

REALTY ASSOCIATES[®] COMMERCIAL

Fausto Nolasco, CBR, GRI, MBA

713-843-7711

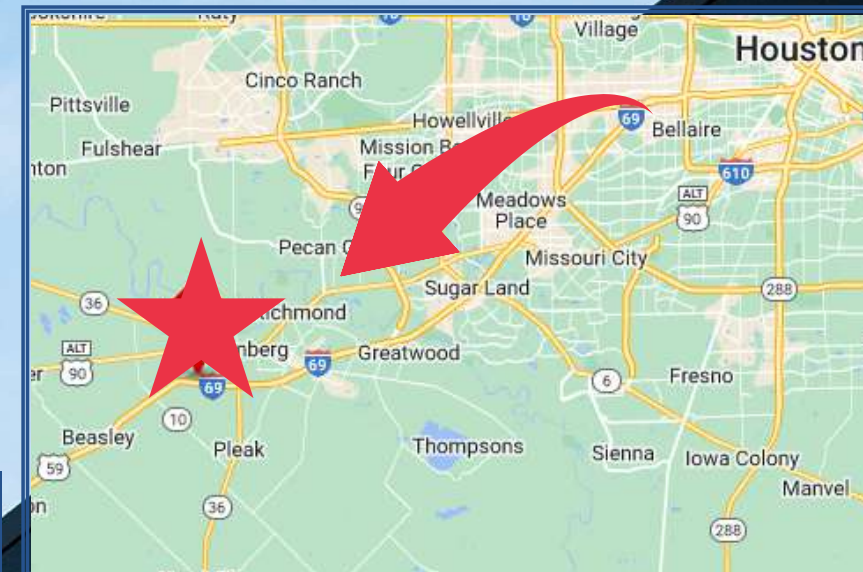
FOR SALE
8.4 Acres, Residential
\$999,000.00

0 Southgate Dr.,
Rosenberg, Texas 77471



PROPERTY HIGHLIGHTS:

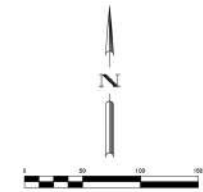
- **PROPOSED USE:** 8.4 Acres for 28 residential homes. See the attached proposed plat.
- **DIMENSIONS:** 1204 feet along Southgate Blvd. and the back of the property, 313 feet along West St. and 295' along the west boundary.
- **ALL UTILITIES AVAILABLE:** public water, public sewer, cable, and phone.
- **LOCATION:** Two blocks from Sunset Park with very easy access on and off of U.S. Hwy 59 (via Bamore Rd. Exit) without going through the lights and traffic of First St. Near the corner of Bamore Rd. and Southgate Dr.
- **TOPOGRAPHY:** flat, with all 8.4 acres cleared, outside the flood plain.
- **APN:** 0083000001210901



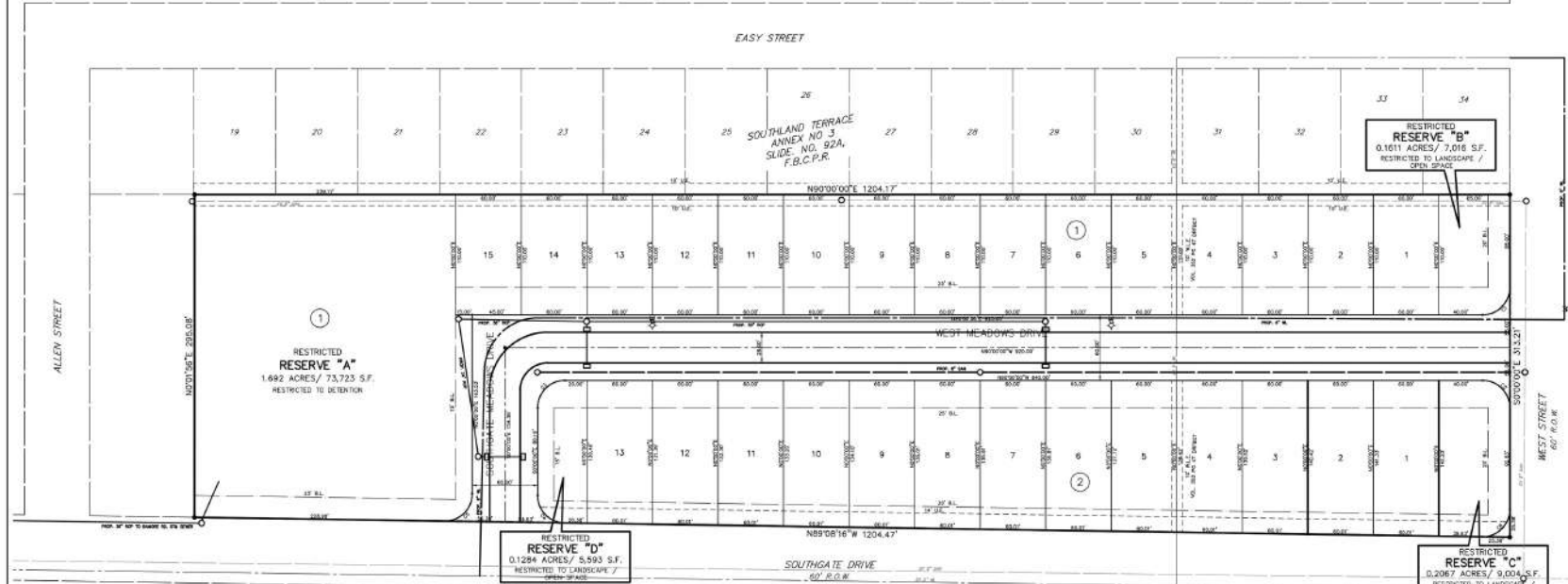
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VICINITY MAP



MORALES ENGINEERING ASSOCIATES, LLC
2000 West Park Dr., Dallas, TX 75241
Phone: 214.770.7777
Fax: 214.414.4222
TSPC Registration No. F-12333

CITY OF ROSENBERG
SOUTHGATE WEST
ROSENBERG, TEXAS 77471

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
MORALES ENGINEERING ASSOCIATES, LLC
F-12333
ENRIQUE MORALES, P.E.
TEXAS REGISTRATION NO. 48228
MAY 23, 2012

CONCEPTUAL UTILITY ONE-LINES

JOB NUMBER:	22-D404
SUBMITTED: MORALES ENGINEERING ASSOCIATES, LLC	DRAWN BY: EN
DATE: MAY 2012	CHECKED BY: EN
DESIGNED BY: JAM/LAM/ENR/ENR	CITY DWG NO:



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>Realty Associates, Latter & Blum of Texas</u>	<u>9004720</u>	<u>Steve@RealtyAssociatesTex.com</u>	<u>(713)464-5656</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Steve Guillen</u>	<u>444074</u>	<u>Steve@RealtyAssociatesTex.com</u>	<u>(713)464-5656</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Steven Guillen</u>	<u>444074</u>	<u>Steve@RealtyAssociatesTex.com</u>	<u>(713)464-5656</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Fausto Nolasco</u>	<u>450090</u>	<u>Properties@MontebelloTeam.com</u>	<u>(713)498-1364</u>
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

TXR-2501

IABS 1-0 Date

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