

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



6575 West Loop S. Ste 680
Bellaire, TX 77401
713 461 4750
centermarkcre.com

ERIC HUGHES

Partner

C 281-236-9553

eric@centermarkcre.com

All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.



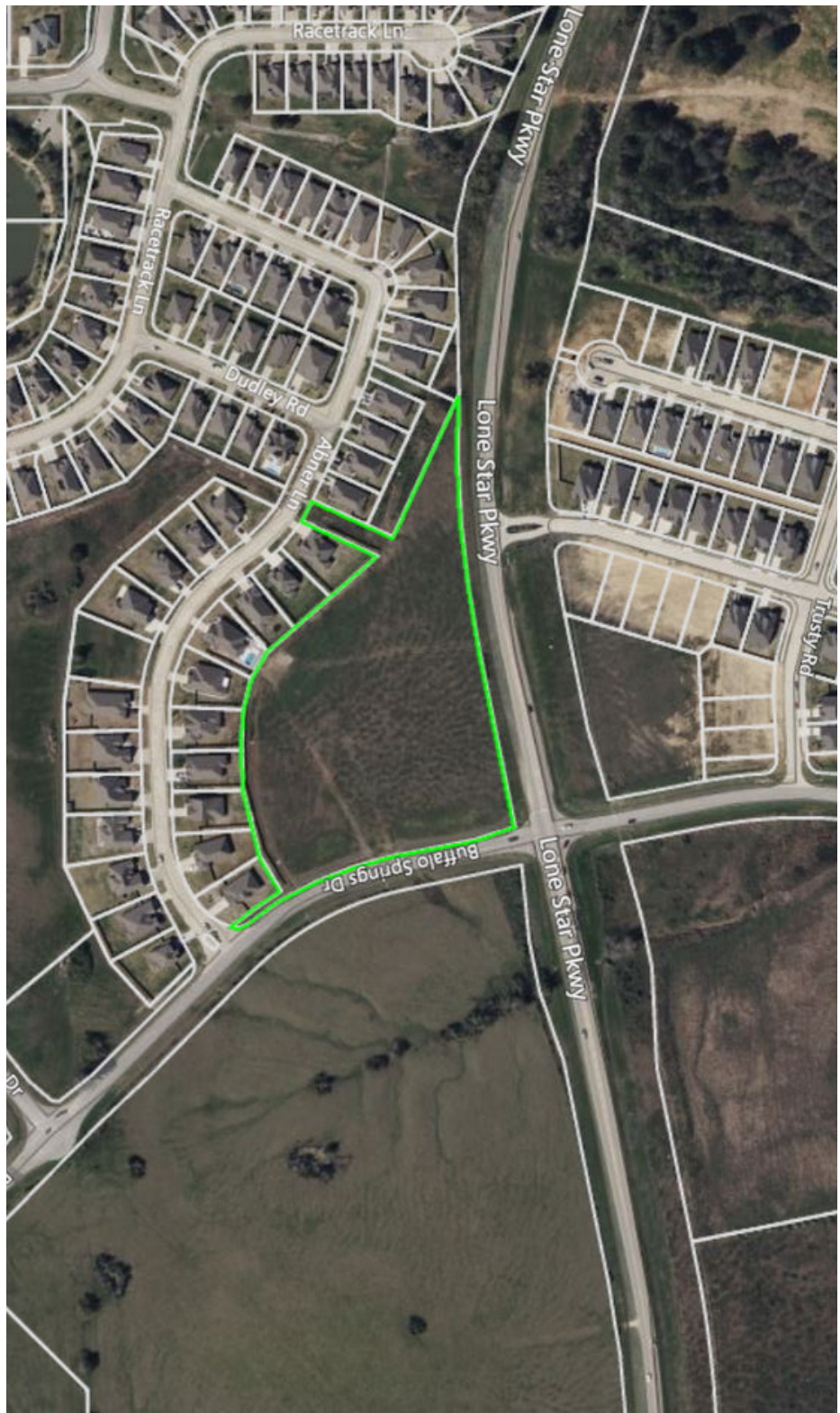
DETENTION

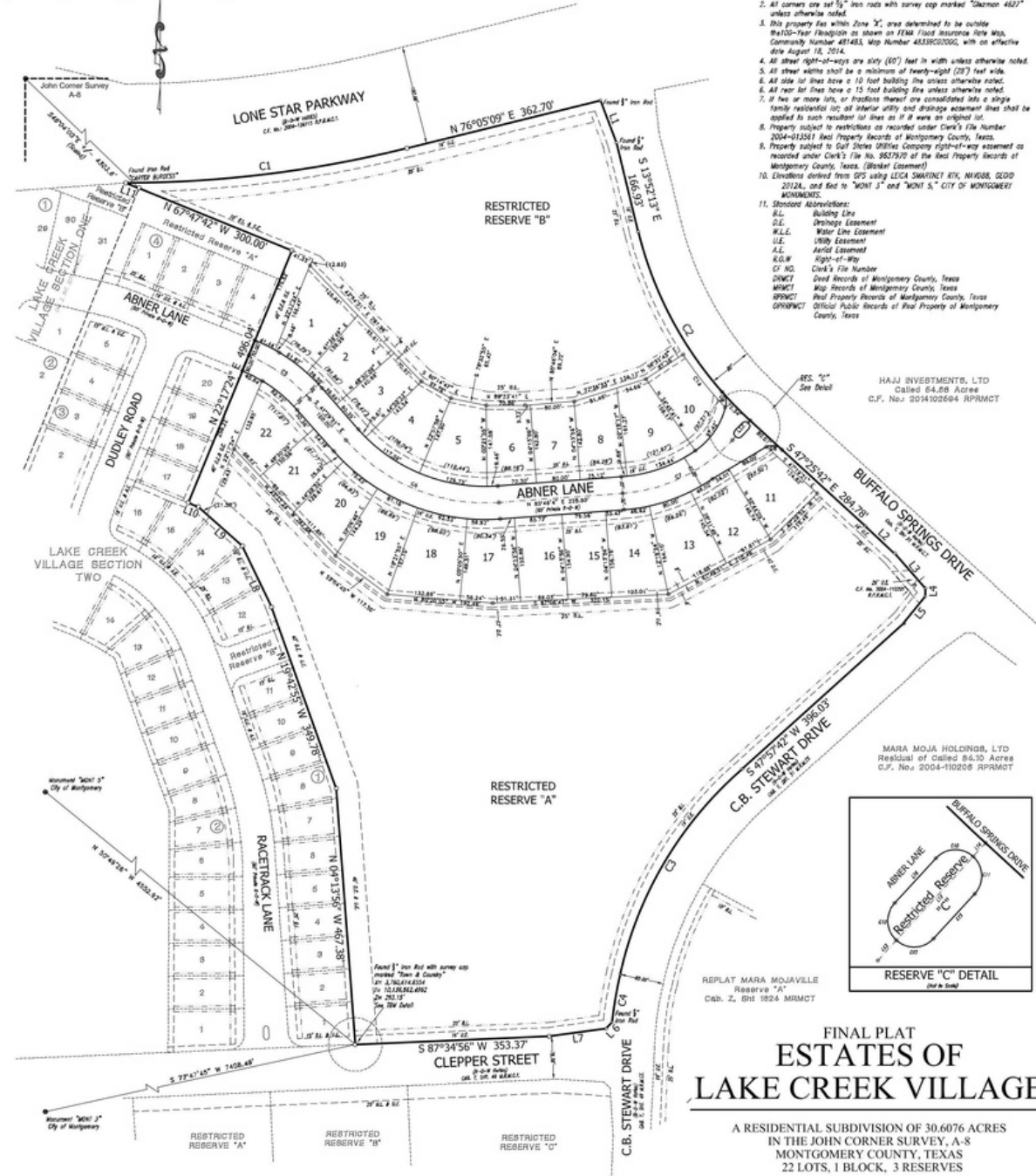
PUMP

G-STONE

RETAIL

RETAIL

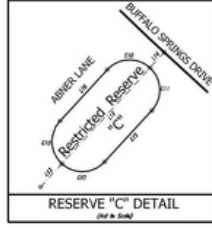




- NOTES:
1. Scale: 1"=100'
 2. All corners are set 1/2" iron rods with survey cap marked "Johnson 4527" unless otherwise noted.
 3. This property lies within Zone "X", area determined to be outside 100-year floodplain as shown on FEMA Flood Insurance Rate Map, Community Number 481483, Map Number 45530C0200, with an effective date August 15, 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 2004-015561 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. 9857970 of the Real Property Records of Montgomery County, Texas. (Drainage Easement)
 11. Elevation control from GPS using LEICA DISTANCE RTK, NAVSTAR, GLOD 2012A, and Red 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
 - DWCT Deed Records of Montgomery County, Texas
 - MRCT Map Records of Montgomery County, Texas
 - RPWCT Real Property Records of Montgomery County, Texas
 - OPWPCCT Official Public Records of Real Property of Montgomery County, Texas

H&J INVESTMENTS, LTD
Called 64.88 Acres
C.F. No. 2014102664 RPRMCT

MARA MOJAVE HOLDINGS, LTD
Residual of Called 84.30 Acres
C.F. No. 2004-110206 RPRMCT



FINAL PLAT ESTATES OF LAKE CREEK VILLAGE

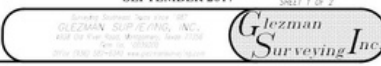
A RESIDENTIAL SUBDIVISION OF 30.6076 ACRES
IN THE JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS
22 LOTS, 1 BLOCK, 3 RESERVES

SEPTEMBER 2017

SHEET 1 OF 2

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

OWNER/DEVELOPER:
LEICO INVESTMENTS, INC.
700 CLEPPER STREET, SUITE 100
MONTGOMERY, TEXAS 77356



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Centermark Real Estate LLC	605733		713-461-4750
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Eric Hughes	422676	eric@centermarkcre.com	713-461-4750 x2
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date