyor Flood Plain Management HCED & FEMA
- Inspector Flood Plain Management & Environmental HCED & FEMA
- 25 years Estate Sales Broker the past 19 years
- Started a new company Summers Brokerage, PC



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

_____ 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