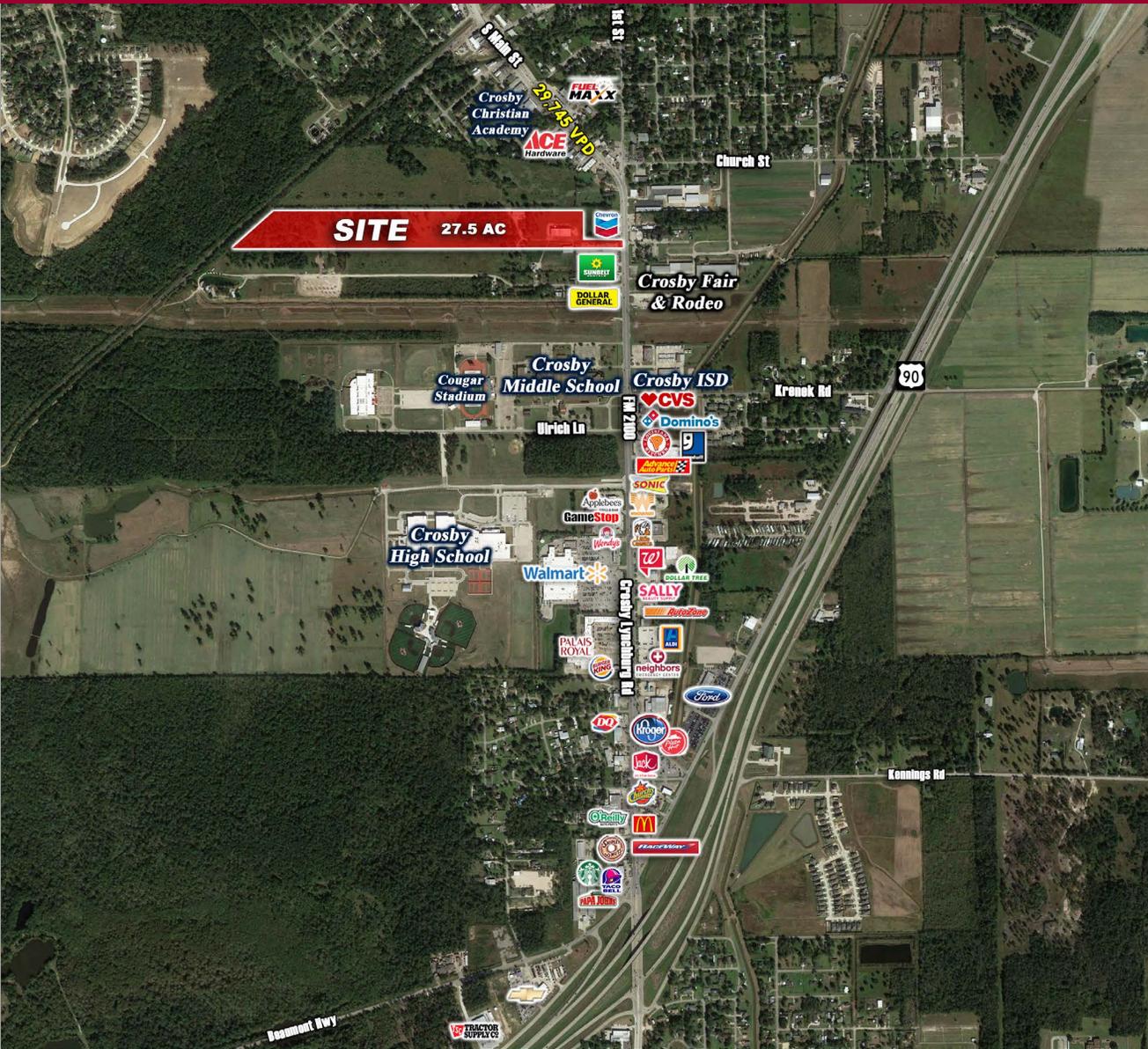




14933 FM 2100 Rd

27.5 Acres for Sale | Crosby, Texas



SIZE: 27.50 Acres
PRICE: \$2,000,000
LOCATION: NWQ of IH-45 & Hwy 30
 in Huntsville, Texas
USES: Industrial, Residential,
 Mixed-Use Development

PROPERTY HIGHLIGHTS:

- 15,000 SF fully built industrial warehouse with rental income
 - Crossfit Gym and Meat Processing business with multiple built-in freezers, office, and full kitchen equipment
- 2,900 SF well-maintained home
- 6,750 SF enclosed barn with 1,200 SF built-out living quarters
- RV hookup with full-power onsite
- Access via FM 2100 (60 FT width) and through a 60FT easement via Ulrich Lane
- Utilities via Crosby MUD
- No Restrictions on property
- Crosby ISD, only 1,000 FT North of Crosby High School
- Less than 2 miles from US 90
- FM 2100 is currently being expanded to 4 lanes
- Great Investment / Development site!!

For more information, contact:

HUNTER GRIMES | 281-664-6639 | HGrimes@CaldwellCos.com

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

TRAVIS SMITH | 281-664-6663 | TSmith@CaldwellCos.com

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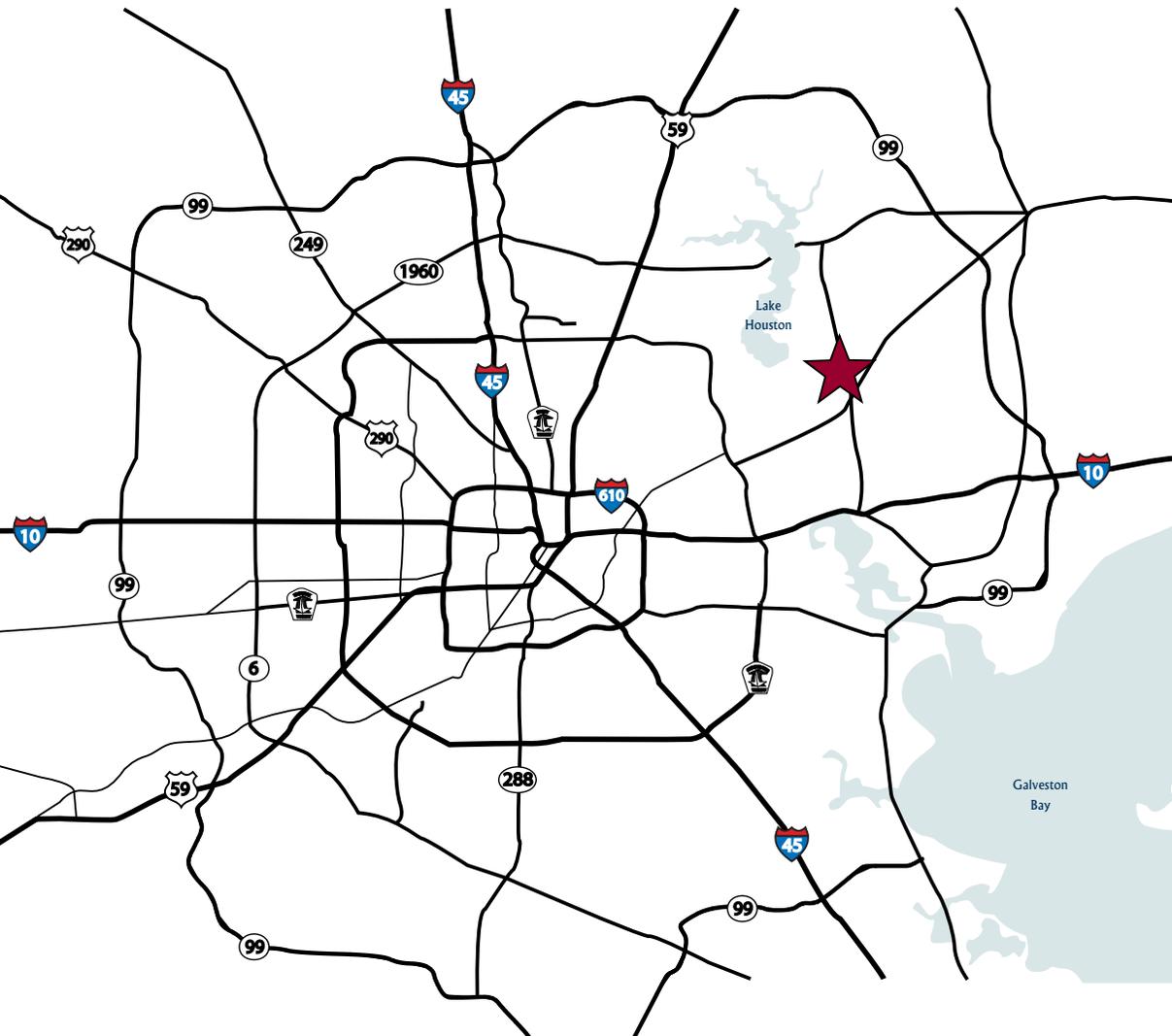
Doing it right. Right now.®

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14933 FM 2100 Rd

27.5 Acres for Sale | Crosby, Texas



LOCATION:

West side of FM 2100, just north of Ulrich Ln
14933 FM 2100, Crosby, Texas 77532

TAXES:

Crosby ISD	\$1.67
Harris County	\$0.42
Harris Co Flood Control	\$0.03
Port of Houston Authy	\$0.01
Harris Co Hosp Dist	\$0.17
Harris Co Educ Dept	\$0.01
Crosby Mud	\$0.50
HC Emerg Srv Dist 80	\$0.05
HC Emerg Srv Dist 5	\$0.02
Total Taxes	\$2.87

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2018 Population	2,522	19,207	26,344
Daytime Population	3,350	17,708	23,633
Avg. HH Income	\$75,352	\$89,064	\$87,419

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SITE
27.5 AC

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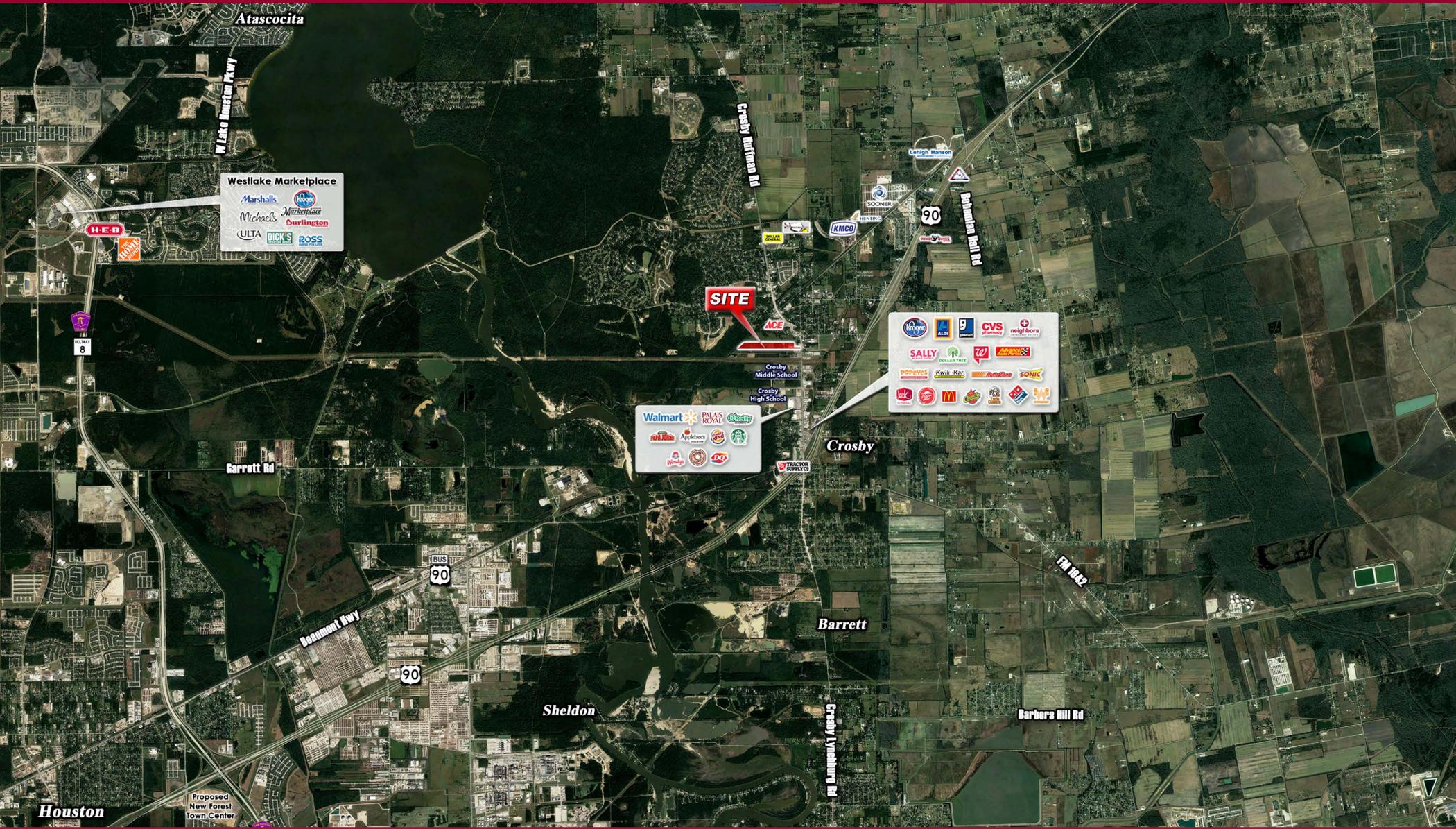
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

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

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