

FOR LEASE



RETAIL & COMMERCIAL

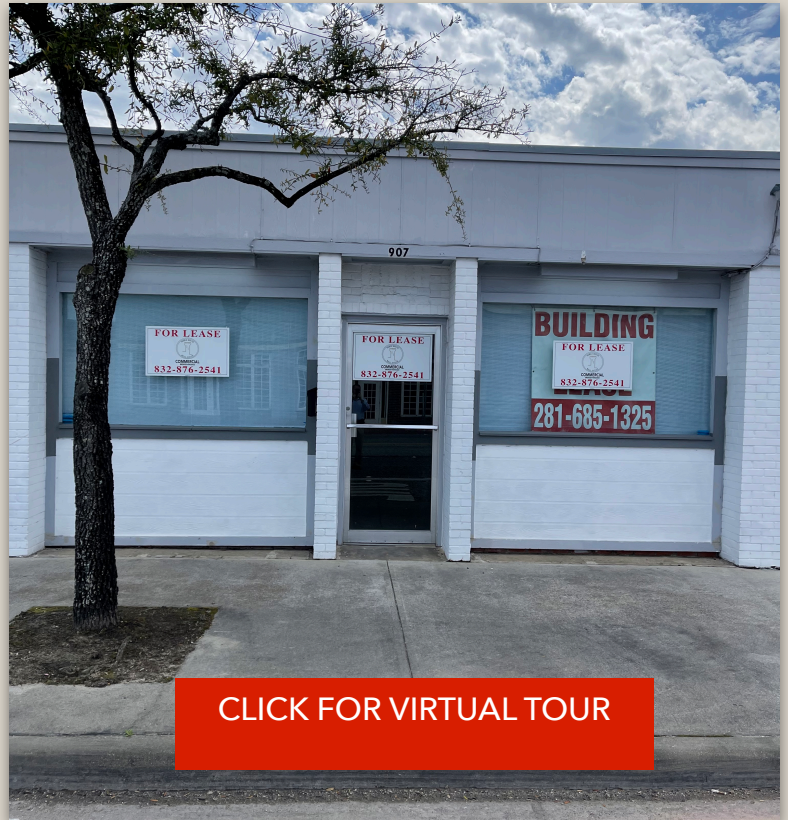
Broker #0436423

832-876-2541

RETAIL FOR LEASE

- 2,640 Square Feet
- Base \$10.16
- NNN \$1.20

**TOTAL MONTHLY
RENT = \$2,500.00**



**907 W Main
La Porte, Texas 77571**

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehoustorealestate.com

907 W MAIN, LA PORTE, TEXAS 77571

RETAIL

2,640 SQ. FEET

BASE .85 CENTS MONTHLY \$10.16 ANNUALLY

CAM .10 CENTS MONTHLY \$1.20 ANNUALLY

BASE \$2,236.00 + CAM \$264.00* = \$2,500.00 TOTAL SECURITY DEPOSIT \$2,500.00

*CAM ADJUSTED ANNUALLY

907 W MAIN			
Term	36-60 months		
HVAC	Window Units (2)	New 2022	
Lighting	LED 2022	100 Amps	
Electrical - Tenant Paid			
Water	Tenant paid	Direct to City	
Break Bar	One Break Bar - Large		
Restroom	Two	One with Shower	
Layout	2 Large Open Rooms	Storage	Large Break Bar
Ceiling	Sheetrock		
Outside Doors	One Front Glass	One Side Glass Door	One Metal Door
Outside Greenspace	1/2 of Adjoining Lot		
Internet Provider	Unknown		
Free Rent - TI Dollars	30-90 days		
Year Built	1960		
Total Building	2,640 SF		
Total Land	3,000 SF		

CITY OF LA PORTE

Website

Planning & Development **281-470-5057** **planning@laportetx.gov**

Director **Teresa Evans**

Permits and Inspections **281-470-5073 office** **281-470-5005 fax**

Zoning **Mixed Use Commercial**

Tax Record **HCAD #0241890100001**

LEGAL DESCRIPTION

LT 30 BLK 45 LAPORTE & LT 1 & 31 BLK 45 LAPORTE

PICTURES





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 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.

Noble House Real Estate	0436423	doug@noblehourealestate.com	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Byerly	0436423	doug@noblehourealestate.com	(832)876-2541
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