

FOR SALE

706 CEDAR BAYOU RD., BAYTOWN

706 Cedar Bayou Rd. Baytown, Texas 77520

PROPERTY INFORMATION:

SALE PRICE: **\$475,000.00**

TOTAL ACREAGE: **2.5 ACRES**

3 BUILDINGS Multiple buildings on property

This property is 2.5 acres and is listed for \$475,000. This property has lots of potential as it would be great for a laydown yard or storage area or something similar and with 3 buildings on the property it could easily accommodate multiple offices for many types of businesses. The building currently has tenants and is income producing giving a new owner time to acquire permits, conduct research and draw up plans. It also has easy access to major thoroughfares for trucks to get products to and from areas around the City of Houston, Baytown, LaPorte and ship channels.

(PLEASE DO NOT DISTURB TENANTS)



FOR MORE INFORMATION:

Chris Bittinger, SALES AGENT **832.541.5433**

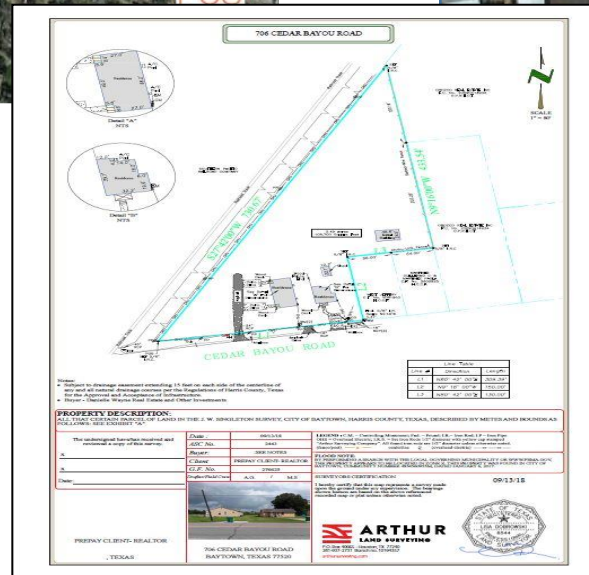
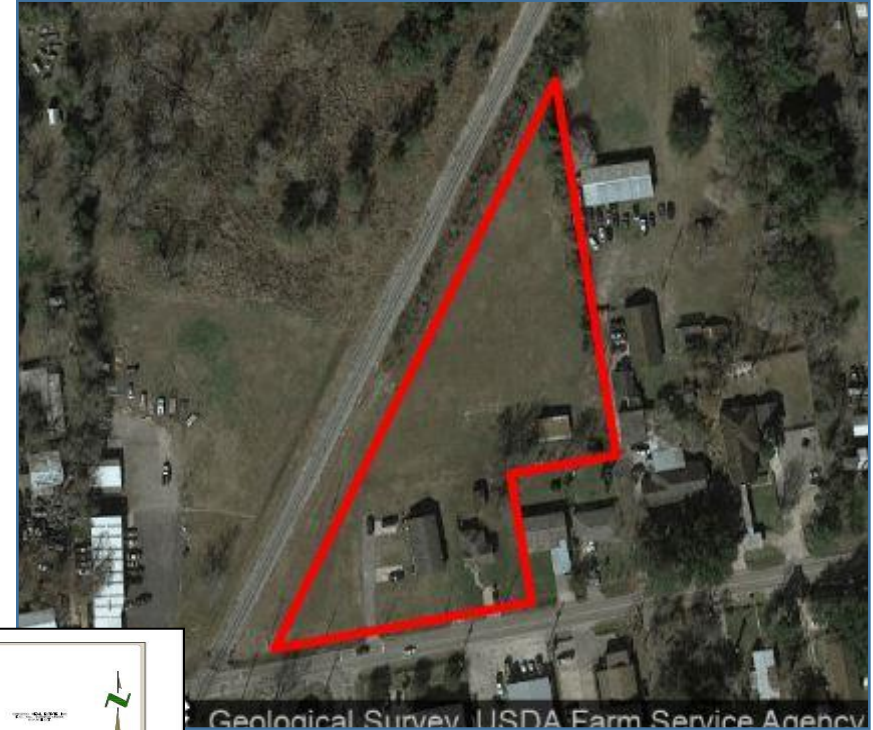
Wayne Rutledge, BROKER **832.875.2980**

Demographics:	1M	3M	5M
Population	10,301	53,278	79,729
Avg. Income	54,311	57,390	58,374

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial and Real Estate Options of Texas makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease. or withdrawal without notice.

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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.

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 coincidental 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>Rutledge Commercial Real Estate</u>	<u>9005680</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>574582</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Chris Bittinger</u>	<u>649497</u>	<u>chris@rutledgecommercial.com</u>	<u>(832)541-5433</u>
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 Date

Rutledge Commercial Real Estate, 18024 Upper Bay Road Houston, TX 77058 Phone: (832)541-5433 Fax: 451 Landing Blvd.
Christopher Bittinger Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48035 www.ziplogic.com

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