



Accelerating success.

# For Sale

## 2.28 Acres

Spencer Hwy  
La Porte, TX 77571

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Spencer Hwy

Bay Area Blvd

Sens Rd

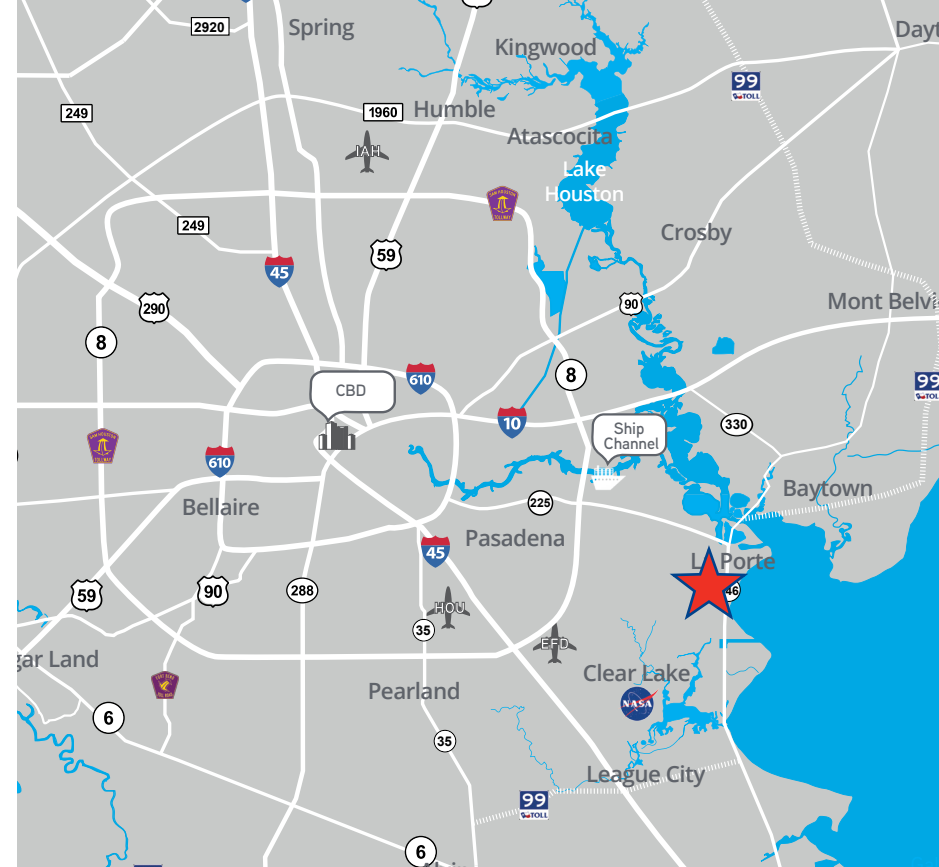
# 2.28 Acres For Sale

Commercial land available near the corner of Spencer Hwy and Bay Area Blvd. in La Porte, TX.

2.28 acres available less than one mile from Highway 146 and near several major industrial developments in the Bayport Industrial District, several new residential communities, and multiple proposed restaurant sites. The property is a great site for commercial development with 275 feet of frontage on Spencer Highway and strong demographics within three miles of the property and over 16,000 cars per day on Spencer Highway.

## Property Specifications

|           |   |
|-----------|---|
| Site Area | ± 2.28 Acres  |
| Location  | Hard corner of 25th Street and Spencer Hwy, near Bay Area Blvd intersection |
| Zoning    | General Commercial  |
| Frontage  | 275' on Spencer Hwy<br>400' on 25th Street                                  |
| Utilities | City of La Porte  |
| Access    | Hwy 225, Hwy 146 & Bay Area Blvd  |
| Pricing   | \$7.00 PSF or \$695,217   |



## Area Highlights

- Located adjacent to Morgan's Landing, a 235 acre multifamily, retail, and commercial development now underway.
- Located near Bayport Industrial District and multiple large industrial parks with over 70 specialty chemical companies and large-scale distribution companies in the vicinity.

# 10

minutes to  
Barbours Cut &  
Bayport Terminals

# 30

minutes to  
Downtown  
Houston

# 45

minutes to Bush  
Intercontinental  
Airport

# 2.28 Acres

## Spencer Hwy

### La Porte, TX 77571

### Demographics



67,742  
Population



2,106  
Total Businesses

37,145  
Total Employees



23,457  
Households



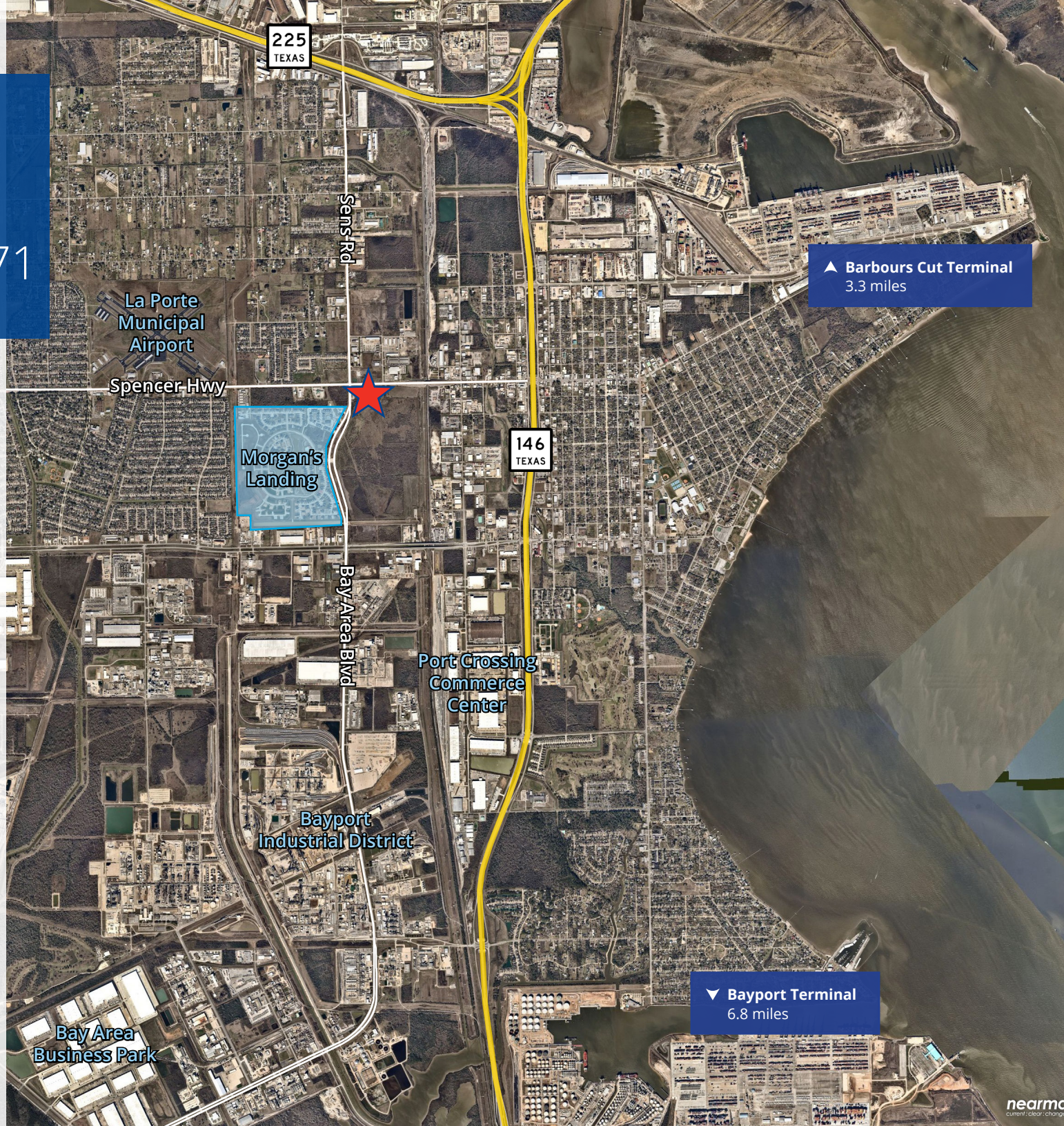
10,350  
CPD on Sens Rd

16,630  
CPD on Spencer Hwy



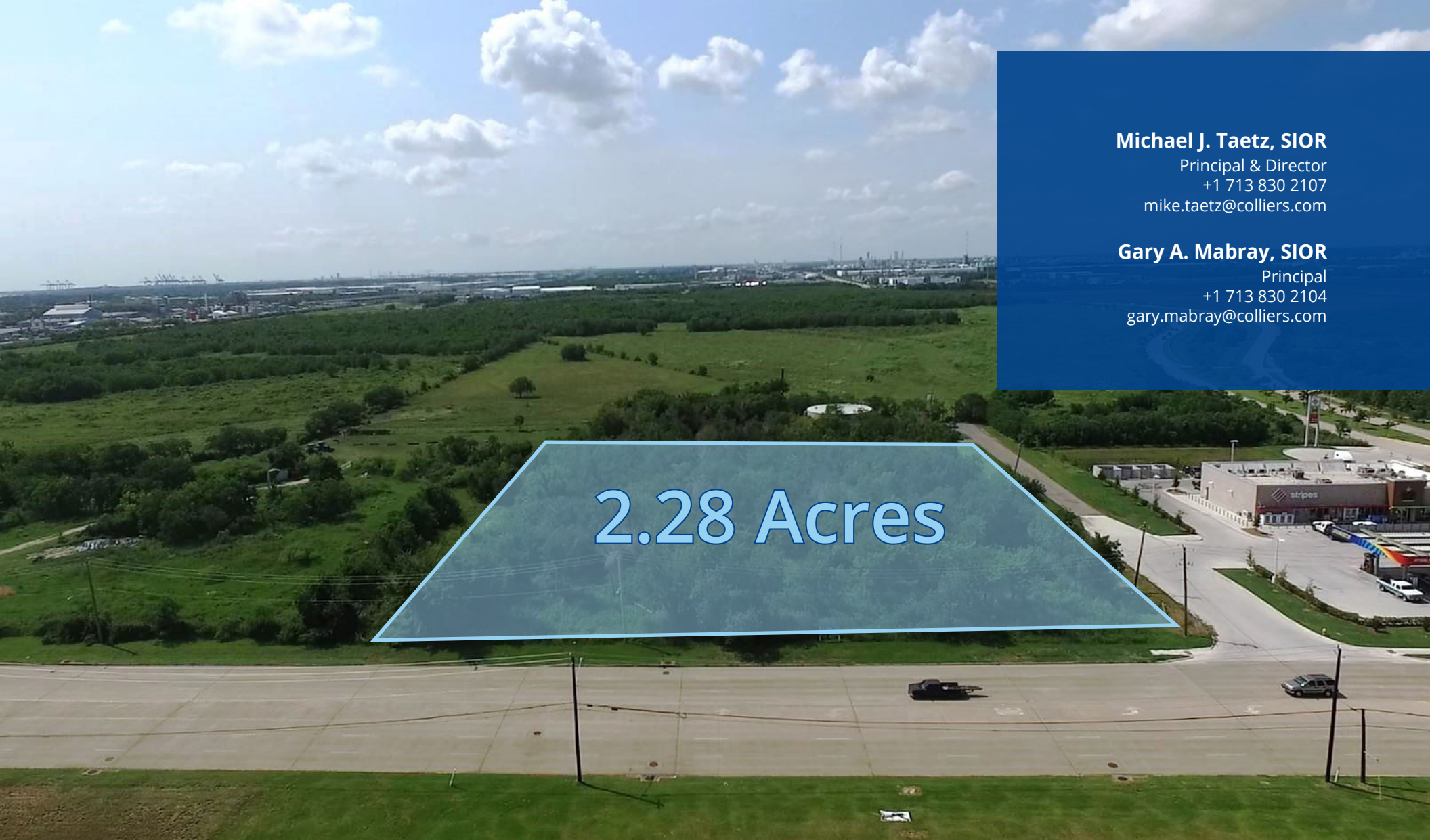
\$95,671  
Avg HH Income

67,184  
CPD on Hwy 146



▲ Barbour's Cut Terminal  
3.3 miles

▼ Bayport Terminal  
6.8 miles



2.28 Acres

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date