HWY 59 & COLE RD
SPLENDORA, TX 77372

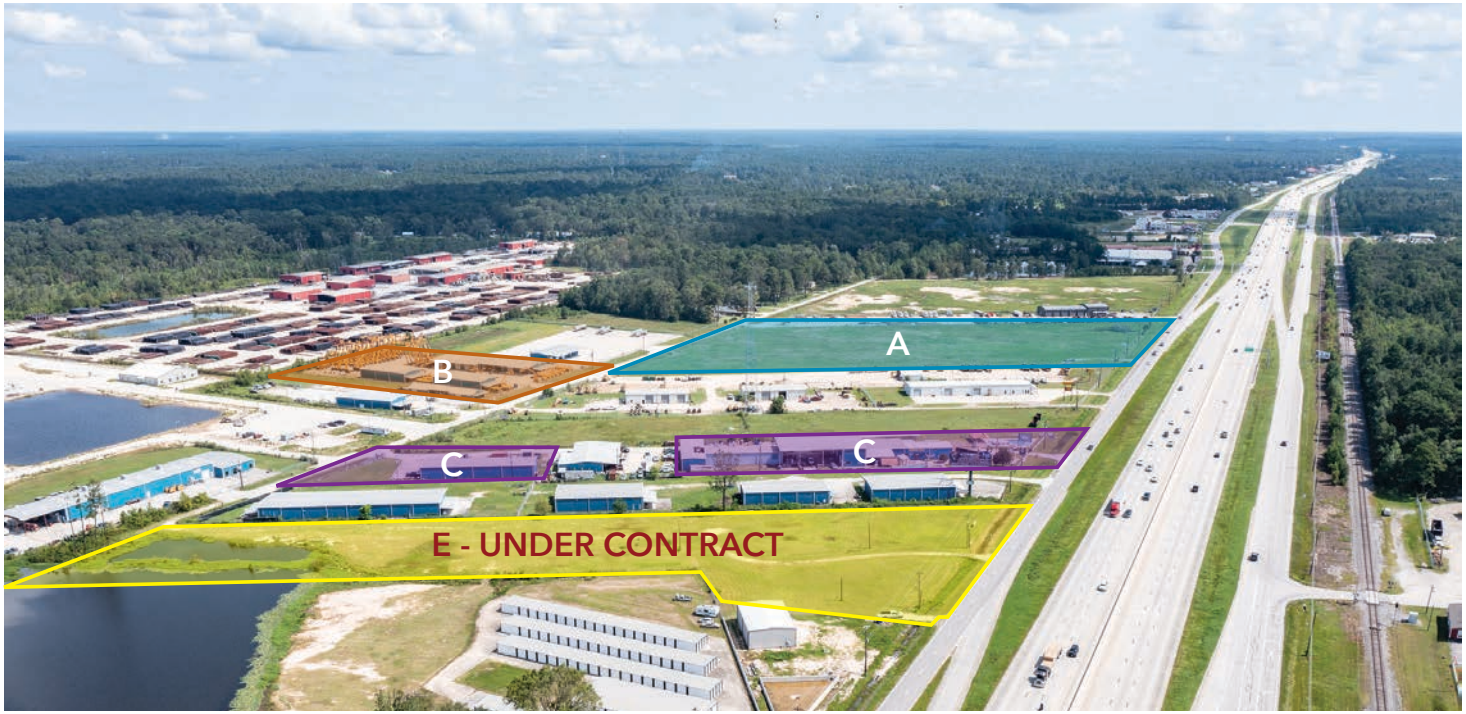


LAND/BUILDINGS FOR SALE

ANNE VICKERY & ASSOCIATES REALTY

McALPINE INTERESTS

SUMMARY



TRACT	ADDRESS	~ LOT SIZE	BUILDINGS	TOTAL BLDG SF	LIST PRICE
A	Hwy 59	10.73 AC	0	0 SF	$2,618,573
B	12700 Cole Dr.	3.89 AC	4	21,960 SF	$1,713,000
C	12318, 12500, 12520 Hwy 59	1.14 AC; 1.78 AC	3	26,365 SF	$2,064,705
E	12794 Hwy 59	4.12 AC	0	0 SF	$813,538

Boundary lines are an approximation.

For Information, Contact:

Adam McAlpine, CCIM
Office: 281.973.4562
adam@mi-cre.com

Anne Vickery
Office: 281-940-7253
AnneV@avaarealty.com

Anne Vickery & Associates Realty

McAlpine Interests
www.mcalpineinterests.com

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TRACT A

Hwy 59

Splendora, TX 77372

Summary	
Lot Size	10.73 AC
Sale Price	$2,618,573
Buildings	0

Lease Rate	
10.73 AC	$154,500/yr





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TRACT B

12700 Cole Dr.
Cleveland, TX 77327

Summary	
Lot Size	3.8975
Sale Price	$1,713,000
Buildings	4

Buildings		
B-1	12684 Cole Dr	3,960 SF
B-2	12664 Cole Dr	10,000 SF
B-3	12678 Cole Dr	4,000 SF
B-4	12680 Cole Dr	4,000 SF

Lease Rate		
B-1	12684 Cole Dr	$0.80/SF/Mo + NNNs





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TRACT C

12318, 12500, 12520 Hwy 59
Splendora, TX 77372

Summary	
~Lot Size	1.14 AC (Bldgs C-1 & C-2); 1.78 AC (Bldg C-3)
Sale Price	$2,064,705
Buildings	3

Buildings		
C-1	12318 Hwy 59	16,085 SF
	Building	*9,685 SF*
	Canopy	*6,400 SF*
C-2	12500 Hwy 59	4,680 SF
C-3	12520 Hwy 59	5,600 SF

Lease Rate		
C-1	12318 Hwy 59	$0.95/SF/Mo + NNNs





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TRACT E

12794 Hwy 59
Splendora, TX 77372

Summary	
~Lot Size	4.12 AC
Sale Price	$813,538
Buildings	0

Lease Rate	
4.12 AC	$49,131/year





UNDER CONTRACT

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Dapar, Inc. dba McAlpine Interests	313655	adam@mi-cre.com	281 973 4562
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Adam McAlpine	600646	adam@mi-cre.com	281 973 4562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent	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**

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McALPINE
INTERESTS