



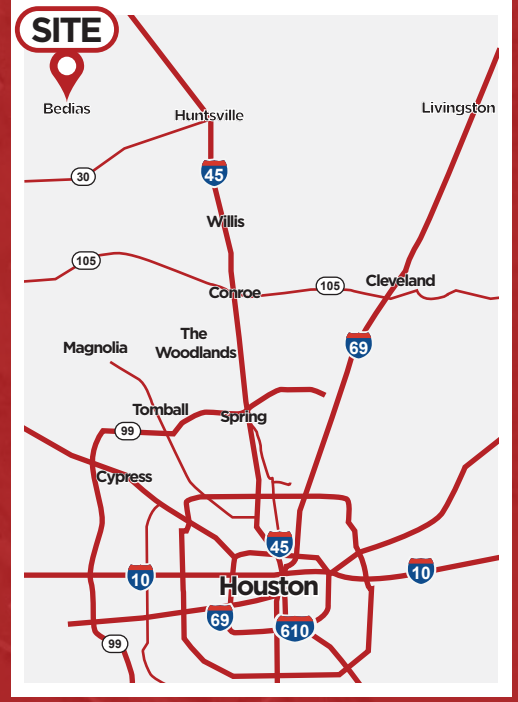
**FOR
SALE**

RETAIL BUILDING

4,000 sqft Building | 0.2 Acre | 3531 Main St, Bedias, TX 77831



**UNRESTRICTED
CORNER
TRACT!**



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90



Main Street

Property Highlights

- 8,625 sqft; 0.2-ace lot
- 4,000 sqft building
- Front of the building was formerly a cafe and is still set up to be used as such.
- Rear of the building is currently used as the owners living quarters.
- Ideal uses are restaurant, office, or retail concept.
- Great location right at the corner of Hwy 90 and Main St/ FM 1696

Disclaimer: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by The Commercial Professionals or by any agent, independent associate, subsidiary, or employee of The Commercial Professionals. This information is subject to change.



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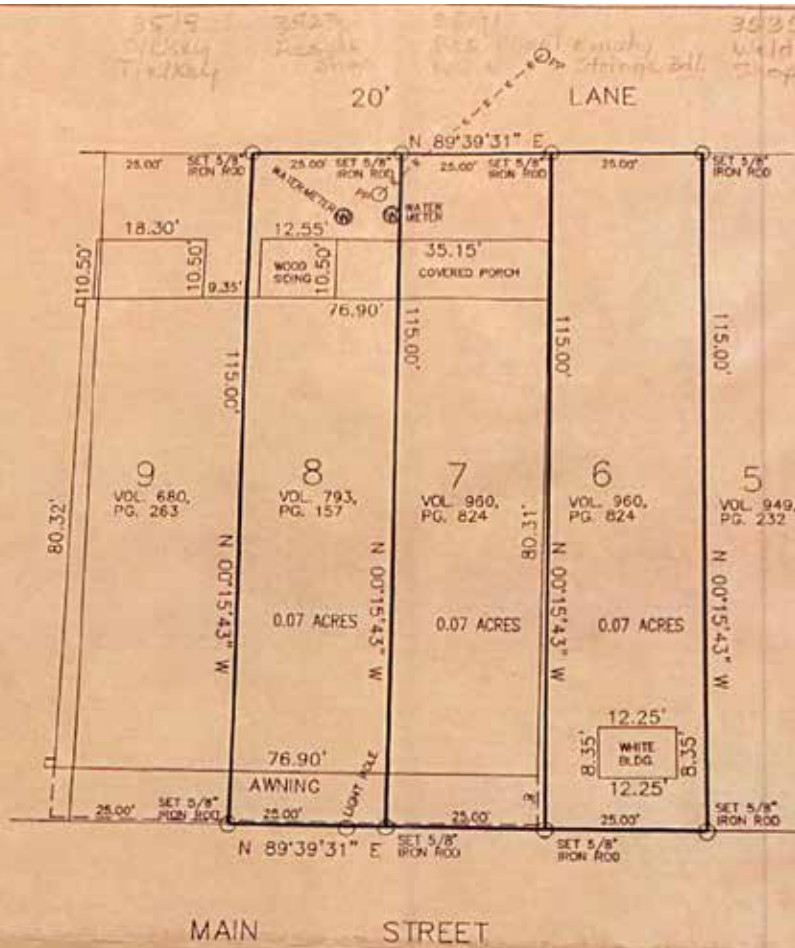




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PLAT SHOWING SURVEY OF LOTS 6, 7, AND 8, BLOCK 15, TOWN OF BEDIAS SUBDIVISION. A SUBDIVISION RECORDED IN VOLUME 54, PAGE 229, ENVELOPE 73A, MAP RECORDS, AND BEING LOCATED IN THE HENRY HAY SURVEY A-267, GRIMES COUNTY, TEXAS.

SCALE 1"=20'

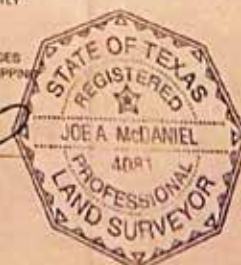
DATE 10-19-02



THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 4 SURVEY. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LEGAL DESCRIPTION STATED HEREON IS CORRECT, THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA OR BOUNDARY LINE OR ANY VISIBLE EASEMENTS, ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS OR ANY RIGHT-OF-WAY EXCEPT AS SHOWN HEREON.

MCDANIEL SURVEYING COMPANY
 404-A N. MAY STREET
 MADISONVILLE TEXAS 77864
 PH: 936-349-0200
 FX: 936-349-0201

Joe A. McDaniel R. P. S. 4081
 File No. C0701-A





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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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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