

16310 & 16312 FM 529 ROAD, HOUSTON, TEXAS 77095

LOCATED IN COPPERFIELD ON SPENCER ROAD (529), JUST WEST FROM SOMMERALL DRIVE

FOR SALE



ABC REALTY ADVISORS
QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

WWW.ABCAHOUSTON.COM
6830 WILCREST DRIVE, HOUSTON, TX 77072

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- **ASKING PRICE:** \$2,200,000.
- **SIZE:** Per Harris County Appraisal District
- 16310: 3,089 sf building on 51,982 sf land
- 16312: 4,200 sf building on 8,000 sf land
- **TAX RATE:** 2.59%
- **KEY MAP:** 407R
- **Utilities:** HC MUD 149 -
- **Dimensions:** +/-125 ft frontage on Spencer Rd (529). X 480.05 ft deep.
- **Comments:** Two free standing buildings. One as a fast restaurant with drive thru and other a Venue Hall. Versatile investment opportunity. Both properties are leased.

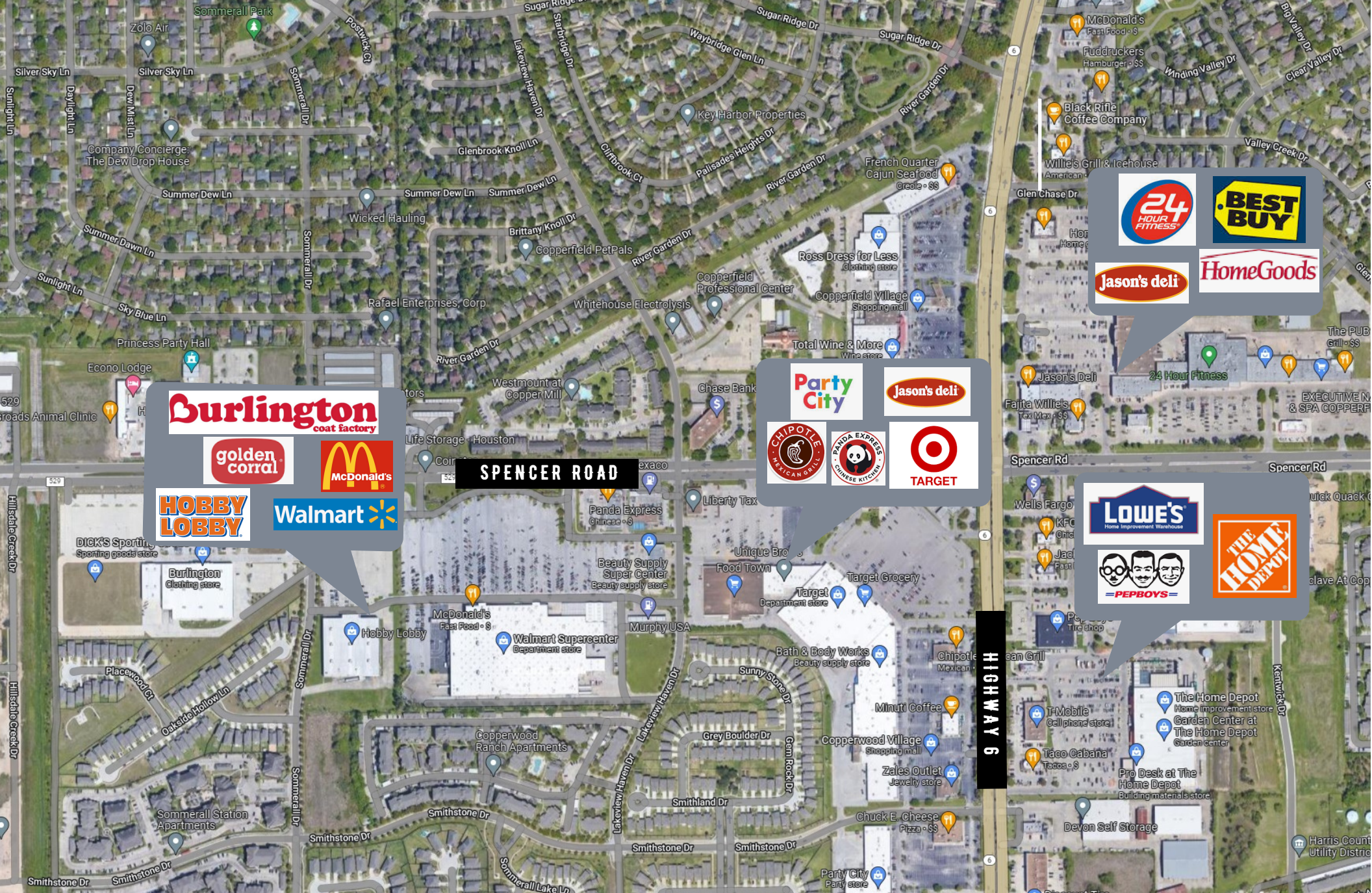
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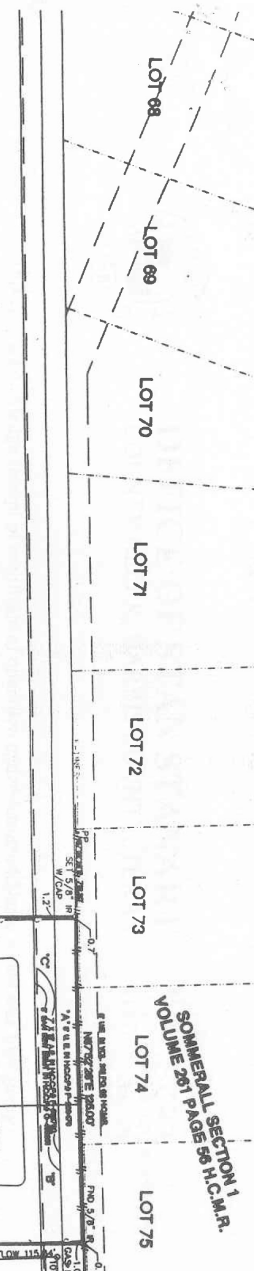
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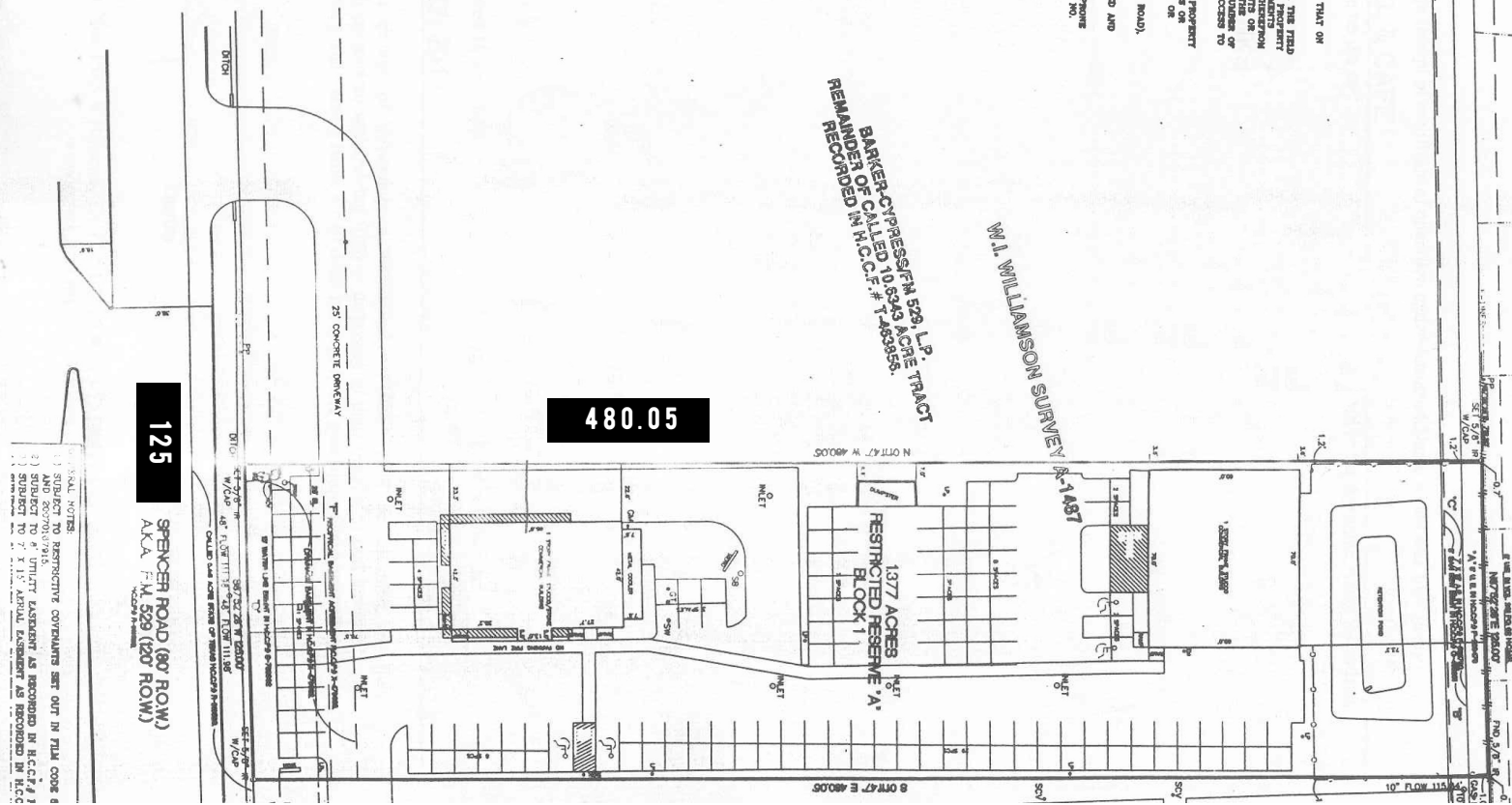
TOH
CAPITAL BANK, CHICAGO TITLE INSURANCE COMPANY, STED 2, ALL, I HEREBY CERTIFY THAT ON
OF MARCH, 2010:
UP ON PLAT AND THE SURVEY OF WHICH IT IS BASED THIS PLAT ON THE GRADING FOR THE FIELD
THE SURVEY AND CORRECTLY SHOWS (1) THE BOUNDARIES AND (2) THE LOCATIONS OF ALL
IN THE ABOVE PREVIOUS PLAT AND THE BOUNDARIES AND LOCATIONS OF ALL
LAST PLACING EXTENSION PROPERTY LINE (3) THE LOCATION OF ALL RECORDS OF THE
LAST PLACING EXTENSION PROPERTY LINE (4) THE LOCATION OF ALL RECORDS OF THE
(5) THE LOCATION OF THE PARCELS ADJACENT TO THE SURVEYED PROPERTY AND THE
AS PROVIDED THEREIN, (6) ALL ADJUTING ENCLOSED PUBLIC STREETS PROVIDED ACCESS TO
OVER THE SURVEYED PROPERTY WITH THE HIGH AND ROAD THEREON.
F. L. SURVEYOR
ON THE SURVEY THERE ARE NO (1) ENCROACHMENTS UPON THE SURVEYED PROPERTY
AS TO AND BOUND FROM THE SURVEYED PROPERTY IS PROVIDED BY F.L. SURVEYOR (PERSON ROAD),
ALSO FURTHER DEDICATED PUBLIC RIGHT OF WAY MAINTAINED BY BARBERS COUNTY,
HOLDING SET BACK LINES LISTED IN THE TITLE REPORT OR RECORDED PLAT ARE LOCATED AND
BEH.
THE SURVEYED PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ON A FLOOD PHONE
H.C.-CHAS. DATED 04/10/01. THIS PROPERTY DOES NOT LIE IN ZONE X.
D. PROFESSIONAL LAND SURVEYOR



W. L. WILLIAMSON SURVEY

BARKER-CYPRESS/FM 529, L.P. TRACT
REMAINDER OF CALLED 10,824.9 ACRES TRACT
RECORDED IN H.C.F. # 1-46385.

- LEGEND**
- NORTH
 - SOUTH
 - WEST
 - IRREGULATION CONTROL VALVE
 - POINT OF BEGINNING
 - POWER POLE
 - POWER POLE
 - LIGHT POLE
 - SPRINGHEAD CONTROL VALVE
 - EASEMENT
 - BARBERS COUNTY CLERK'S FILE NO.
 - CHAIN LINK FENCE
 - WOOD FENCE



125
SPENCER ROAD (80' ROW)
AKA FM 529 (20' ROW)

480.05

1377 ACRES RESTRICTED RESERVE A' BLOCK 1

25' CONCRETE DRAINAGE

SPENCER ROAD (80' ROW)

AKA FM 529 (20' ROW)

125

SPENCER ROAD

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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:

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
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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