

# CENTERMARK

## 6.89 ACRES FOR SALE

**Lone Star Pkwy & Buffalo Springs Dr., Montgomery, TX 77356**

### Property Highlights:

- 6.89 Acres, Cleared
- Southwest Corner of Lone Star Pkwy and Buffalo Springs
- Water and Sewer available to the site
- Recently Platted
- No Floodplain
- Partial Off-site Detention available, per City Meeting
- General Commercial Zoning, Fuel Allowed

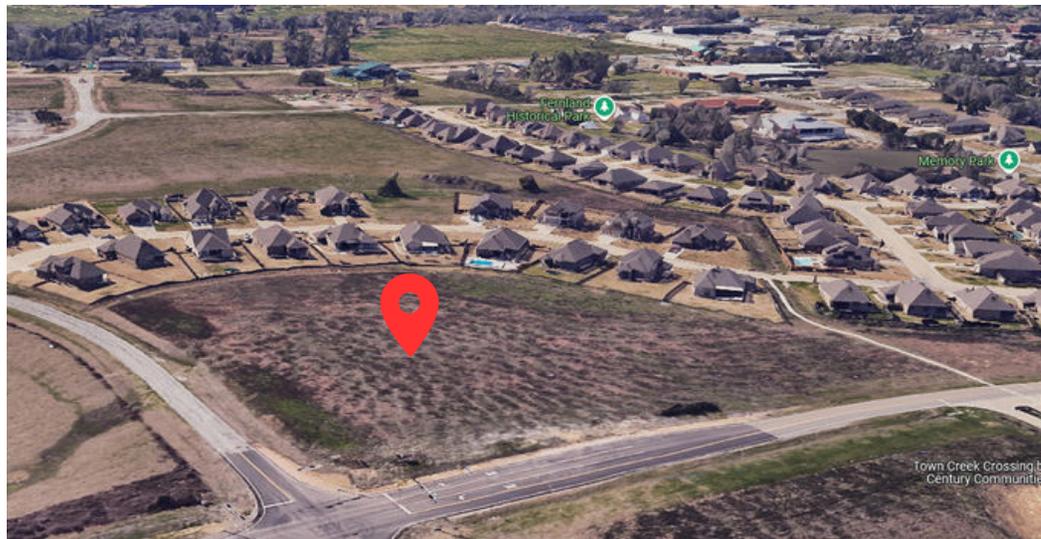


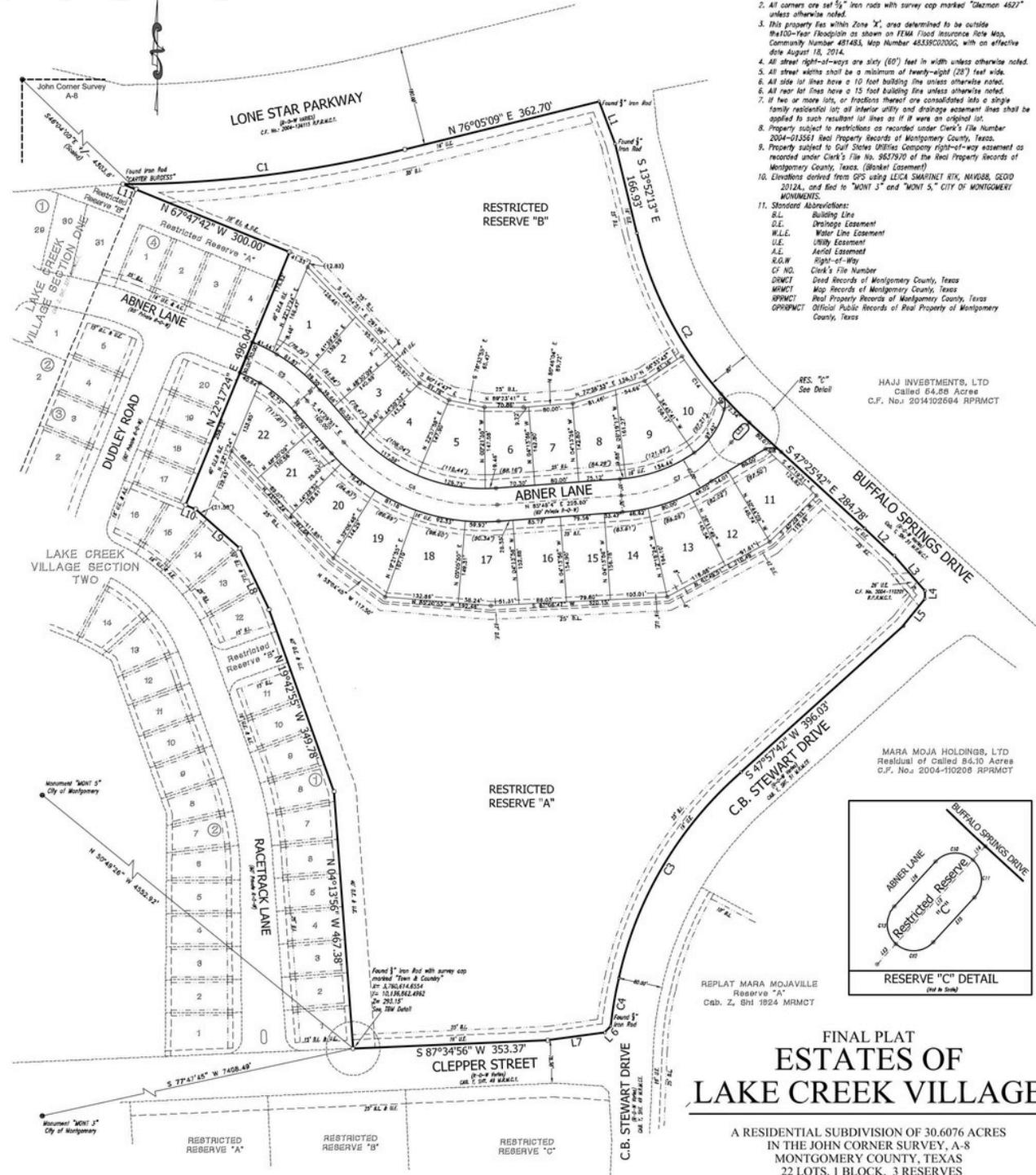
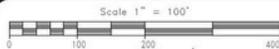
**ERIC HUGHES**

Partner

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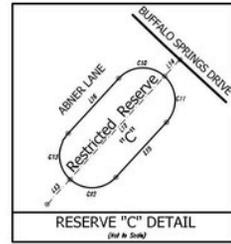




- NOTES:
1. Scale: 1"=100'
  2. All corners are set 5/8" iron rods with survey cap marked "Glezman 4527" unless otherwise noted.
  3. This property lies within Zone 2', area determined to be outside 100-year floodplain as shown on FEMA Flood Insurance Rate Map, Community Number 481483, Map Number 48338C0200G, with an effective date August 18, 2014.
  4. All street right-of-ways are sixty (60') feet in width unless otherwise noted.
  5. All street widths shall be a minimum of twenty-eight (28') feet wide.
  6. All side lot lines have a 10 foot building line unless otherwise noted.
  7. All rear lot lines have a 15 foot building line unless otherwise noted.
  8. If two or more lots, or fractions thereof are consolidated into a single family residential lot, all interior utility and drainage easement lines shall be applied to such resultant lot lines as if it were an original lot.
  9. Property subject to restrictions as recorded under Clerk's File Number 2004-112661 Real Property Records of Montgomery County, Texas.
  10. Property subject to Gulf States Utilities Company right-of-way easement as recorded under Clerk's File No. 9637970 of the Real Property Records of Montgomery County, Texas. (Blanket Easement)
  11. Elevations derived from GPS using LEICA SMARTNET RTK, NAVD83, GEOID 2012A, and tied to "MONT 3" and "MONT 5," CITY OF MONTGOMERY MONUMENTS.
  12. Standard Abbreviations:  
 B.L. Building Line  
 D.E. Drainage Easement  
 W.L.E. Water Line Easement  
 U.E. Utility Easement  
 A.E. Aerial Easement  
 R.O.W. Right-of-Way  
 C.F. No. Clerk's File Number  
 MRMCT. Map Records of Montgomery County, Texas  
 RPRMCT. Real Property Records of Montgomery County, Texas  
 OPRMCT. Official Public Records of Real Property of Montgomery County, Texas

HAJJ INVESTMENTS, LTD  
 Called 64.88 Acres  
 C.F. No. 2014102664 RPRMCT

MARA MOJA HOLDINGS, LTD  
 Residual of Called 84.10 Acres  
 C.F. No. 2004-110208 RPRMCT



FINAL PLAT  
**ESTATES OF  
 LAKE CREEK VILLAGE**

A RESIDENTIAL SUBDIVISION OF 30.6076 ACRES  
 IN THE JOHN CORNER SURVEY, A-8  
 MONTGOMERY COUNTY, TEXAS  
 22 LOTS, 1 BLOCK, 3 RESERVES

SEPTEMBER 2017 SHEET 1 OF 2

BUFFALO RUN SECTION ONE  
 O&A, S. 96.48 ACRES.

ENGINEER:  
 GOODWIN-LASTER-STRONG  
 4077 CROSS PARK, SUITE 100  
 BRYAN, TEXAS 77802

OWNER/DEVELOPER:  
 LEFCO INVESTMENTS, INC.  
 780 CLEPPER STREET, SUITE 100  
 MONTGOMERY, TEXAS 77356

GLEZMAN SURVEYING, INC.  
 408 US 49 West, Montgomery, Texas 37359  
 (615) 833-3333





### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Centermark CRE, LLC</u>	<u>605733</u>	<u>manon@centermarkcre.com</u>	<u>(713)461-4750</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Eric Hughes</u>	<u>422676</u>	<u>eric@centermarkcre.com</u>	<u>(713)461-4750 x2</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date