FOR SALE | VACANT LAND

1.72 ACRE TRACT

Professional Park Dr.
Webster, Texas 77598

COY DAVIDSON | 713 830 2128 | coy.davidson@colliers.com

SITE

W Bay Area Blvd

Professional Park Dr

Live Oak St

Orchard St

Colliers
INTERNATIONAL

Accelerating success.
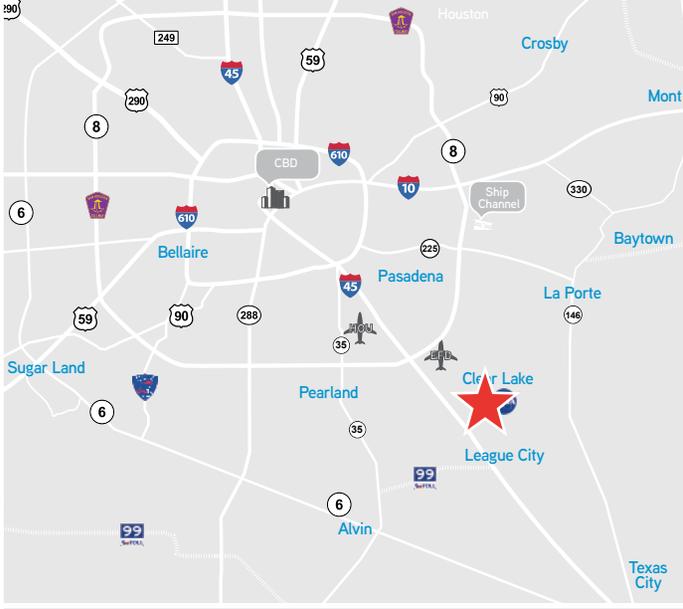
Professional Park Dr., Webster, Texas

FOR SALE

1.72 Acre Tract | Vacant Land

Site located west of State Highway 3, south of Bay Area Blvd., in the NASA/Clear Lake submarket.

Property Overview

> 1.72 Acres of vacant land

> Will divide

> Zoned C-3 City of Webster

> Surrounded by quality medical facilities

> Deed restricted office park

> Immediate proximity to Kindred Hospital Clear Lake, Clear Lake Regional Medical Center, The Women's Place, Clear Lake and The Heart Hospital

Site Plan
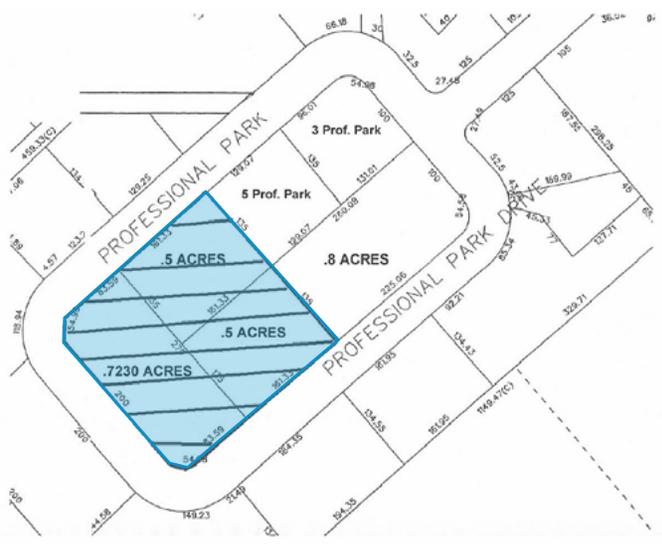
Sales Price

$900,000 ($12.01 per sq. ft.)

Contact Us

COY DAVIDSON
713 830 2128
coy.davidson@colliers.com

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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	(713) 222-2111
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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/

Gary Mabray	138207	gary.mabray@colliers.com	(713) 830-2104
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually though 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:

Patrick Duffy	604308	patrick.duffy@colliers.com	(713) 830-2112
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

- 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.

Coy Davidson	397576	coy.davidson@colliers.com	(713) 830-2128
Sales Agent/Associate's Name	License No.	Email	Phone

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.

_____ _____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. 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.