

OFFICE FOR SALE OR LEASE

15716 HWY 146 N

15716 Hwy 146 N, Liberty, TX 77575



OFFERING SUMMARY

SALE PRICE:	\$700,000
AVAILABLE SF:	+/- 5,000-6,570 SF
LOT SIZE:	16.34 Acres
BUILDING SIZE:	5,000 SF & 1,570
ZONING:	Commercial / Ag
MARKET:	Houston
SUBMARKET:	Northeast Outlier

PROPERTY OVERVIEW

FOR SALE OR LEASE: +/- 16.3 acre property w/ multiple buildings & improvements: Main Bldg w/ 6 overhead doors - 3 front, 3 rear. Approx 5,000 sf w/ 1,200 sf being climate controlled office, kitchen, bathroom. Additional bathroom in work area. Open Canopy w/ Metal roof, approx 12,000 sf. with additional Building/garage (22X80) connected, built to house a motor home. Property also has Double wide mobile home w/ screened porch - 1,568 sf 3bed/2bath. Approx age 2008 and two additional buildings behind mobile home. One is finished out w/ living-kitchen area and bathroom. The other is storage. Entire property is fenced. Front is heavy duty pipe fencing with locking gate. Property is sectioned into front lot with commercial buildings on approximately 2.94 ac, and back acreage approximately 13.40 with double wide and native pasture. This could be a great Live/Work option for a yard needing 24hr security. Property suitable for multiple users including oil & gas, light manufacturing, welding, mechanic, vacuum services, and businesses with large trucking needs.

PROPERTY HIGHLIGHTS

- +/- 16.3 Acres - Commercial & Agricultural
- +/- 5,000 sf Office Warehouse & 1,570 sf Double Wide Office/Living
- 3 Phase & 1 Phase Power
- +/- 12,000 sf Canopy + 3 Additional Storage/Living Areas

M KITTRELL PROPERTIES, INC
214.412.7303

MARILYN KITTRELL
Broker / Owner
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Caption 1



Caption 2



Caption 3



Caption 4



Caption 5



Caption 6

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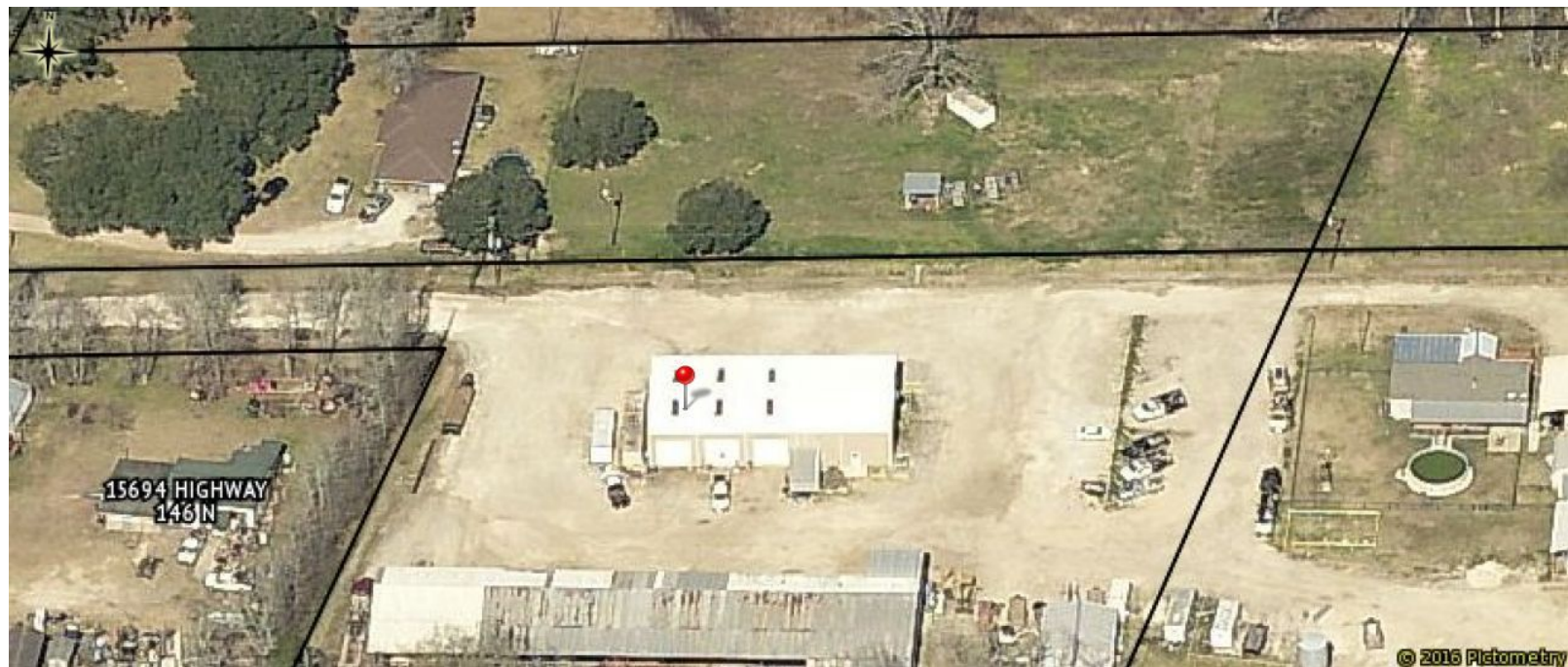
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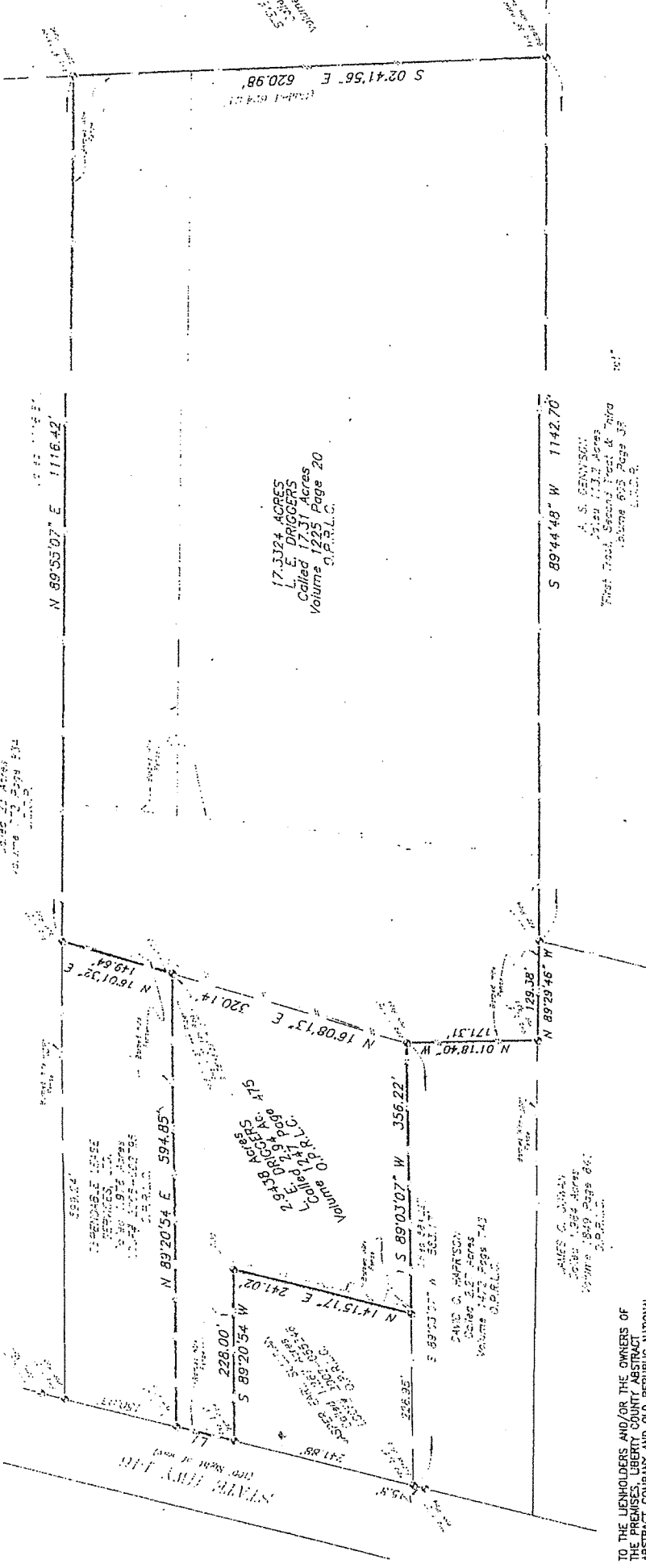
02/07/2016

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MAP OF SURVEY
 20.2762 ACRES OF LAND, BEING ALL OF
 CALLED 2.94 ACRE TRACT DESCRIBED IN
 PAGE 475 OF THE OFFICIAL PUBLIC RECORD
 COUNTY AND ALL OF THAT CERTAIN CALLED
 TRACT DESCRIBED IN VOLUME 1225 PAGE
 OFFICIAL PUBLIC RECORDS OF LIBERTY COL
 THE AMOS GREEN LEAGUE A-41 IN LIBER
 TEXAS

LINE DATA
 LINE BEARING DISTANCE
 L1 N 14°06'31" E 78.00'

TO THE LIENHOLDERS AND/OR THE OWNERS OF
 THE PREMISES, LIBERTY COUNTY, TEXAS
 ABSTRACT COMPANY AND OLD REPUBLIC NATIONAL
 TITLE INSURANCE COMPANY

The undersigned does hereby certify that
 this survey was made on the ground of the
 property legally described hereon and was
 correct at the time of the survey, and that
 there are no visible and/or apparent
 encroachments, easements, rights-of-way or
 utility easements, except as shown hereon
 and that said property has access to and
 from a dedicated roadway.

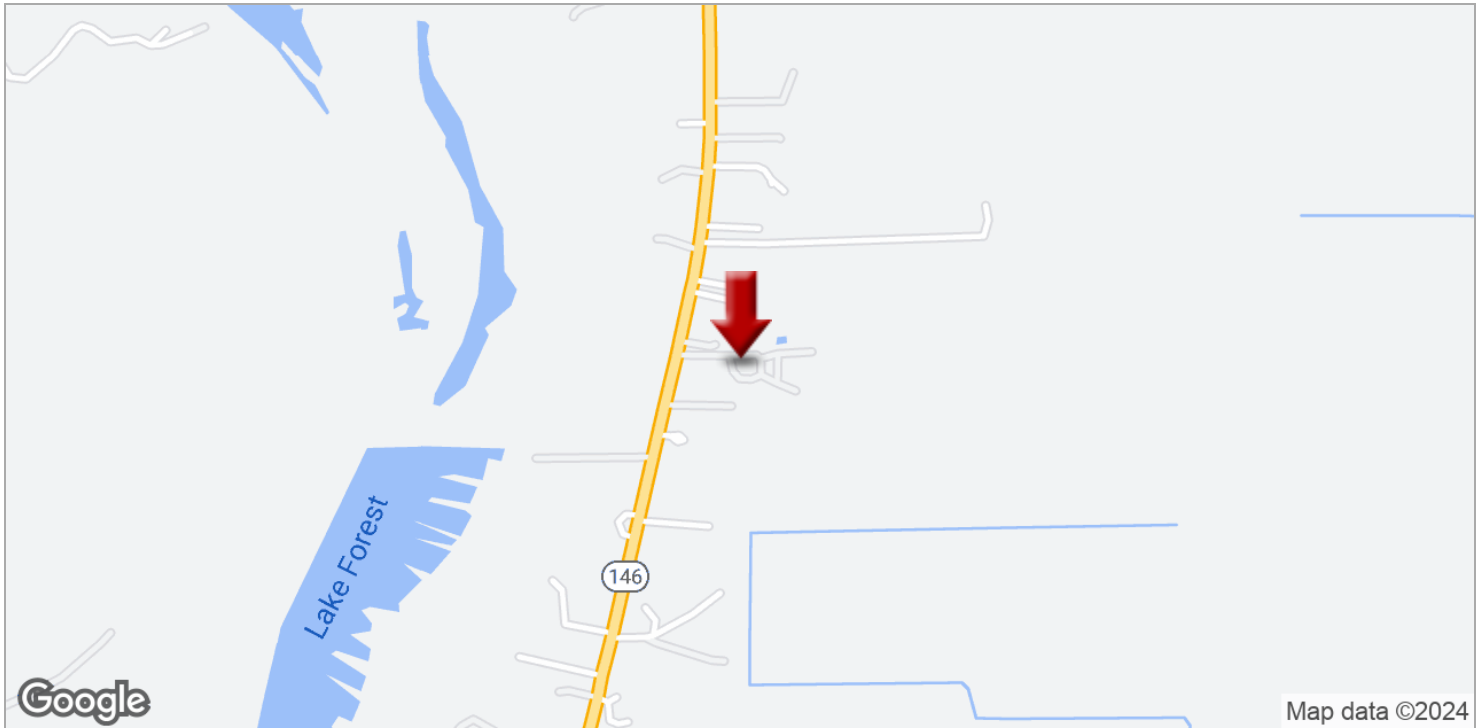
Dated this 11th day of November, 2005.

[Signature]

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15716 HIGHWAY 146 N LIBERTY, TX 77575

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

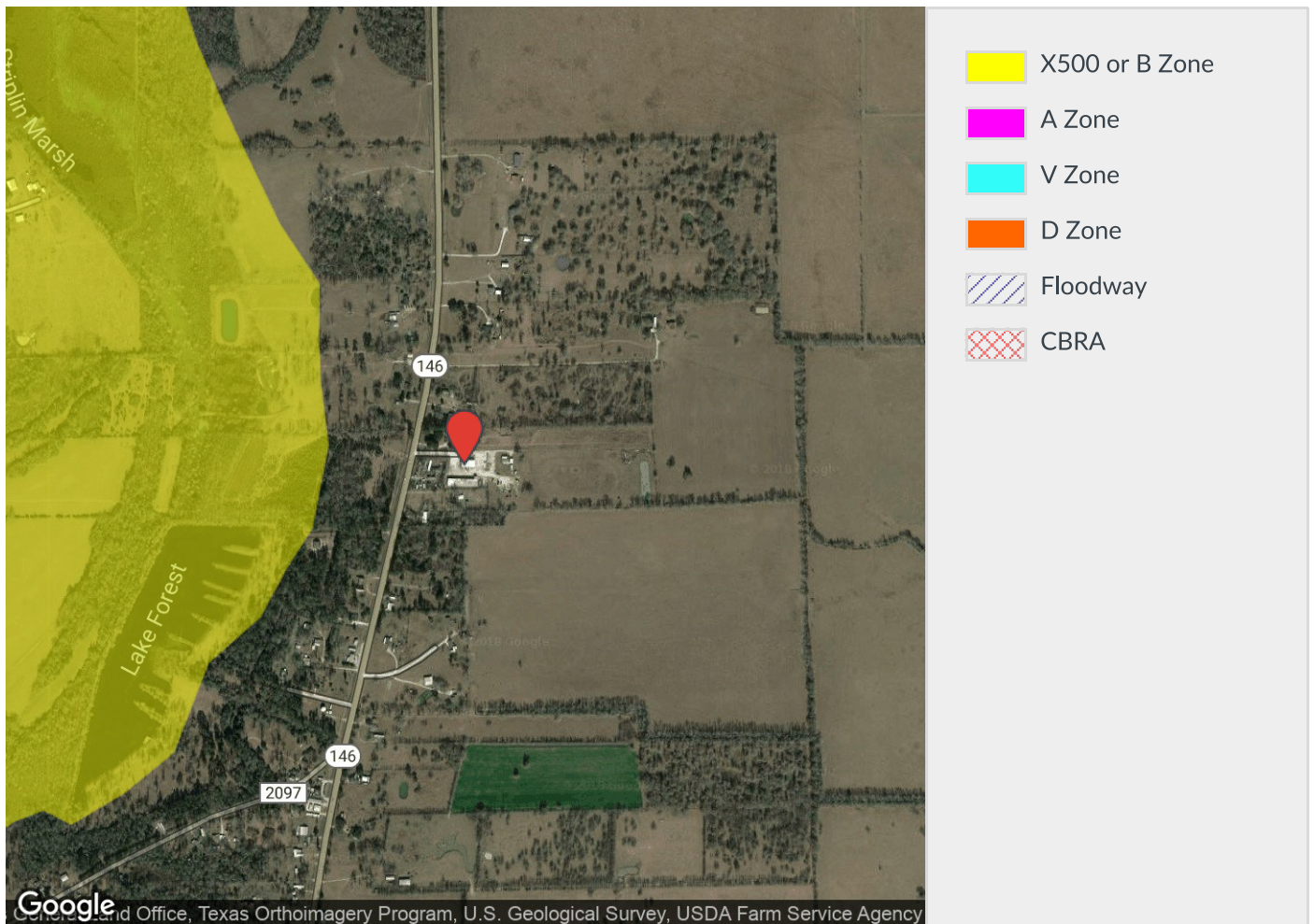
Flood Zone Determination: **OUT**

PANEL DATE

January 19, 2018

MAP NUMBER

482910350D





Information About Brokerage Services

Texas law requires all real estate licensees 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.

M Kittrell Properties, Inc.	9012734	mkittrell@mkittrellproperties.com	(214)412-7303
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	(214)412-7303
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

M Kittrell Properties, Inc., 1407 Shanks Ave Dayton TX 77535
Marilyn KittrellIM

Information available at www.trec.texas.gov
IABS 1-0 Date

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