

MULTI-TENANT OFFICE COMPLEX FOR SALE

5,040 SF BLDG: (2)1,000 SF, (1)3,040 SF; 22,477 SF LOT, ZONED GC
110 NORTH BROADWAY STREET, #A, B, & C, LA PORTE, TX 77571



KELLER WILLIAMS HOUSTON

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

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0695022, Texas

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110 NORTH BROADWAY STREET



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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KELLER WILLIAMS HOUSTON MEMORIAL

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Houston, TX 77057



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EXECUTIVE SUMMARY

110 NORTH BROADWAY STREET



OFFERING SUMMARY

PRICE:	\$699,000
BUILDING SF:	5,040
PRICE / SF:	\$138.69/SF
OCCUPANCY:	100.00%
LOT SIZE:	22,477 SF
FRONTAGE:	236'
YEAR BUILT:	1980
RENOVATED:	2018

PROPERTY OVERVIEW

Multi-Tenant Office Complex with 100% occupancy. This building is approximately 5,040SF on a corner 22,477SF lot with +/- 34 parking spaces.

Suite #A (Independent- 1,000sf): 2-offices, conference room, break room, restroom.

Suite #B (Independent- 1,000sf): 4-offices, restroom, & conference/work area. This office has more individual office spaces.

Suite #C (Independent- 3,040sf) : 3-Offices, 1-Conference Room, 1-Storage Room, 1-Printer/Copier area, and kitchen/break-room.

PROPERTY HIGHLIGHTS

- Free-standing Office/Retail Complex located in the heart of La Porte, TX, well-suited for a wide variety of professional uses.
- Suite A: 2-Offices, conference room, break room, restroom.
- Suite B: 4-Offices, restroom, & conference/work area.
- Suite C: 3-Offices, 1-Conference Room, 1-Storage Room, 1-Printer/Copier, and a kitchen/break-room.
- 34 On-Site Parking Spaces in the front, side, and rear of the property.
- Near Hwy 146/225, Port of Houston.

LOCATION & HIGHLIGHTS

110 NORTH BROADWAY STREET



LOCATION INFORMATION

Building Name:	La Porte TX Office Complex
	5,040 SF Building/22,477 SF Lot, Zoned GC
Street Address:	110 North Broadway Street
City, State, Zip:	La Porte, TX 77571
County:	Harris
Market:	Southeast
Sub-market:	Port of Houston
Cross Streets:	E Main Street
Signal Intersection:	Main St. & Broadway

LOCATION OVERVIEW

Located in the heart of La Porte, TX, this property is well-suited for a wide variety of professional uses including Office, Retail, and Other. Close to Highway(s) 146 & 225, Houston Shipping Channel, Port of Houston, and the Barbours Cut Terminal. Near Bay Forest Golf Course, in the heart of downtown La Porte with many food options within walking distance. La Porte has undergone a revitalization in recent years with many new construction Commercial & Residential Real Estate projects

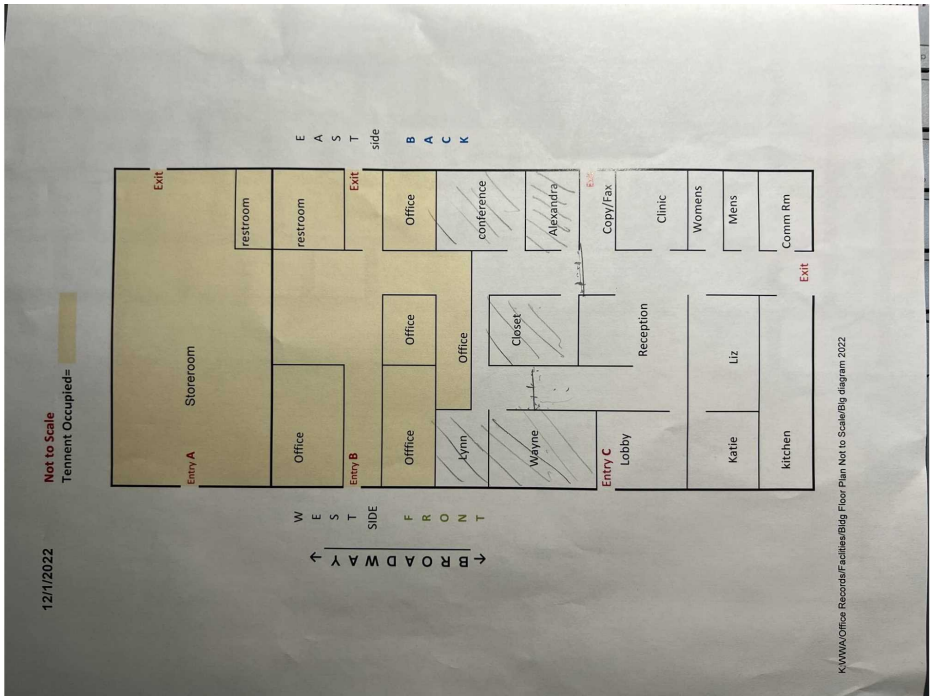
PROPERTY HIGHLIGHTS

- Corner lot single-story free-standing Office/Retail Complex Zoned GC. 5,040 SF Building/22,477 SF Lot (0.516 Acres).
- Located in the heart of La Porte, TX, this free-standing building is well-suited for a wide variety of professional uses.
- Corner lot single-story free-standing Office/Retail Complex can be either one combined space or three separate units.
- There are thirty-four individual parking spaces, with an additional side yard space that can accommodate trailers if needed.
- Close to Highway 146 & 225, Port of Houston, Houston Shipping Channel, Bay Forest Golf Course, and in the heart of downtown La Porte.



PROPERTY PHOTOS

110 NORTH BROADWAY STREET



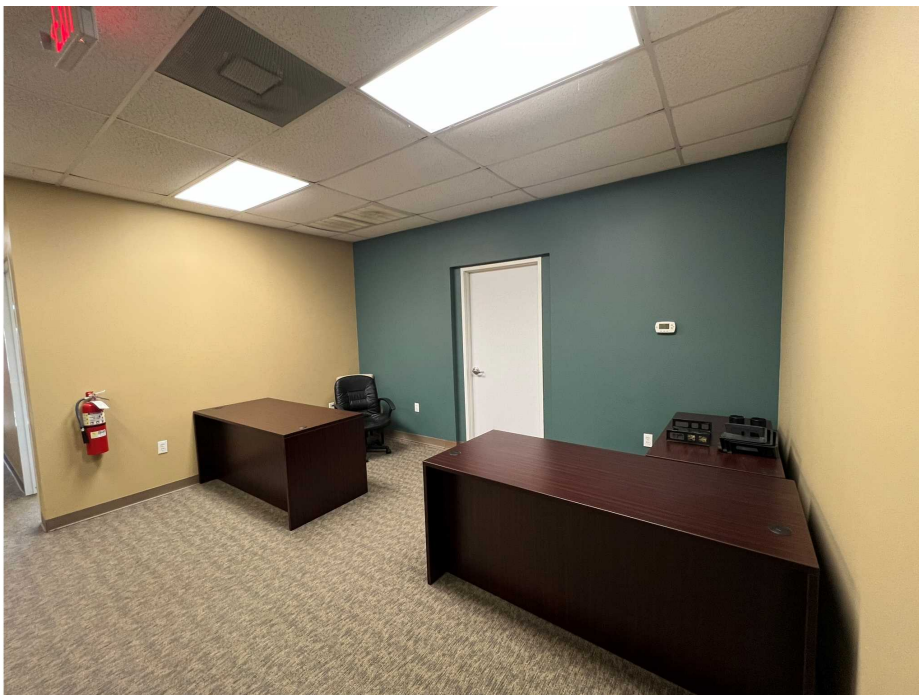
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110 NORTH BROADWAY STREET



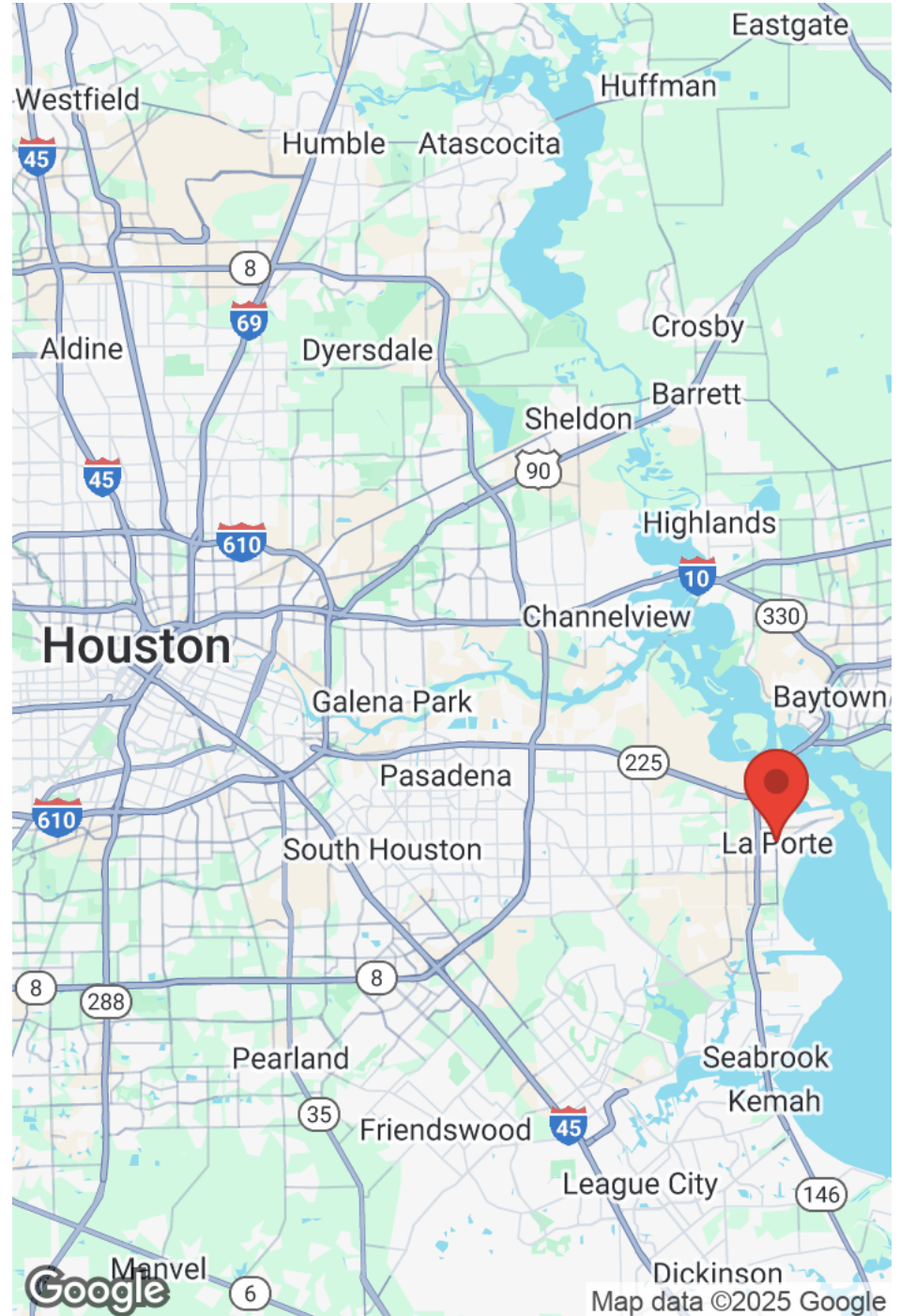
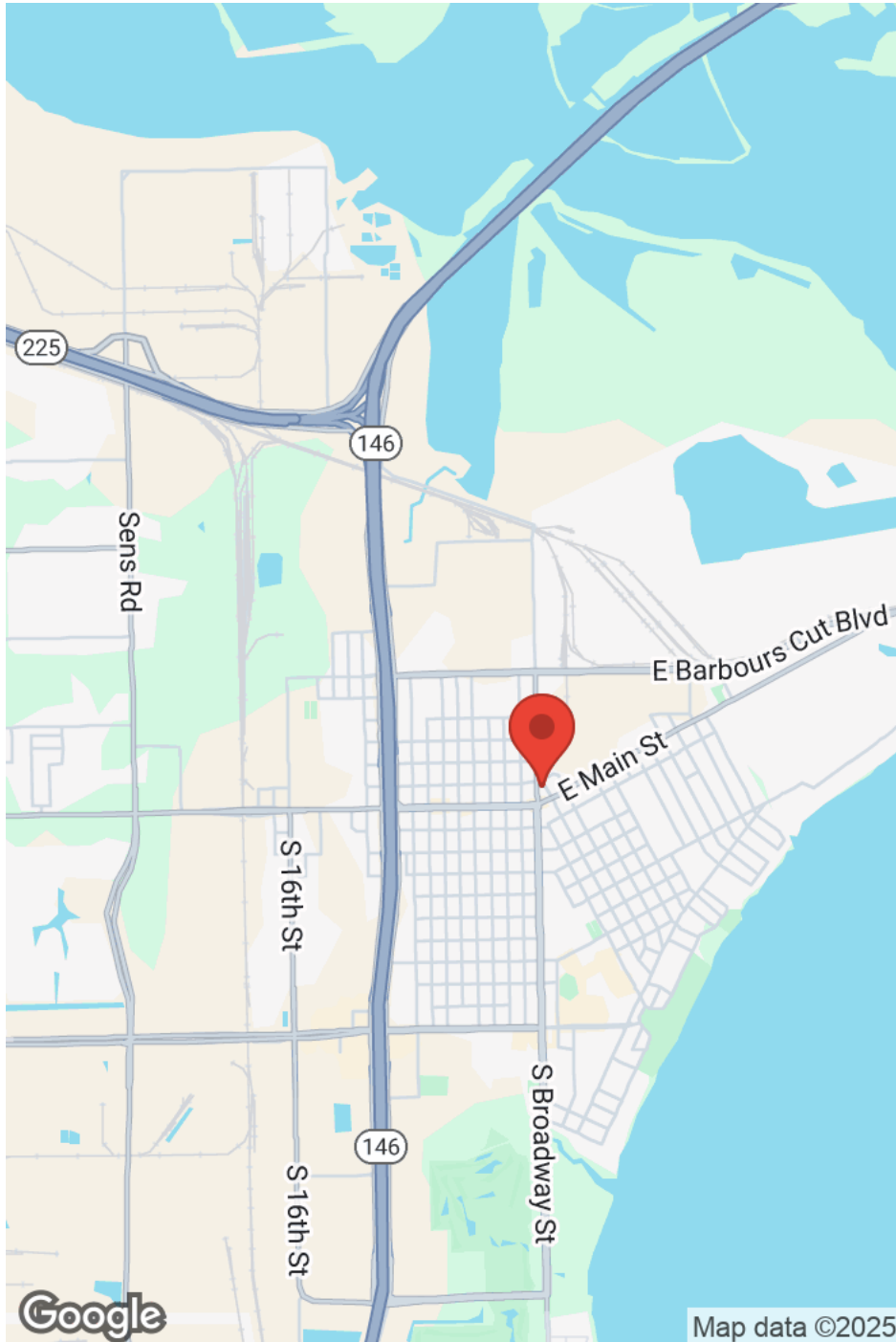
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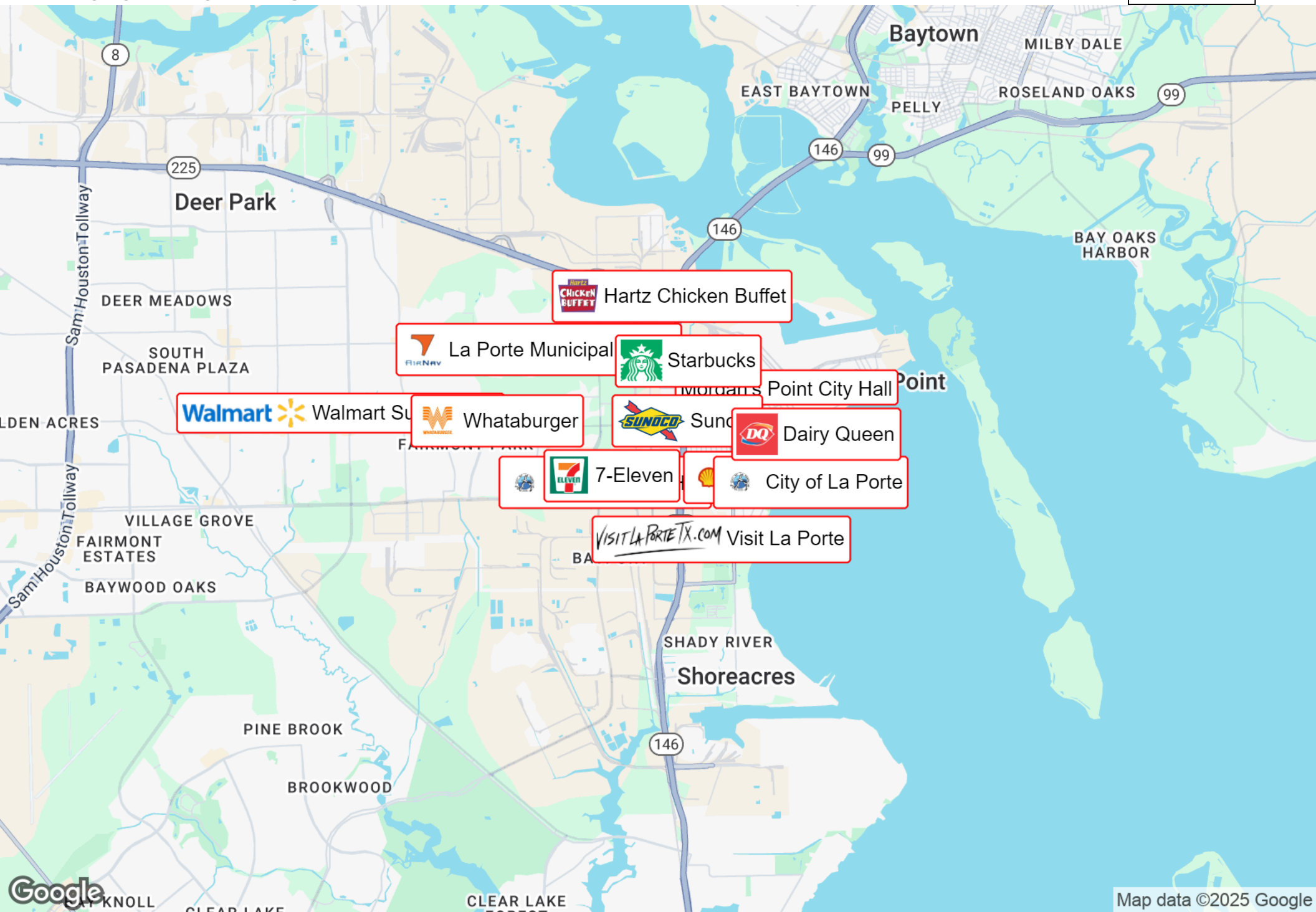
LOCATION MAPS

110 NORTH BROADWAY STREET



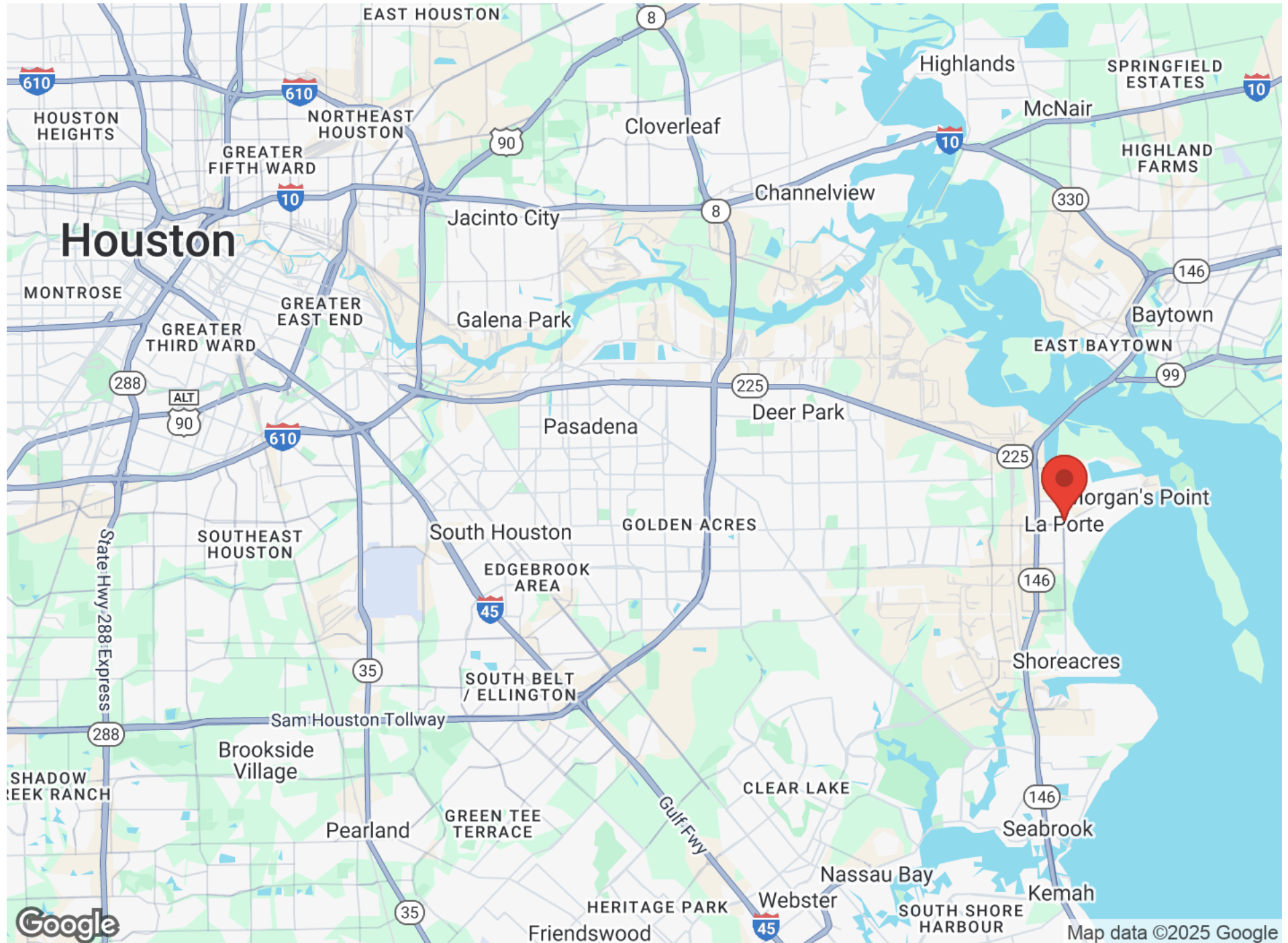
BUSINESS MAP

110 NORTH BROADWAY STREET



REGIONAL MAP

110 NORTH BROADWAY STREET



AERIAL MAP

110 NORTH BROADWAY STREET



FLOOD MAP- OUT- 110 N BROADWAY

110 NORTH BROADWAY STREET

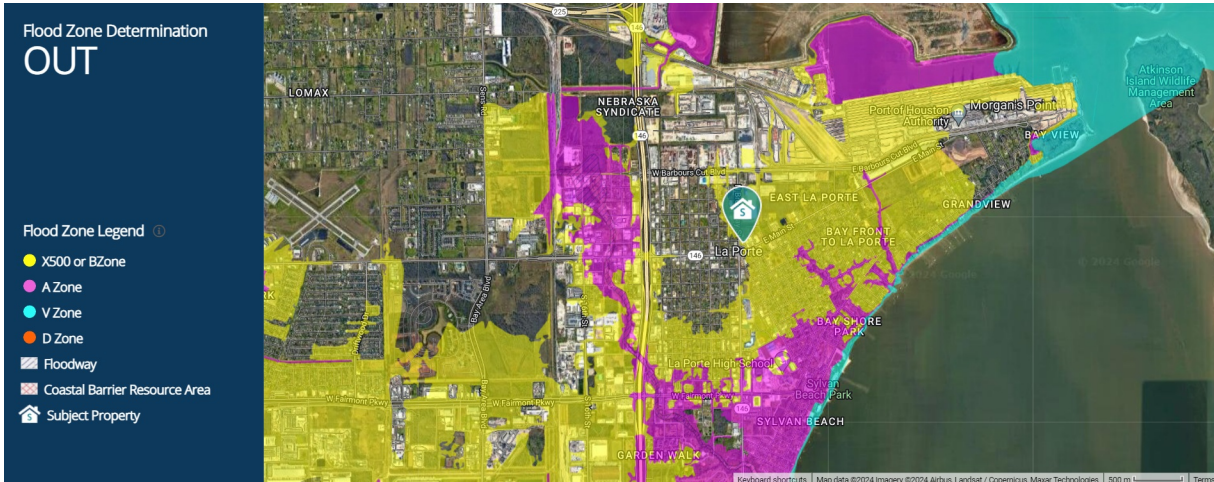


REALIST

APN 023-256-081-0001 | CLIP 2763063740

110 N Broadway St #C, La Porte, TX 77571-3457, Harris County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	1774 ft
Community Number - Map Panel & Suffix	485487-0945M
Flood Zone Code	X500
Panel Date	January, 6, 2017
County	Harris
Original Panel Firm Date	December, 31, 1974
FIPS Code	48201
Coastal Barrier Resource Area (CBRA)	Out
Community Name	La Porte, City Of
Letter of Map Amendment (LOMA)	N/A

FLOOD MAP- OUT- 110 N BROADWAY

110 NORTH BROADWAY STREET



GLOSSARY



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

INFO ABOUT BROKERAGE SERVICES

110 NORTH BROADWAY STREET



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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
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