

FOR SALE



1.38 +/- ACRES
OFFICE & MEDICAL LAND

12734 Cutten Road, just south of FM 1960
Houston, Texas 77066

\$902,000 (\$15.00 psf)

- 224' +/- of frontage on Cutten Road
- Restricted for office & medical building use only
- In the Willowbrook Mall regional office/medical/retail/restaurant shopping area
- Shovel ready site with existing utilities to the tract, not in the flood plain and has offsite detention capacity
- Excellent visibility with high traffic volumes
- Close to the Hwy 249 and Beltway 8 for easy access to the greater Houston area

For More information, please contact:

Brad Dill

bdill@bdrealty.com

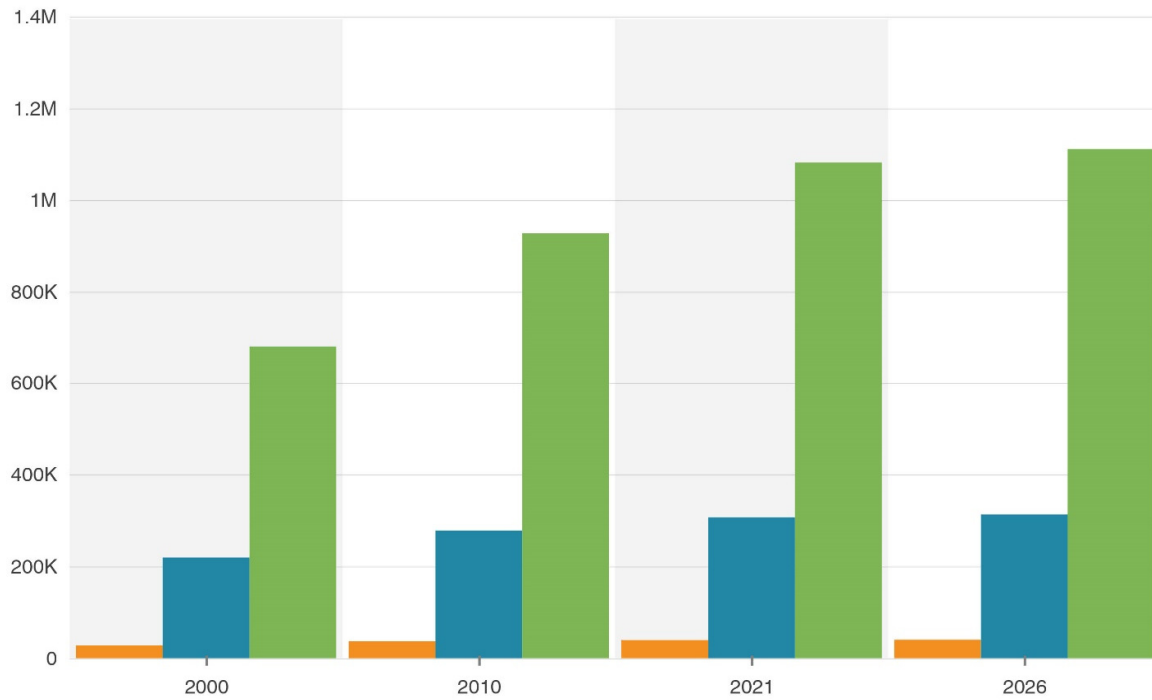
(281) 272-2560

BD Realty Advisors, L.L.C., Broker, 5010-F Louetta Road #543, Spring, Texas 77379 www.bdrealty.com

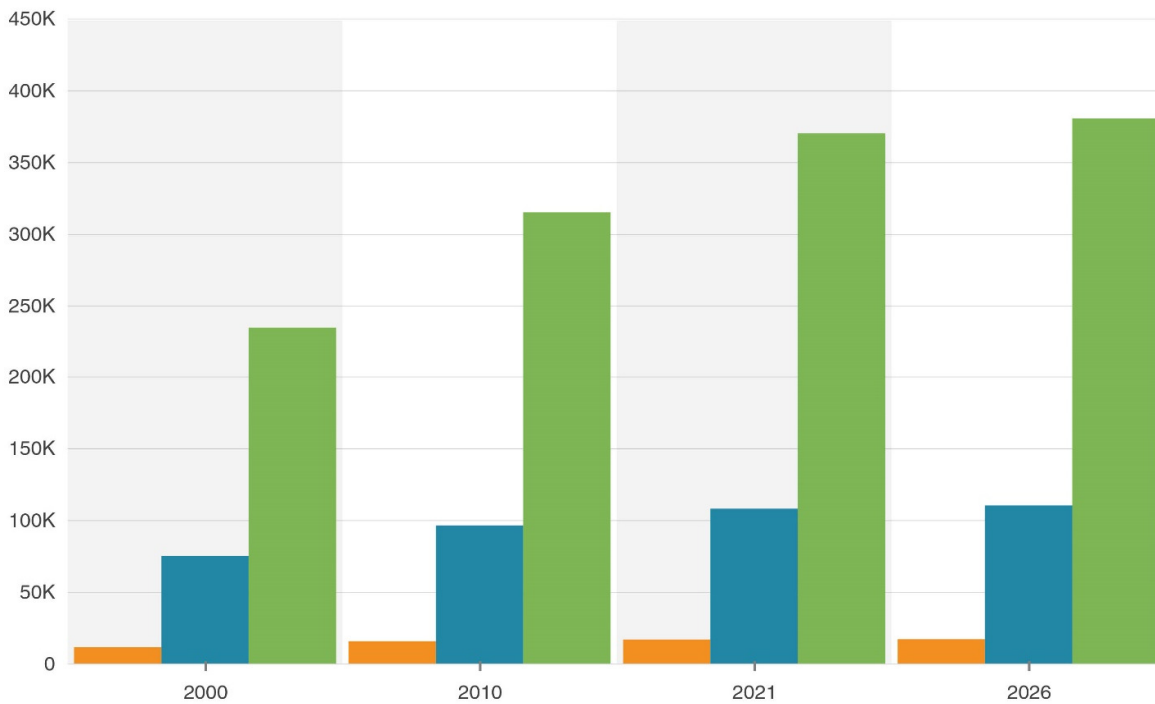
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Demographics

Population



Households

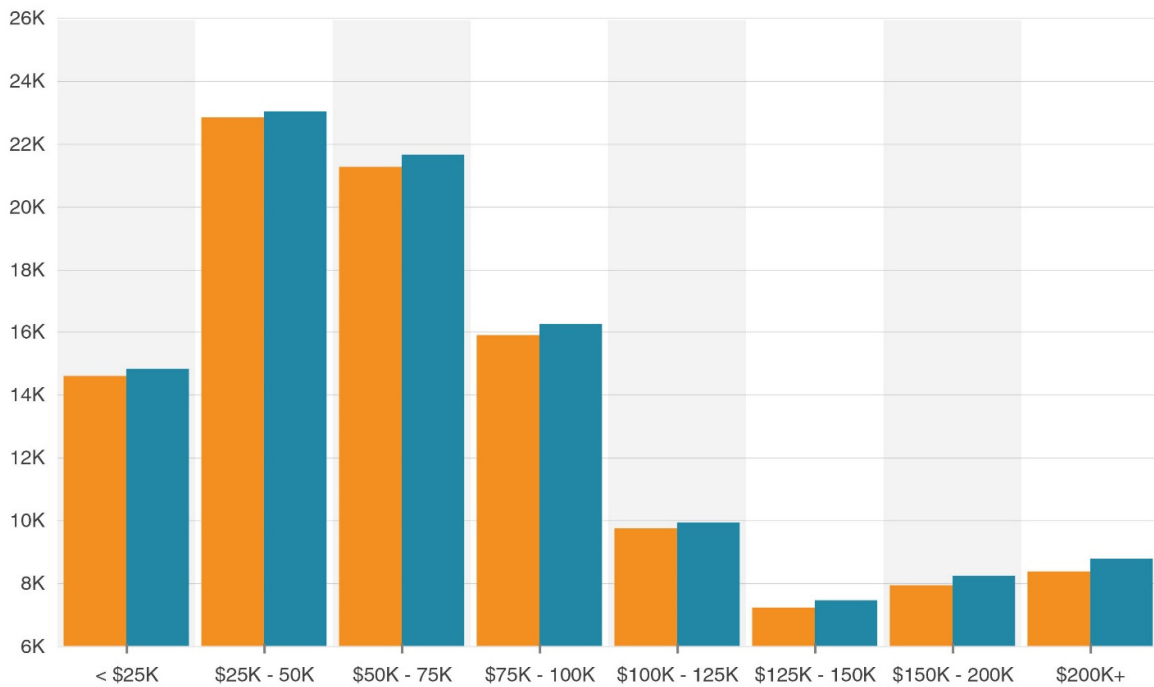


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Household Income

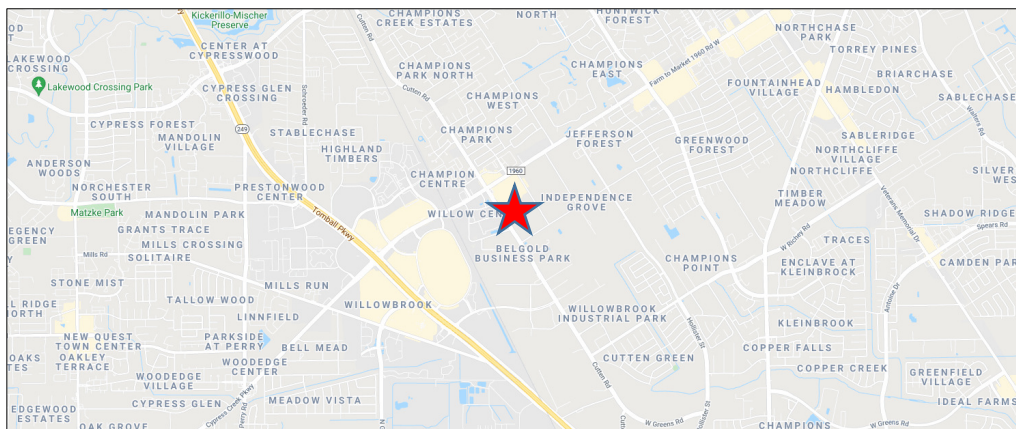
Currency: USD (\$)



Traffic

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Vol</u>	<u>Year</u>	<u>Distance</u>
Cutten Road	Southeast of FM 1960	17,493	2018	0.38 mi
FM 1960	Bammel Road	46,712	2018	0.48 mi

Obtained from CoStar – TrafficMatrix Products



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HARRIS COUNTY ESD 29
Champions Emergency Services District

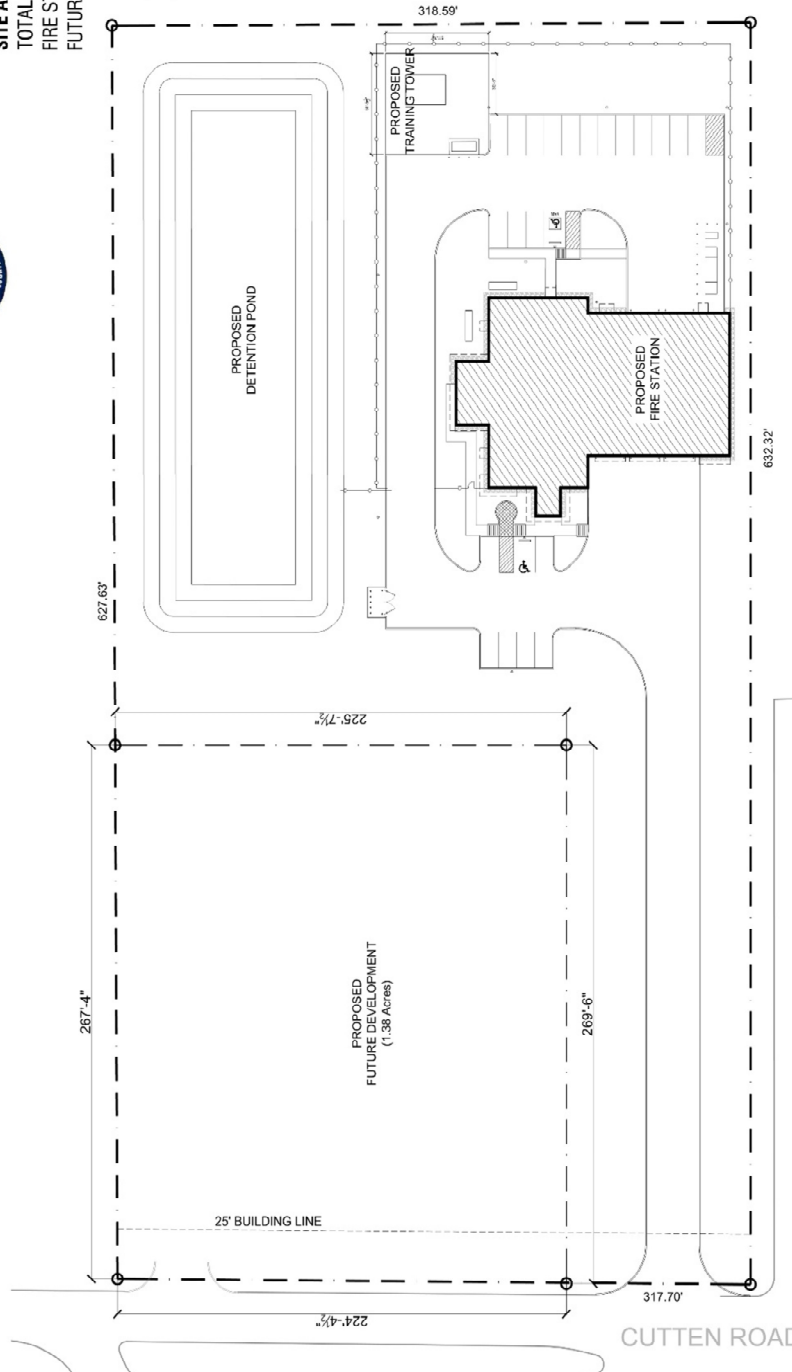
SITE AREAS:

TOTAL SITE - 4.59 ACRES (200,069 S.F.)
FIRE STATION - 3.21 ACRES (139,848 S.F.)
FUTURE DEVELOP. - 1.38 ACRES (60,221 S.F.)

SITE PLAN LEGEND:

— PROPERTY BOUNDARY
— EASEMENT

EASEMENTS:
25' BUILDING LINE EASEMENT



FUTURE DEVELOPMENT LAYOUT

SCALE = N.T.S. / 04.10.2020

martinez
ARCHITECTS



Sketch is Approximate

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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 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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
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

BD Realty Advisors, LLC, Broker, represents the Owner

Information available at www.trec.texas.gov

IABS 1-0



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