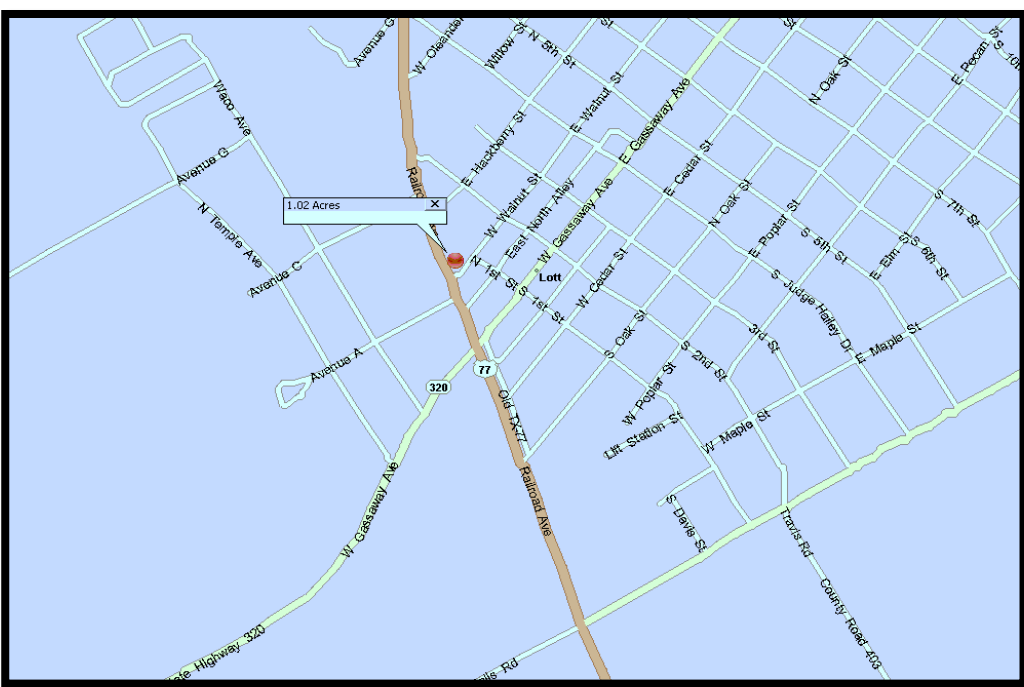
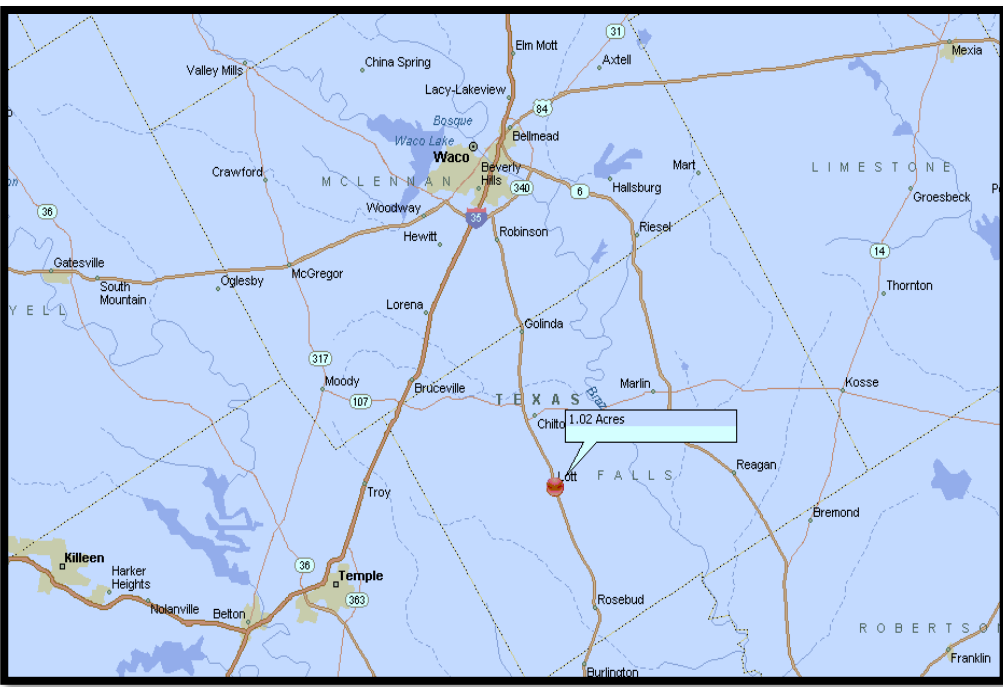


Available For Sale

1.02 Acres – Hwy 77 & Walnut Street
Chilton, TX 76632

\$165,000

Russ A. Gressett, Broker
6121 FM 1960 West, Suite 220
Houston, TX 77069
281.444.2044
www.tgcr.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer/Tenant must verify the information and bears all risk for any inaccuracies. References to square footage or age are approximate.

Available For Sale

\$165,000



**1.02 Acres – Hwy 77 & Walnut Street
Chilton, TX 76632**

Commercial Corner Tract - Lott, TX

Price: \$ 165,000

Size: 1.02 Acres

Main Improvements:

- * Corner location.
- * Contiguous with CEFCO parking lot.
- * 356 LF frontage on Hwy 77.
- * Partially stabilized.
- * Electrical, water and sewer taps in place.
- * Propane fill up operation and equip. can be included for a premium.
- * Great traffic count along Hwy 77.
- * Great lot for restaurant, general store, equipment rental yard, other.



Great commercial lot along Hwy 77 in Lott, TX. Visibility and access is exceptional for tapping into demand from Hwy 77 traffic. The lot sits right beside a CEFCO c-store that is basically the busiest place in the city. The lot was formerly used as an equipment rental yard and propane fill up station. The propane equipment can be included for an additional \$30,000. The site is complete with sewer, water and electric taps/meters. Great tract for a business that wants to be in the center of things in Lott, TX. Restaurant or general store would work well at this location.

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Tax Map – 4 Accounts



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Available For Sale

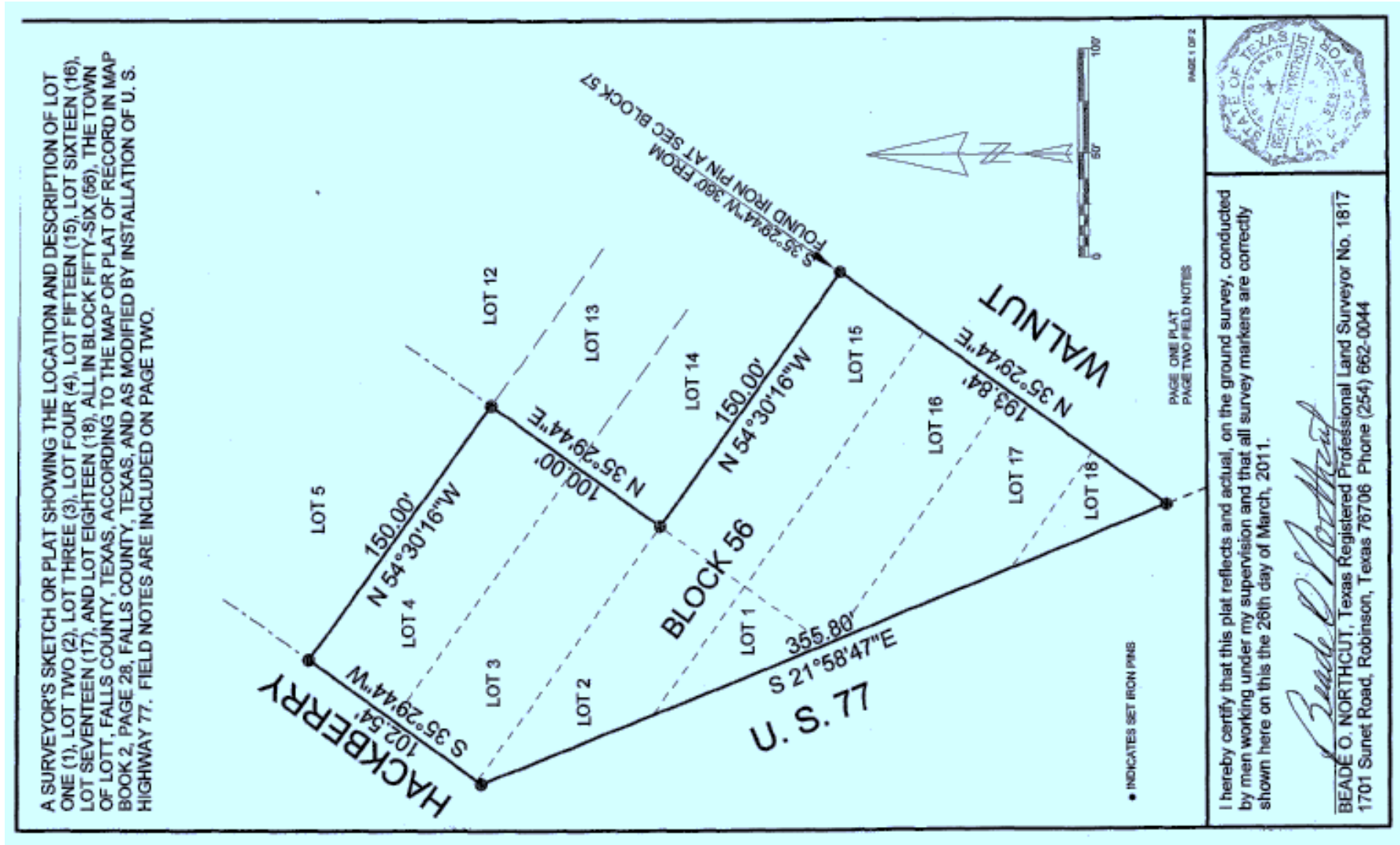
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Survey



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**1.02 Acres – Hwy 77 & Walnut Street
Chilton, TX 76632**

Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers, or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Buyer

Date

**Russ A. Gressett, Broker
TREC Corp. License – #9012838**



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