



68 ACRES FOR SALE HITCHCOCK | 6006 MAIN ST, HITCHCOCK, TX 77563

Features

- 35 miles south of Houston
- Easy access to I-45 & Hwy 6
- Surrounded by new and growing residential developments

FOR SALE

TOTAL ACRES: 68
CONTACT FOR MORE INFORMATION

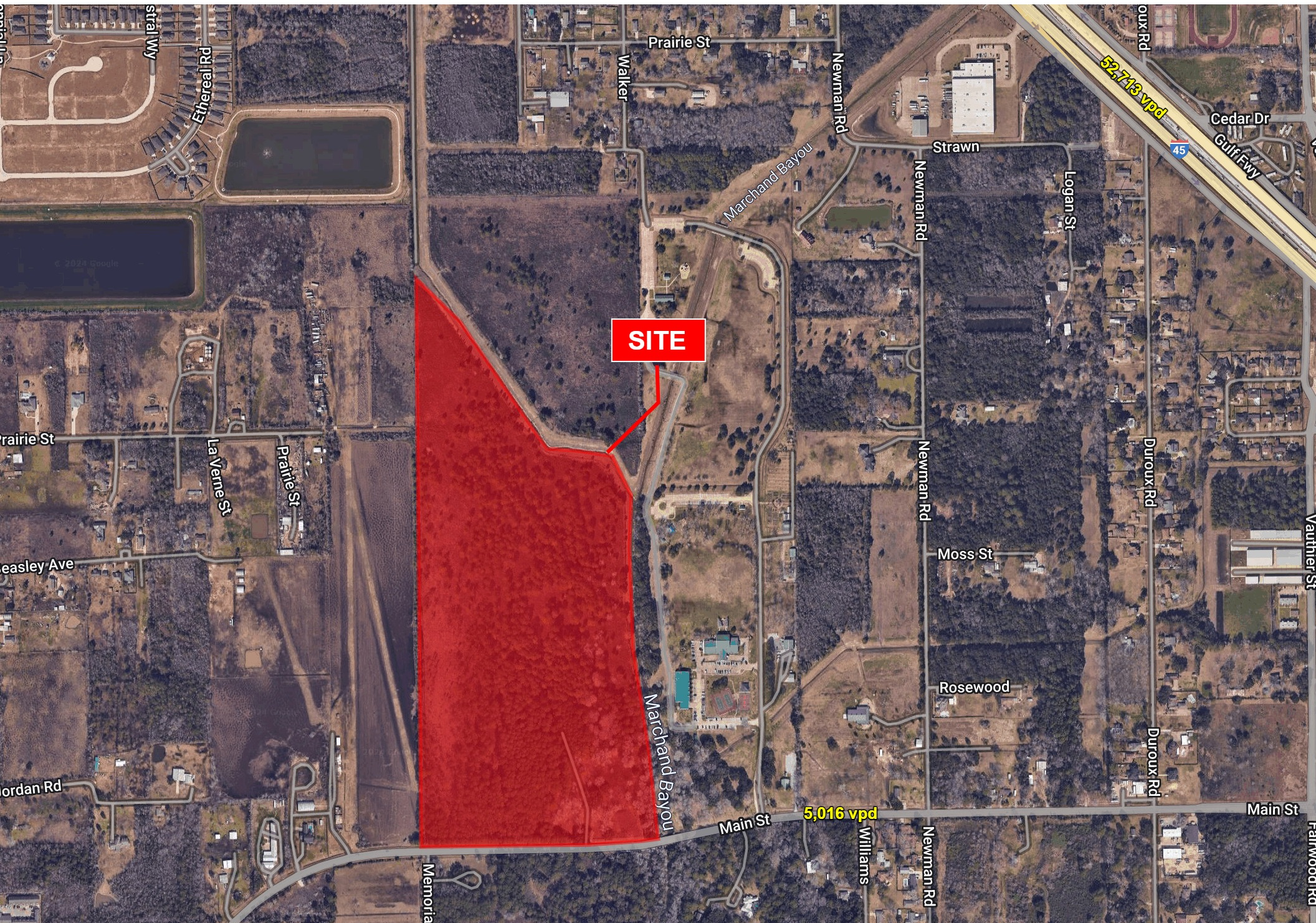
Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILES	5 MILES
Main St.	5,900 VPD	Total Population		3,172	31,126	65,989
Hwy 6	12,093 VPD	Total Daytime Population		2,466	23,523	49,343
		Total Households		1,179	12,031	25,679
		Average Household Income		\$83,983	\$81,572	\$91,885

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Area Retailers & Businesses





SITE

5,016 vpd

32,713 vpd

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



SITE

5,016 vpd

52,743 vpd

DOLLAR GENERAL

Hitchcock HS
378 Enrolled

Hitchcock

DOLLAR TREE
FAMILY DOLLAR

6

DOLLAR GENERAL

FAMILY DOLLAR
CVS pharmacy

La Marque HS
716 Enrolled

45

Main St

Main St

Main St

DOLLAR GENERAL

DOLLAR GENERAL

FAMILY DOLLAR

Walgreens

3

La Marque

Bayou Rd

Cedar Dr

Cedar Dr

Vauthier St

Vauthier St

N Amburn Rd

Delany Rd

Texas Ave

Texas Ave

Newman Rd

45

6

6

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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date