



Liberty TX - Commercial Property For Sale

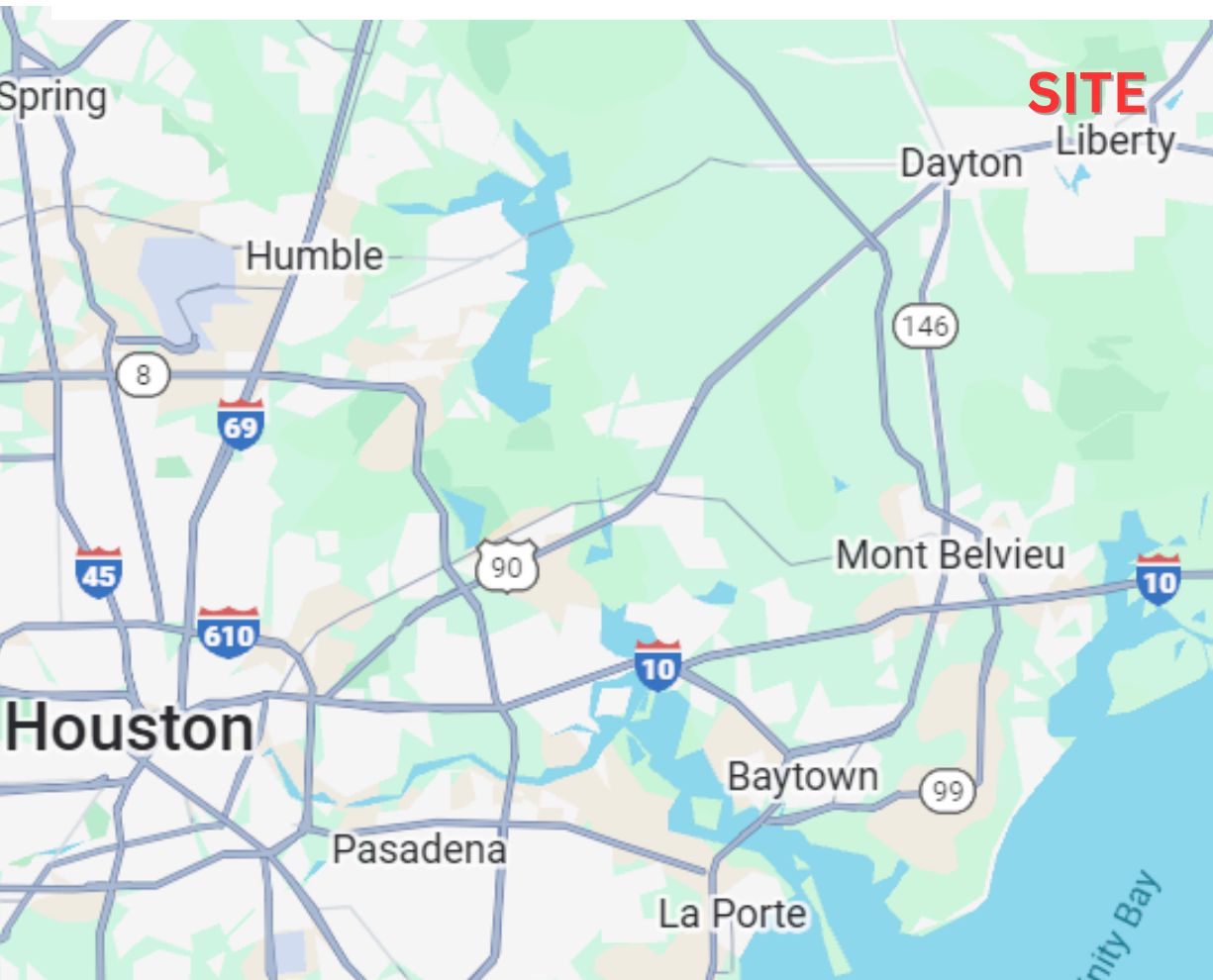
Hwy 146

EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY

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Summary



Location:

Liberty, Tx

Property Highlights:

- **Property:** +/-3 Acres w/ ±355.66' of frontage on Hwy 146.
- **Strategic Location:** Property offers excellent connectivity with quick access to, Hwy 90, making it a convenient location for both local residents and commuters.
- **Development Opportunity:** Nearly 3 acres of prime commercial land with excellent Highway 146 frontage in the growing Liberty market. This highly visible site offers outstanding access and exposure, making it ideal for a variety of commercial uses including retail, office, service-based business, restaurant, storage, or future development.
- **Positioned** along one of the area's major thoroughfares with strong connectivity to Highway 90, Dayton, Baytown, and the Greater Houston market, this property is perfectly suited for investors, developers, and owner-users looking to capitalize on the continued growth along the Hwy 146 corridor. Liberty is increasingly being recognized for its strategic location between Houston and Beaumont, with Hwy 146 providing efficient regional access.
- **With** approximately 3 acres, the site offers ample room for development, parking, ingress/egress, and future expansion. Hwy 146 corridor sites in Liberty continue to attract commercial interest due to their accessibility and visibility.
- **Existing Infrastructure:** The property is equipped with +/-3,400 sq ft building with utilities.
- **Flexible Zoning Potential:** The property offers a range of possibilities, from retail and commercial projects to daycare or light industrial use, making it a versatile investment for various business needs.
- **Flood Zone:** Outside all flood zones

Traffic Counts:

Hwy 90 ± 25,750 VPD (TXDOT)

Hwy 146: ± 16,000VPD (TXDOT)

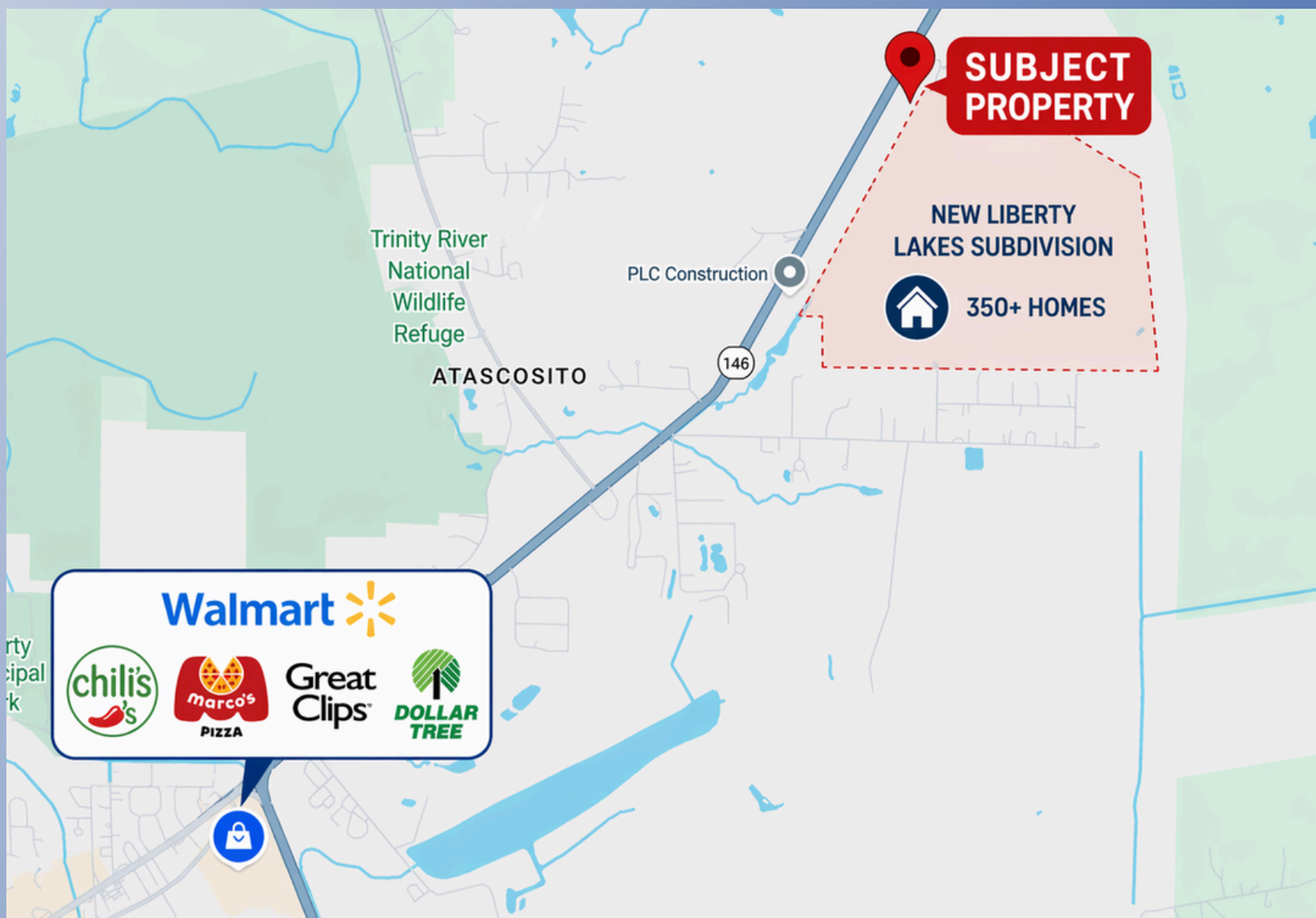
Demographics

	1 Mile	3 Miles	5 Miles
Total Households	250	1,950	3,150
Total Population	700	5,800	9,500

For more information Contact: 713-557-7834 | hkelly@evermarkcommercial.com

7490 Hwy 146

LIBERTY TX -IMPROVED PROPERTY SALE

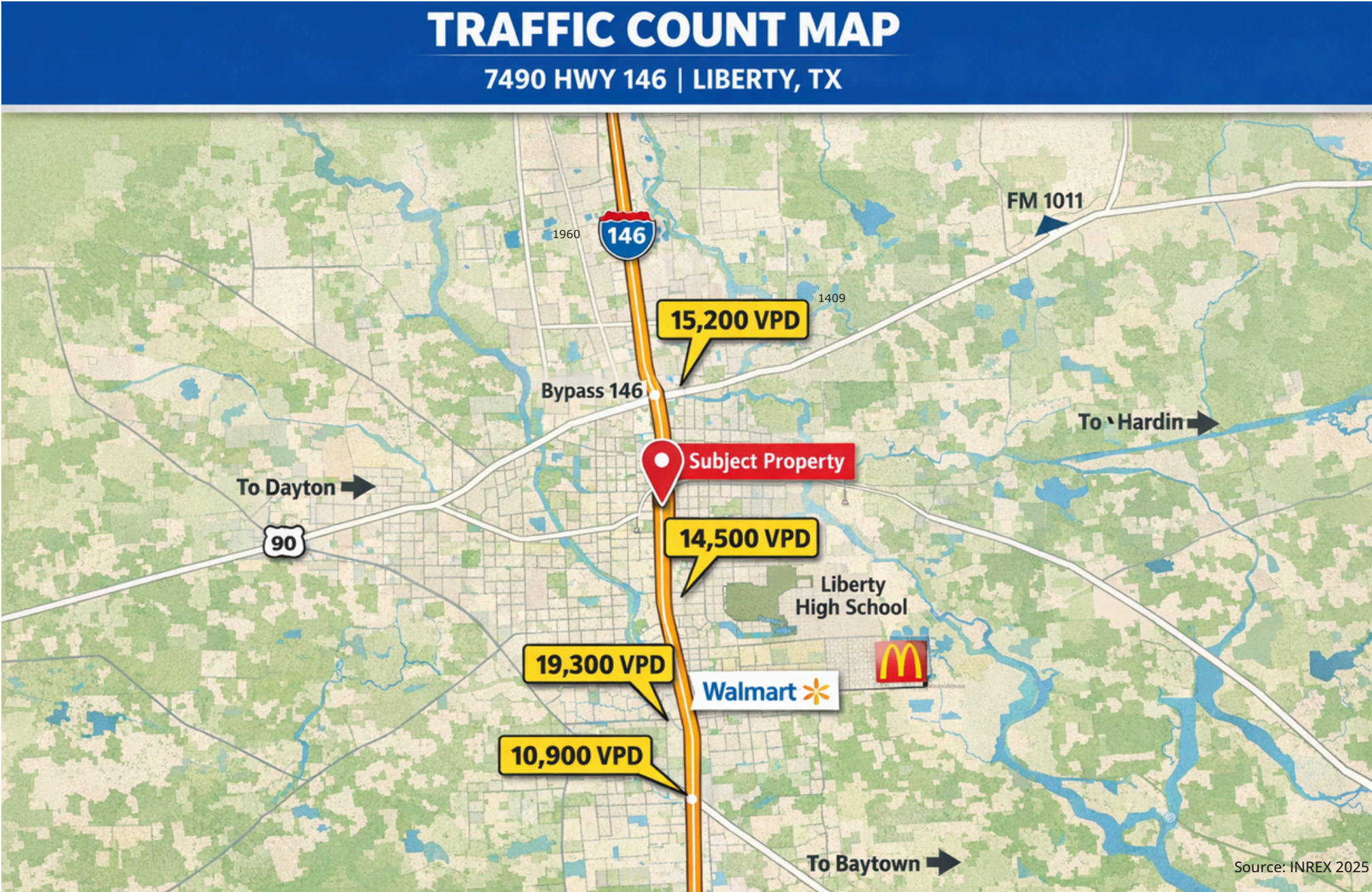


LIBERTY, TX

7490 Hwy 146

LIBERTY, TX- IMPROVED PROPERTY SALE





7490 Hwy 146

LIBERTY TX - IMPROVED PROPERTY SALE





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:
 - 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.

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.

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_____ 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

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