

# FOR SALE

SEC Highway 146 & Bacliff Dr.  
(Hwy 146 Frontage)

KELLY HUTCHINSON

DIR: 713 830 2146

MOB: 281 830 9747

kelly.hutchinson@colliers.com

WHISPERING  
LAKES RANCH  
SUBDIVISION

FUTURE LAKES AT QUAIL  
POINT SUBDIVISION

600 HOMES

CHASE PARK  
SUBDIVISION

4.5 ACRE  
SITE

146  
TEXAS



# FOR SALE

## 4.5 Acres on Hwy 146

### Sales Price

\$995,000 (\$5.04 psf) - Motivated Seller

### Location

4.525 acres (197,128 SF) on the SEC of Highway 146 and Bacliff Drive south of FM 646. Adjacent to Bacliff, TX. Property is located in unincorporated Galveston County and part is in Texas City.

### Site

4801 Hwy 146, Texas City, TX 77539

### Use

Market Potential Index indicates an above average demand for fast food in this area.

### Zoning

Not Zoned

### Flood Plain

Zone X (between 500 year flood plain and base flood elevation)

### Corner Access

Access also from Bacliff Drive.

### Utilities

All utilities on site, capacity provided by Bacliff MUD

### Traffic Counts

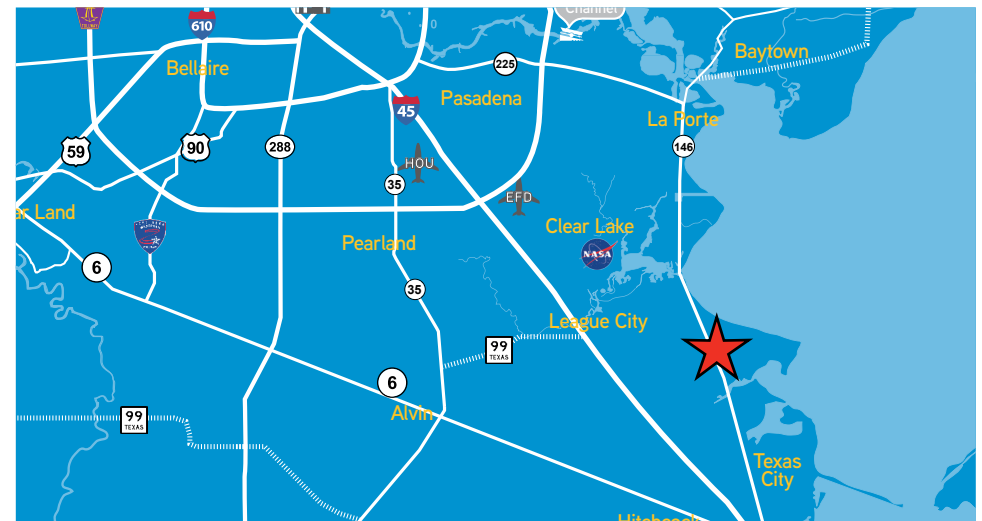
Highway 146 - 30, 279 CPD

FM 646 - 11,631 CPD

Source: TXDOT 2016

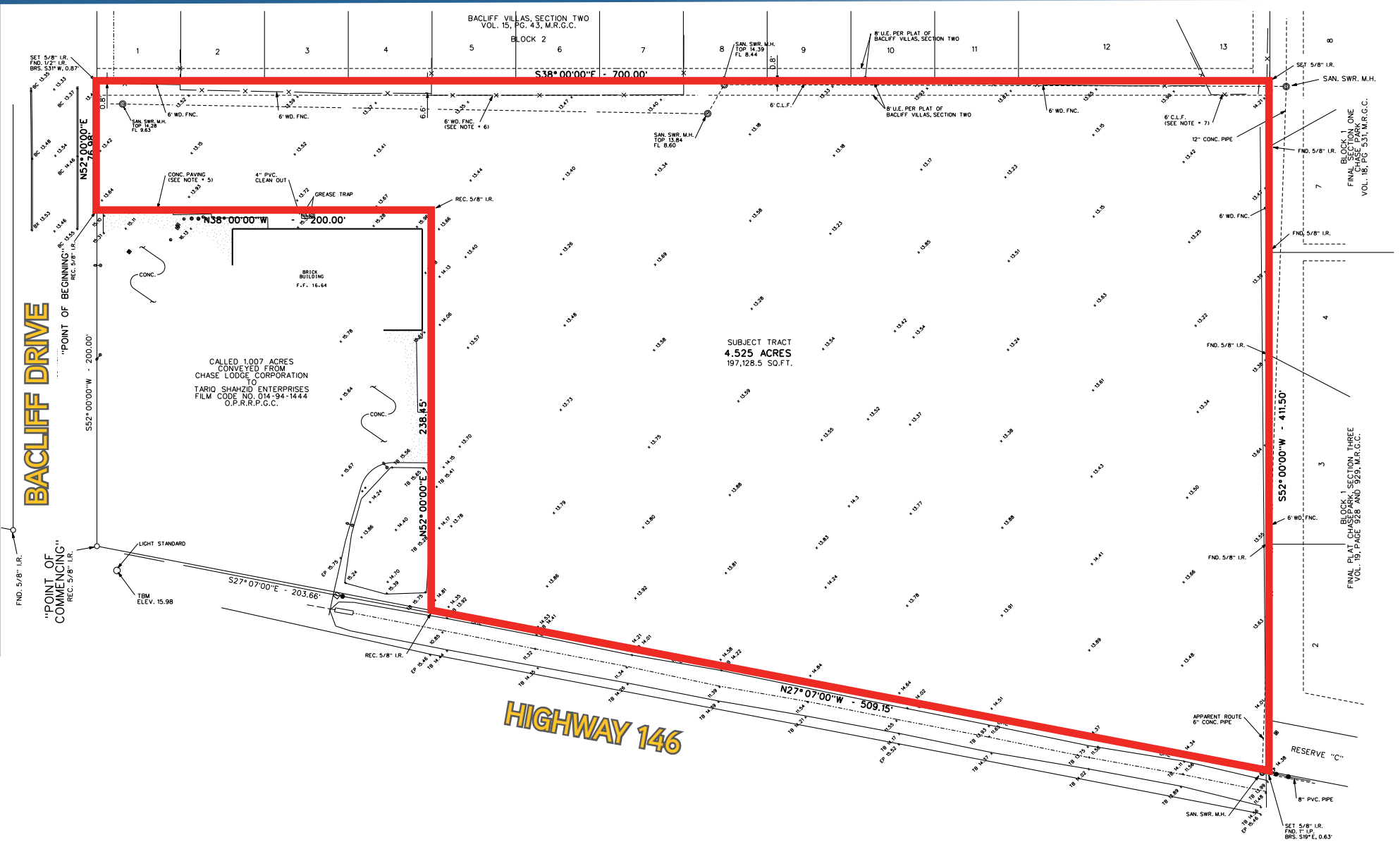
### Demographics

	1 Mile	3 Miles	5 Miles
Population	6,123	26,639	74,271
Average HH Income	\$59,634	\$86,161	\$97,747
Households	2,170	9,589	28,019
Average Household Size	2.82	2.78	2.64



FOR SALE

4.5 Acres on Hwy 146



BACCLIFF DRIVE

HIGHWAY 146

CALLLED 1.007 ACRES  
CONVEYED FROM  
CHASE LODGE CORPORATION  
TO  
TARIO SHAHZID ENTERPRISES  
FILM CODE NO. 014-94-1444  
O.P.R.P.G.C.

SUBJECT TRACT  
4.525 ACRES  
197,128.5 SQ. FT.

BACCLIFF VILLAS, SECTION TWO  
VOL. 15, PG. 4-5, M.R.G.C.  
BLOCK 2

FINAL BLOCK ONE  
CHASE PARK  
VOL. 18, PG. 5-1, M.R.G.C.

FINAL PLAT CHASE SECTION THREE  
VOL. 15, PAGE 928 AND 929, M.R.G.C.

**FOR SALE**

**4.5 Acres on Hwy 146**



**GALVESTON BAY**



## Contact Us

**KELLY HUTCHINSON**

DIR 713 830 2146

MOB 281 830 9747

[kelly.hutchinson@colliers.com](mailto:kelly.hutchinson@colliers.com)



COLLIERS INTERNATIONAL  
1233 West Loop South, Suite 900

Houston, TX 77027

713 222 2111

[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Colliers International  
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name  
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales  
Agent/Associate

License No.

Email

Phone

Kelly Hutchinson

317499

kelly.hutchinson@colliers.com

(713) 830-2146

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date