

# FOR LEASE

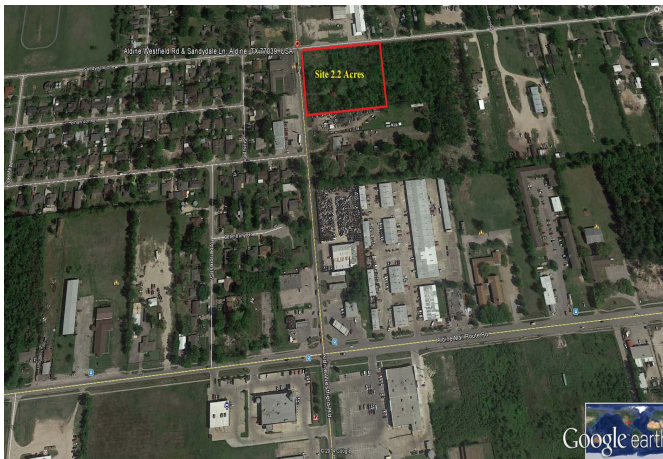
**WILL BUILD TO SUIT**

**2.2 Acres-**

**13220 Aldine Westfield at SandyDale**

**Lease Price: Depending upon Improvements**

**Sales Price: \$350,000. "As Is"**



**REPUBLIC CENTRAL  
REALTY**

**For more information contact:**

**GARYSMITH-gary@rcrcorp.com, EDSMITH-ed@rcrcorp.com,**

**DAWN ASKEW-dawn@rcrcorp.com, or**

**IGNACIOGALICIA-ignacio@rcrcorp.com**

**281-447-5100**

# REPUBLIC CENTRAL REALTY, INC.

262 NORTH SAM HOUSTON PARKWAY EAST  
SUITE 430  
HOUSTON, TEXAS 77060  
(281) 447-5100 (BUSINESS)  
(281) 447-0069 (FAX)

## LEASE INFORMATION SHEET

LOCATION: 2.2 Acres at the SE Corner of Aldine  
Westfield at Sandy Dale, Houston,  
TX 77074

SIZE: 2.2 Acres - More available

AREA: Ideal Location for stabilized yard with office for  
trucking company, oil field equipment,  
warehouse, ect.

Owner will improve to suit tenant

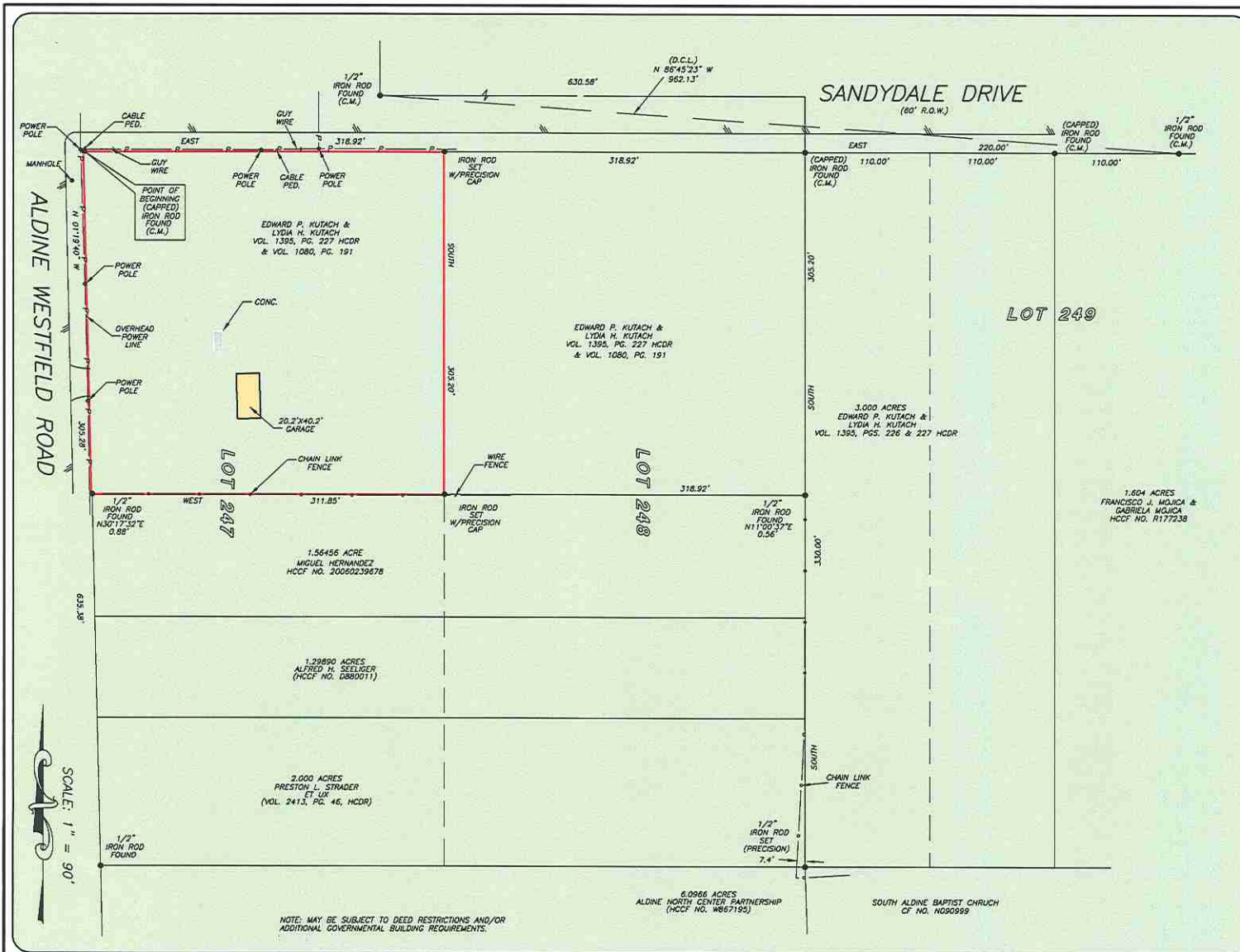


Southeast corner of Aldine Westfield and Sandy Dale





2.2 ACRES WILL BUILD TO SUIT  
**FOR LEASE**  
RCR REPUBLIC CENTRAL  
REALTY  
281-447-5100



2.097 ACRES  
BEING A PORTION OF LOT 247  
MAGNOLIA GARDENS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 50, PAGE 640 OF THE DEED RECORDS  
OF HARRIS COUNTY, TEXAS AND AS DESCRIBED IN  
DEED RECORDED IN VOLUME 1395, PG. 227 OF THE  
DEED RECORDS OF HARRIS COUNTY, TEXAS  
(SEE ATTACHED METES & BOUNDS DESCRIPTION)

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48201C 0490 L  
MAP REVISION: 08/18/2007  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 50, PG. 640, DRNCT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND.  
EXCEPT AS SHOWN HEREON, THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCED TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
PROFESSIONAL LAND SURVEYOR  
NO. 4881  
JOB NO. 14-0649  
JUNE 27, 2014



Chicago Title  
Insurance Company

PEGGY HAGER  
936-441-1411

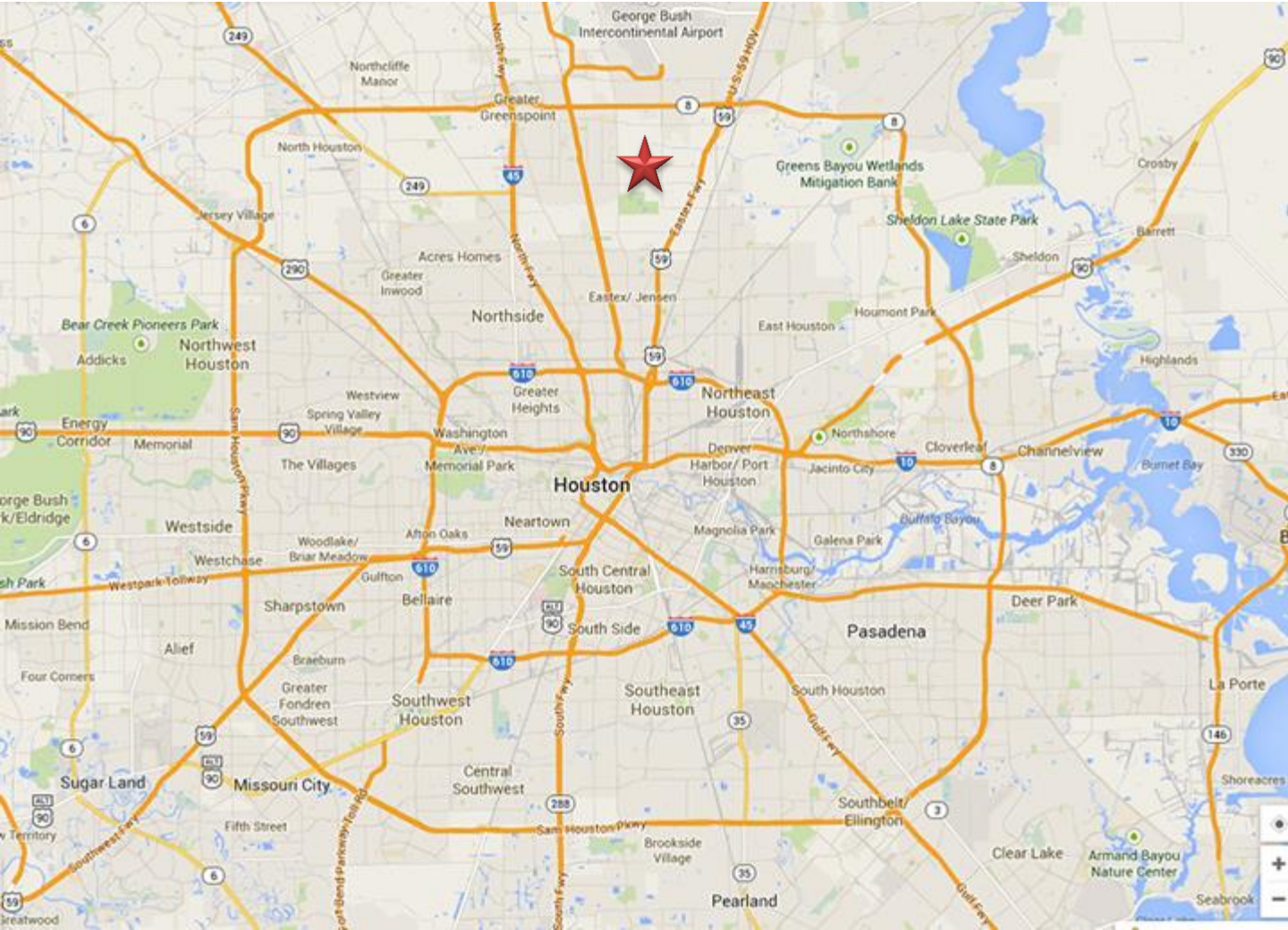


**PRECISION**  
surveyors

1-800-LANDSURVEY  
www.precisionurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
550 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700

# Property Location





# Information About Brokerage Services

11-2-2015

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.

|  |                |         |                       |
|--|----------------|---------|-----------------------|
| <u>Republic Central Realty, Inc.</u>                                 | <u>0425433</u> | <u></u> | <u>(281) 447-5100</u> |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email   | Phone                 |

|                           |               |                         |                       |
|---------------------------|---------------|-------------------------|-----------------------|
| <u>Gary L. Smith</u>      | <u>116002</u> | <u>gary@rcrcorp.com</u> | <u>(713) 703-8098</u> |
| Designated Broker of Firm | License No.   | Email                   | Phone                 |

|  |             |         |         |
|--|-------------|---------|---------|
| <u></u>  | <u></u>     | <u></u> | <u></u> |
| Licensed Supervisor of Sales Agent/<br>Associate | License No. | Email   | Phone   |

|                              |             |         |         |
|------------------------------|-------------|---------|---------|
| <u></u>                      | <u></u>     | <u></u> | <u></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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Edward E. Smith 262 N. Sam Houston Pkwy E., 430 Houston, TX 77060  
Edward Smith

Phone: (281)217-2044

Fax: (281)447-0069

Gessner Land -

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)