

HORSE STABLE FOR SALE

1840 WESTFIELD ROAD, FRIENDSWOOD, TX 77546

Star of Texas Stables

1840 Westfield (formerly 612 Westfield), Friendswood, TX 77546

Brazoria County, Pearland ETJ and Pearland ISD (Great location!)

SALE PRICE: **\$2,570,000.00**

TOTAL ACREAGE: **11.0 ACRES ±** (with 4 water wells)

Unlimited Income Potential – Breeding, training, and boarding facility suitable for all breeds of horses. Perfect for riding lessons and camps.

- 10,497 sq. ft. stable: 27 stalls (currently 100% leased); 3 pastures and 1 paddock
- Stable (includes 2 offices, one restroom (offices and restroom are air conditioned), 2 tack rooms, 1 feed room, 1 portable building for feed or storage, 1 separate building for hay storage, 1 equipment room, and indoor washroom with hot water).
- 1 BR Apartment (with A/C) is on the second floor of the stable
- 10,000 sq. ft. covered lighted arena.
- 150 ft. diameter lighted round arena
- Ample parking for horse trailers
- Bonus! Includes a 2,200 sq. ft. 3 BR/2 bath single family home with detached garage and large double RV cover. RV cover has hook-ups and dump station.
- Owner financing available
- Includes John Deere 4740 tractor and new Kubota diesel zero turn 60" mower
- HVAC replaced and warrantied for 10 Years



FOR MORE INFORMATION:

John Williams, BROKER 832.384.4917 Real Estate Options of Texas

Wayne Rutledge, BROKER 832.875.2980 Rutledge Commercial Real Estate

Demographics:	1M	3M
Population	5,648	52,282
Avg. Age	37.0	38.4
Avg. Income	86,111	91,112



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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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Other amenities include:

Beautiful Hill Country design.

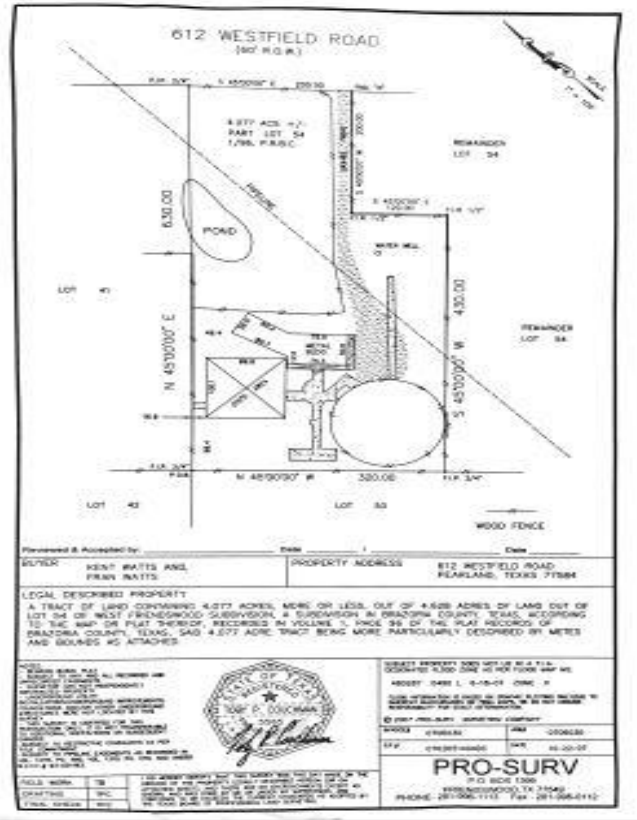
Three-sided shed with roof for loose shavings.

Rubber mats in every stall.

Automatic fly spray system with a nozzle in every stall.

Priefert programable horse walker.

Stainless-steel wash rack/stock.



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1840 Westfield Road
 Friendswood, TX 77546
 (BRAZORIA COUNTY, PEARLAND ETJ,
 PEARLAND ISD)

11/2/2015



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.

Rutledge Real Estate, LLC	9005660	wayne@rutledgecommercial.com	(281)957-7980
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wayne Rutledge	574582	wayne@rutledgecommercial.com	(832)875-2980
Designated Broker of Firm	License No.	Email	Phone
Wayne Rutledge	574582	wayne@rutledgecommercial.com	(832)875-2980
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laurie Rutledge	671487	Laurie@rutledgecommercial.com	(832)641-9103
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

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IABS 1-0 Date Forms



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