

FOR SALE

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

KELLY HUTCHINSON

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146
TEXAS

146

646

646

146

LAKES AT QUAIL POINT
SUBDIVISION

600 HOMES

CHASE PARK
SUBDIVISION

WHISPERING
LAKES RANCH
SUBDIVISION

SF-1
894 LOTS
(TYP. 60' X 120')
#17.7 AC.

SF-2
314 LOTS
(TYP. 70' X 130')
#10.1 AC.

PARK
#3.4 AC.

RECREATION
CENTER
#3.5 AC.

SF-3
119 LOTS
(TYP. 50' X 120')
#26.2 AC.

SF-4
119 LOTS
(TYP. 50' X 120')
#26.2 AC.

SF-5
42 LOTS
(TYP. 50' X 120')
#9.0 AC.

SF-6
63 LOTS
(TYP. 60' X 120')
#17.1 AC.

SF-7
60 LOTS
(TYP. 60' X 120')
#13.1 AC.

SF-8
63 LOTS
(TYP. 60' X 120')
#16.1 AC.

SF-9
42 LOTS
(TYP. 70' X 130')
#13.4 AC.



4.5 ACRE
SITE



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.

Corner

TXDoT will allow a traffic light at the corner of Highway 146 & Bacliff Dr at developer's cost.

Frontage

509' Highway 146
77' on Bacliff Drive

Use

Retail, fast food, office warehouse, storage

Zoning

Not Zoned

Utilities

All utilities on site, capacity provided by Bacliff MUD

Traffic Counts

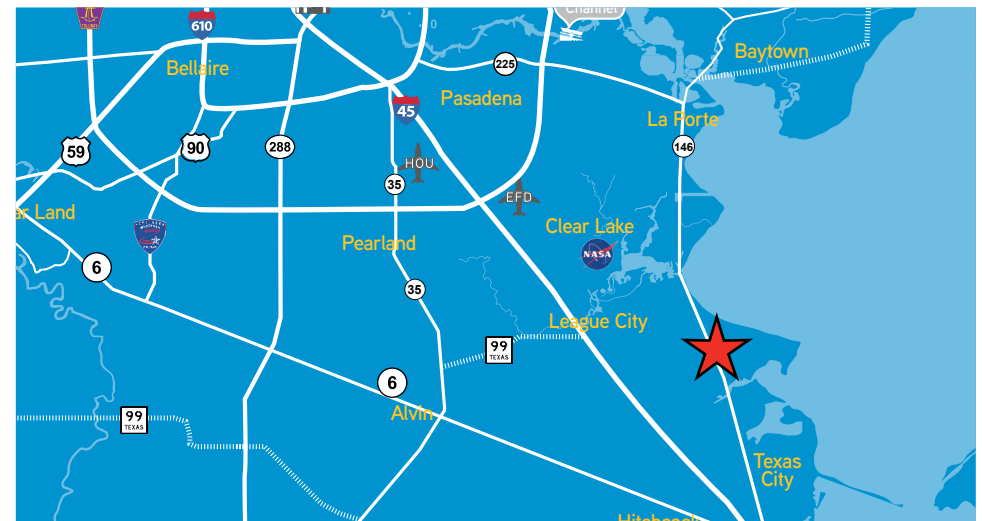
Highway 146 - 30, 279 CPD

FM 646 - 11,631 CPD

Source: TXDOT 2016

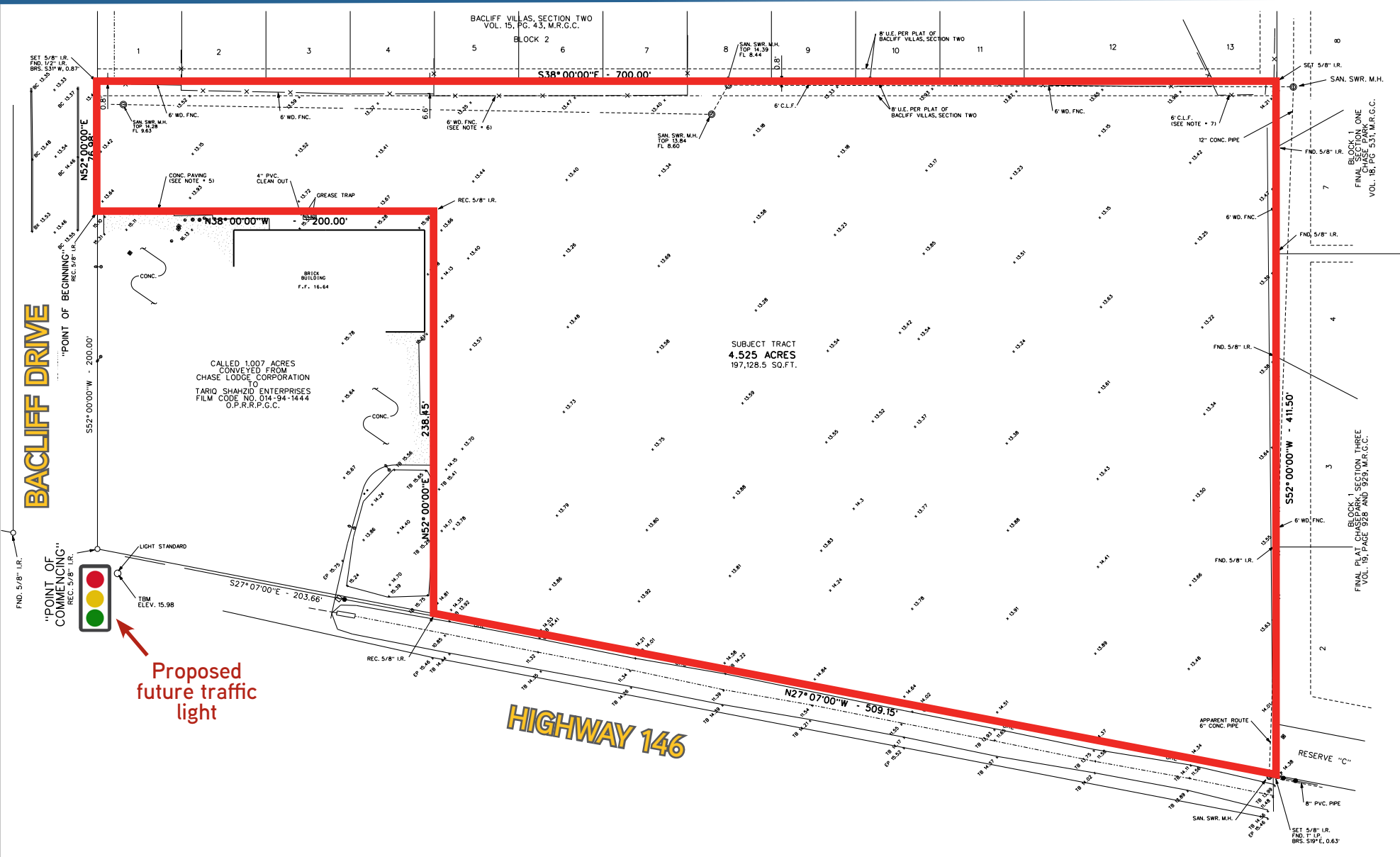
Demographics

	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



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Contact Us

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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.

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Date