

# 24045 & 24055 SORTERS RD

PORTER, TX 77365



**FOR SALE** | **LAND**

**McALPINE**  **INTERESTS**

# PROPERTY HIGHLIGHTS

Primary Use: Land

Area of Town: Northeast - Porter

Lot Size: ~38.83 Acres comprised of four (4) tracts

List Price: \$1,200,000

Price/SF: ~\$0.71



## FOR INFORMATION, CONTACT:

JEFF BENNETT

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WWW.MCALPINEINTERESTS.COM

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## PROPERTY DESCRIPTION:

- 38.83 Acres located on Sorters Rd in Porter
- Property is made up of four (4) separate contiguous tracts
- Includes ~600 SF frontage on Sorters Rd
- Additional contiguous land may be available for purchase
- Sorters Rd. currently being widened to accommodate significant growth and development in the area
- Area has seen rapid expansion with development of multiple residential subdivisions along Sorters Rd.

## LOCATION DESCRIPTION:

- Located on Sorters Rd. west of Hwy 59 in Porter
- Just south of FM 1314, a main thoroughfare connecting the Porter/Kingwood area to The Woodlands
- In close proximity to FM 1314, US Hwy 59/I-69, and SH 99/Grand Pkwy

\*Boundary lines are an approximation.



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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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u>Jeff Bennett</u>	<u>602095</u>	<u>jeff@mcAlpineinterests.com</u>	<u>281 312-0700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS 1-0

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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