

12505 HILLCROFT

HOUSTON, TX 77035



Exclusively offered for sale by: Patrick J. Tollett, CPM
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The information contained herein was obtained from sources believed reliable; however, Oak Leaf Management makes no guarantees, warranties, or representations as to the completeness thereof. The presentation of this property is submitted to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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Property:	12505 Hillcroft
Location:	Located just north of the intersection of Ft. Bend Pkwy Toll Road and Sam Houston Tollway South; North of Highway 90; and South of Airport Boulevard.
Site Description:	Approximately 6,000 square foot building (120 feet x 50 feet) with interior pool. Building has never flooded.
Building Description:	Metal building on a concrete slab.
Land Area:	Rectangular tract 150 feet x 131.5 feet.
Certificate of Occupancy:	Issued May 2019.
Parking:	20 parking spaces.
Pool:	53 x 18; 4-foot depth on each end 4 x 4; center 10-foot depth 14 x 18.
Project Completed:	Built in 1978; Refurbished in 2018.
Outdoor Area:	Fenced in back yard.
Plumbing:	All new plumbing.
A/C and Heating:	Central Air conditioning and heat system updated in 2018.
Appraisal District: Area	Harris County Appraisal District; Account Number 090-385-000-0014
Population:	1 mile = 19,349 5 miles = 455,129
Number of Cars/Day:	Approximately 15,000 drive by per day (2017)

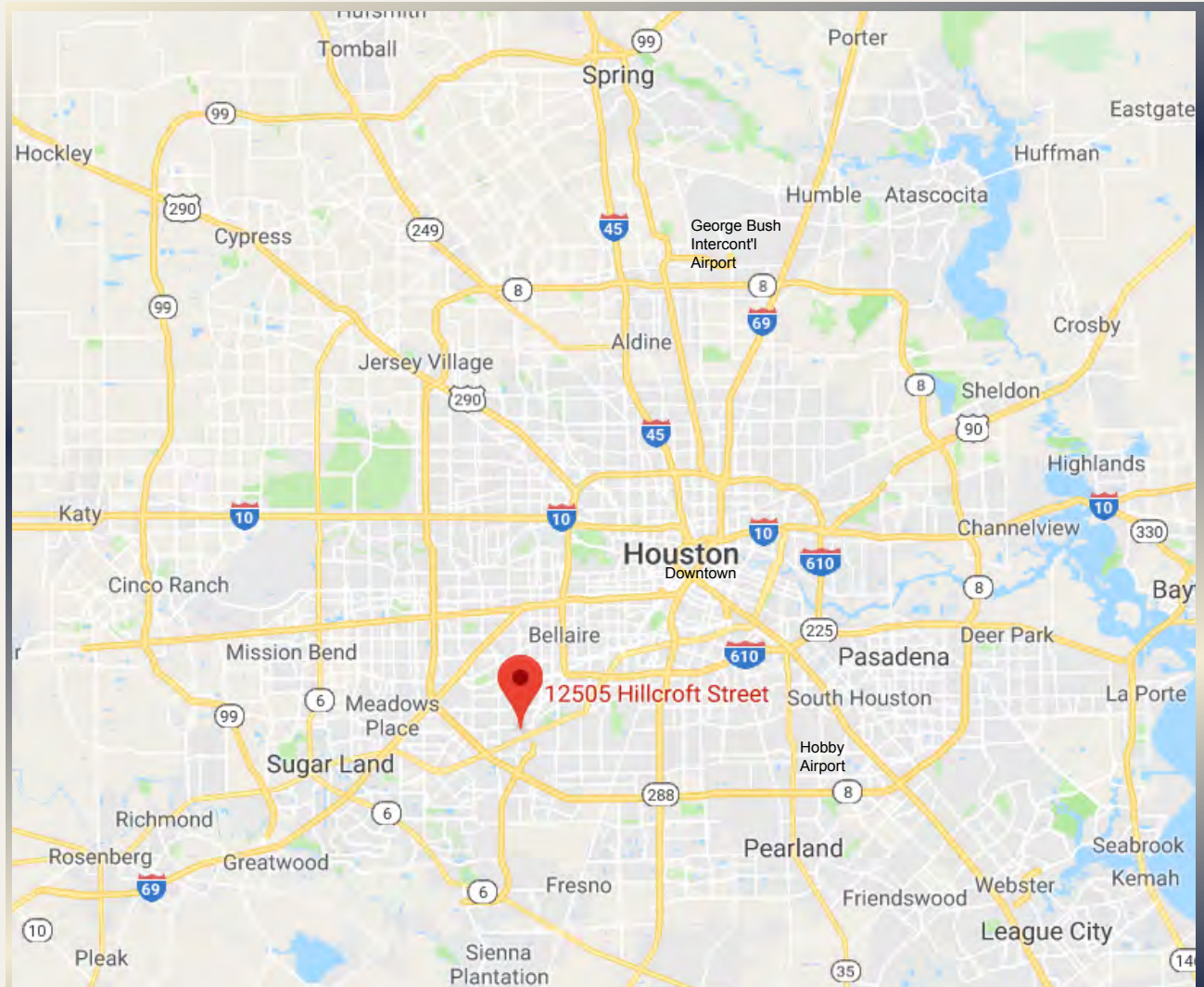
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Property Size:	Approx. 19,702 square feet .452 acres
Building Size:	Approx. 6,000 square feet
Stories:	1
Interior Pool: Year	Approx. 53' x 18'
Renovated:	2018
Parking:	20 spaces



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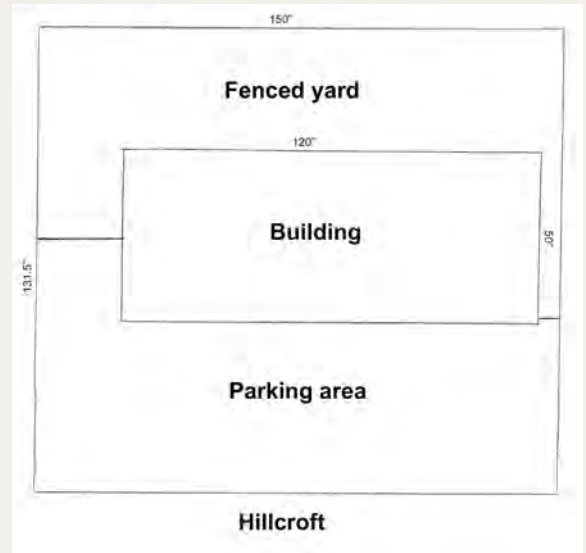
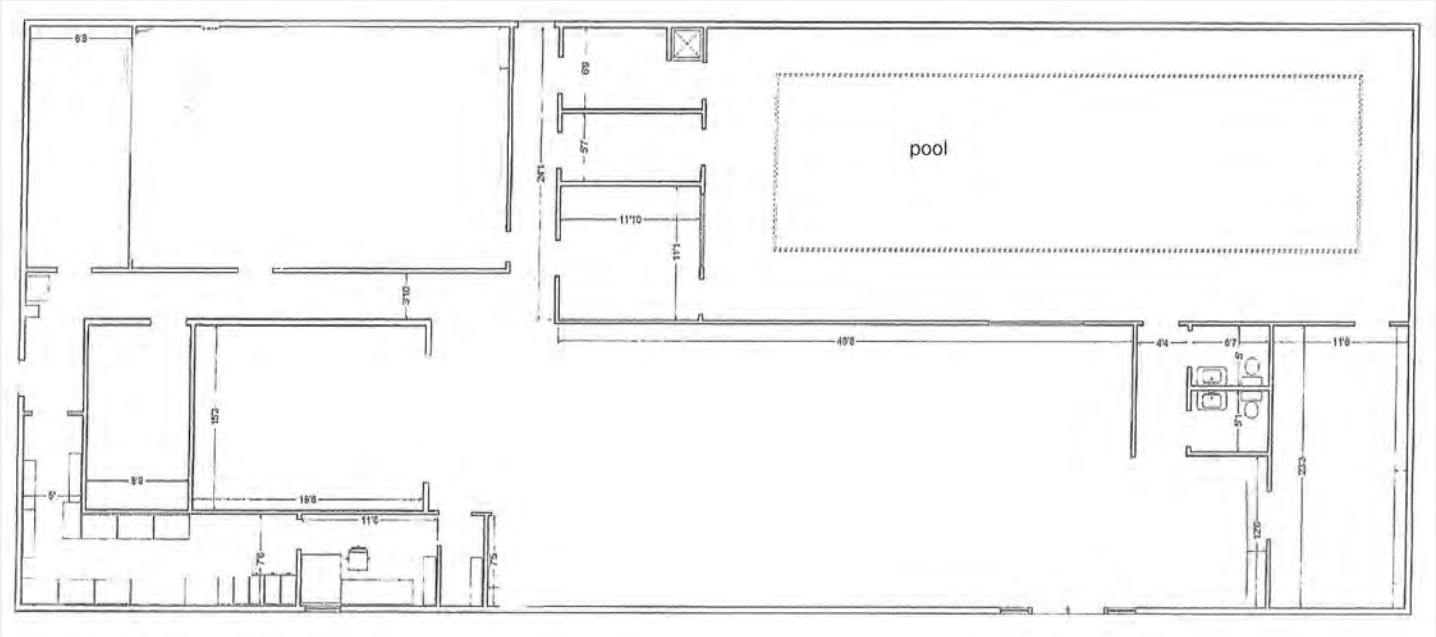
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 **Oak Leaf Management**
real estate management and brokerage

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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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick J. Tollett	198177	pjtollett@oakleafmgmt.com	713-541-9724
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date