

# 1.20 ACRE PAD SITE GROUND LEASE OPPORTUNITY

SWC Hwy 146 & Gloria Ln | Baytown, TX





WWW.SLUCOREALTY.COM

## PROPERTY INFORMATION:

Address: SWC Hwy 146 & Gloria Ln

Baytown, TX 77523

Size: ±1.20 AC Available for Ground Lease

**Price:** \$150,000/Year

## **HIGHLIGHTS:**

- Located at the southwest corner of Hwy 146 & Gloria Ln in Baytown, Texas
- Exposure to over 36,900 cars per day along Hwy 146
- Adjacent to Chambers Commons, a new mixed-used development as well as a new Dutch Bros Coffee and Valvoline
- Close proximity and easy access to Interstate 10 & the Grand Parkway

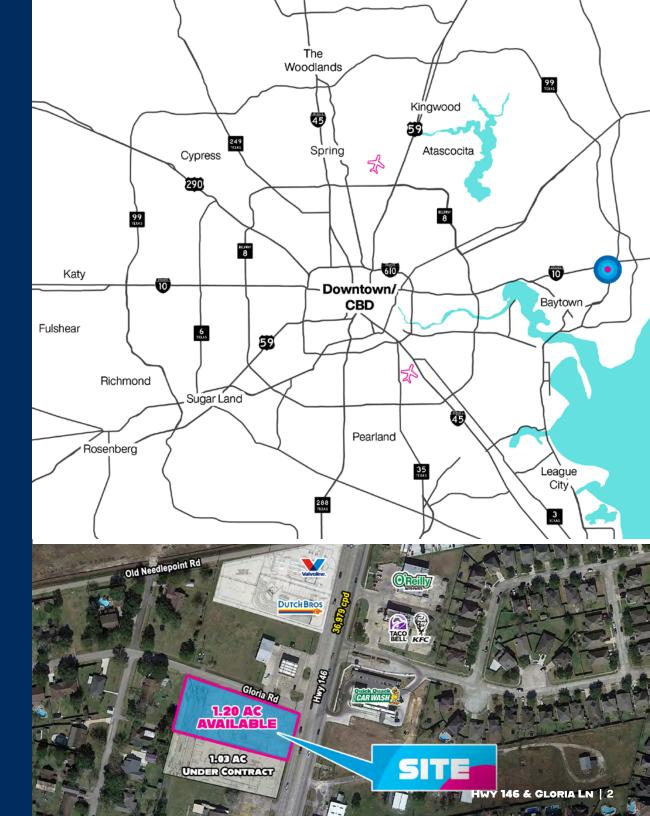
### **TRAFFIC COUNTS:**

**Hwy 146:** 36,979 cpd

**I-10:** 83,632 cpd

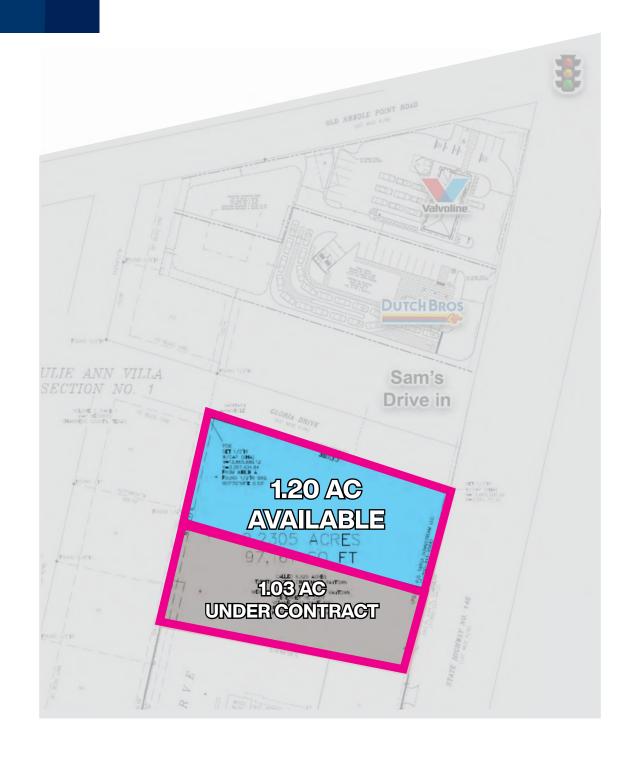
## **DEMOGRAPHICS:**

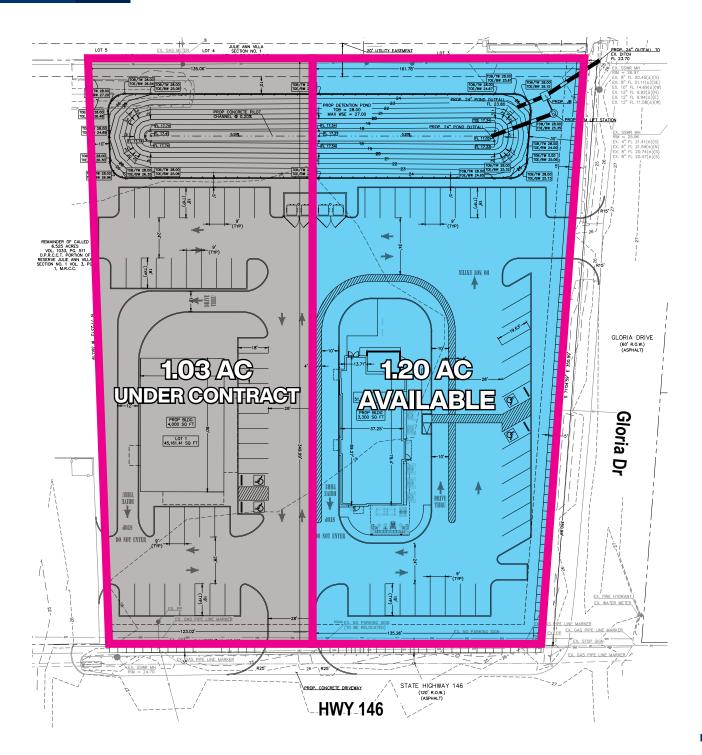
	1 Mile	3 Miles	5 Miles
Population	4,583	18,760	56,730
Daytime Pop.	3,484	15,716	52,248
Avg HH Income	\$126,284	\$132,683	\$125,202













## 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 sale s 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 du ties 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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name  Joshua Jacobs	License No. <b>448255</b>	Email <b>jj@blueoxgroup.com</b>	Phone 713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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 IABS 1-0



**Josh Jacobs** | 713.230.8882 jj@theblueoxgroup.com

**Greg Slusky** | 713.443.2860 greg@slucorealty.com





WWW.SLUCOREALTY.COM