SUBJECT LAND FOR SALE

1.5 +/- ACRES

La Quinta Inn & Suites
by Wyndham Pearland

Ower Ln

OWER LN

Broadway St

Westchase Hospitality **BROADWAY ST.**

518

9012 BROADWAY ST.(FM 518) PEARLAND, TX 77584

ONE AND ONE HALF ACRE TRACT EAST OF SH 288, OFF SOUTHLINE OF BUSY FM 518 (BROADWAY)

FOR MORE INFORMATION
VISIT: WWW.ABCAHOUSTON.COM

9012 BROADWAY ST.

PEARLAND TX, 77584

FOR MORE INFORMATION:

DONNIE CHANG, CCIM
6830 Wilcrest Drive
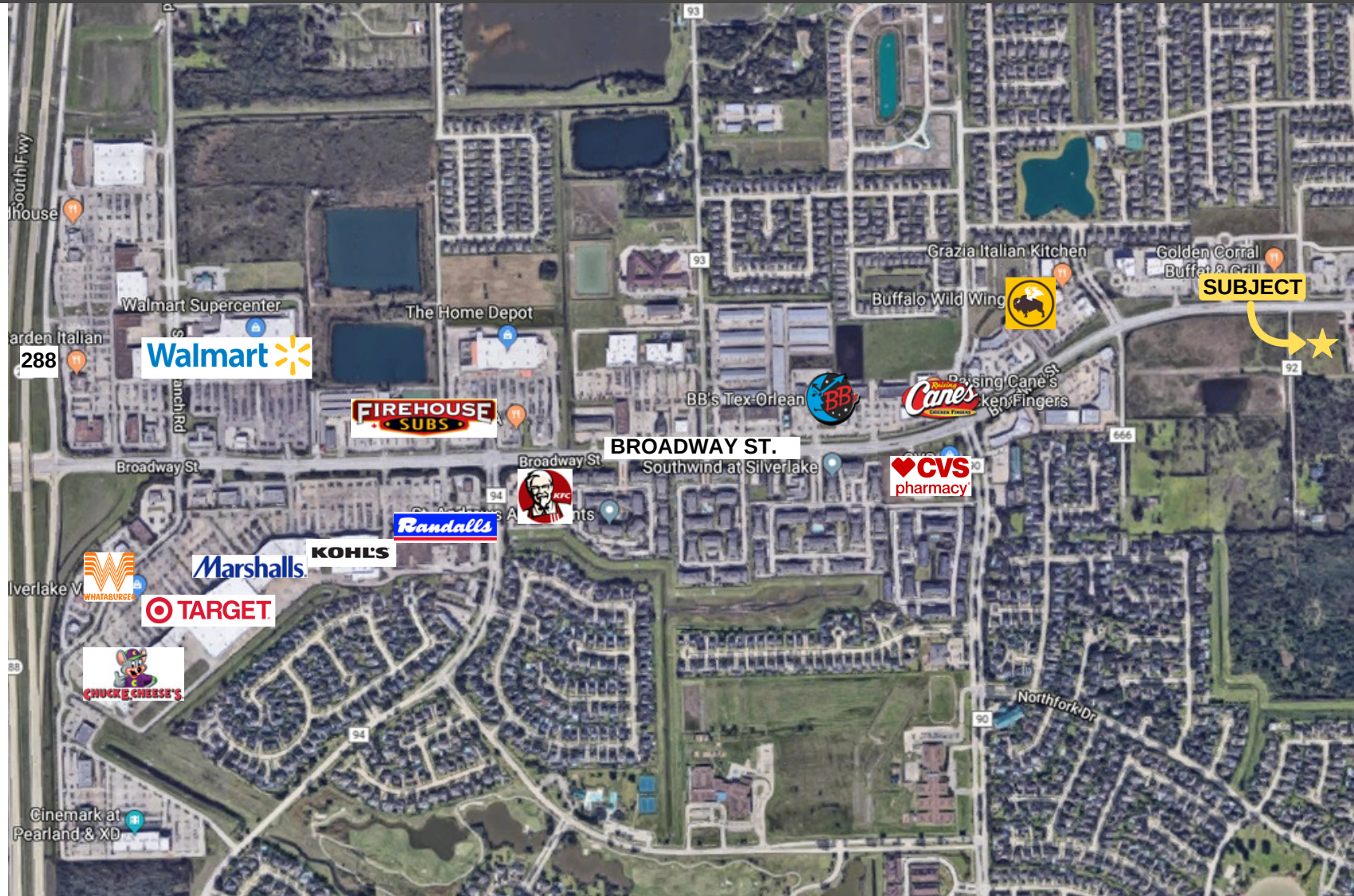Houston, TX 77072
(713)870-6888
CHANGDONNIE@GMAIL.COM

NATHAN ROSENTHAL
6830 Wilcrest Drive
Houston, TX 77072
(713) 939-8181 X 101
NATHAN.ROSENTHAL@
ABCAHOUSTON.COM

- **LAND SIZE:** +/- 65,340 SF

- **PROPERTY ID#** 168570

- **UTILITIES:** Sewer, water, and storm sewer from the City of Pearland

- **COMMENTS:** One and one half acre tract, off the corner of proposed Ower Ln. in the heart or Pearland. Strong demographics and high traffic counts. Retail in the area includes Home Depot, Kohls, Walmart, CVS, Starbucks. Less than 2 miles from 288. Hard corner, not For Sale. Possible ground lease, build to suit.
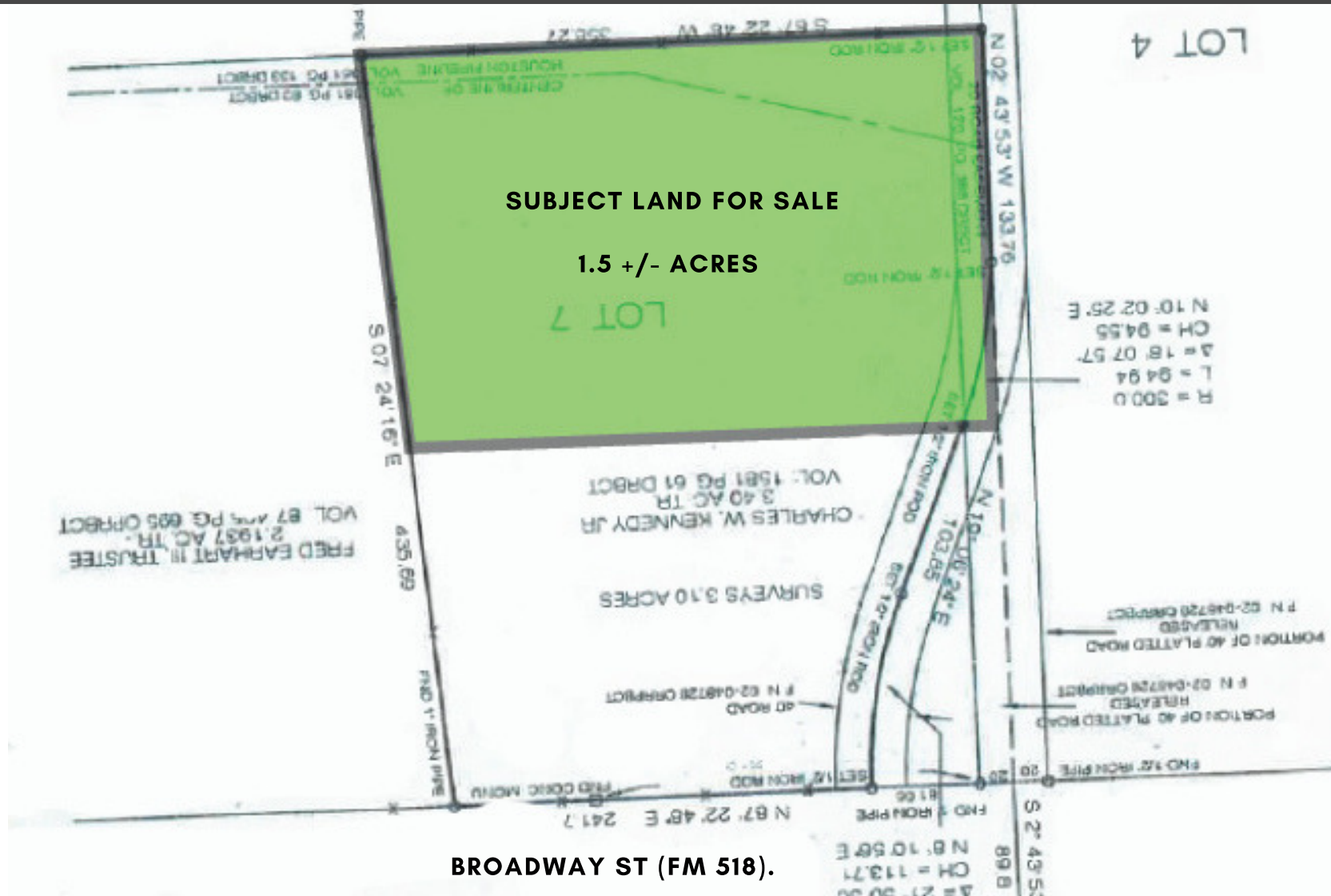
- **CALL NATHAN FOR PRICING**

9012 BROADWAY ST.

PEARLAND TX, 77584

FOR MORE INFORMATION:

DONNIE CHANG, CCIM
6830 Wilcrest Drive
Houston, TX 77072
(713)870-6888
CHANGDONNIE@GMAIL.COM

NATHAN ROSENTHAL
6830 Wilcrest Drive
Houston, TX 77072
(713) 939-8181 X 101
NATHAN.ROSENTHAL@
ABCAHOUSTON.COM

SUBJECT LAND FOR SALE

1.5 +/- ACRES

BROADWAY ST (FM 518).

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang	205572	changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nathan Rosenthal	660493	Nathan.Rosenthal@abcahouston.com	713-939-8181 x101
Sales Agent/Associate's Name	License No.	Email	Phone

_____

Buyer/Tenant/Seller/Landlord Initials   Date