1307 FM 517 Road East Dickinson, TX 77539



PARTNERSREALESTATE.COM



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PROPERTY FEATURES

PROPERTY HIGHLIGHTS

- Dickinson ISD
- ±5.76 Acres
- Frontage on FM 512
- Utilities from City of Dickinson
- Easy access to HWY 45

Traffic Counts for FM 517 9,029 Northeast 9,461 Southwest

> SALE PRICE: Contact Broker

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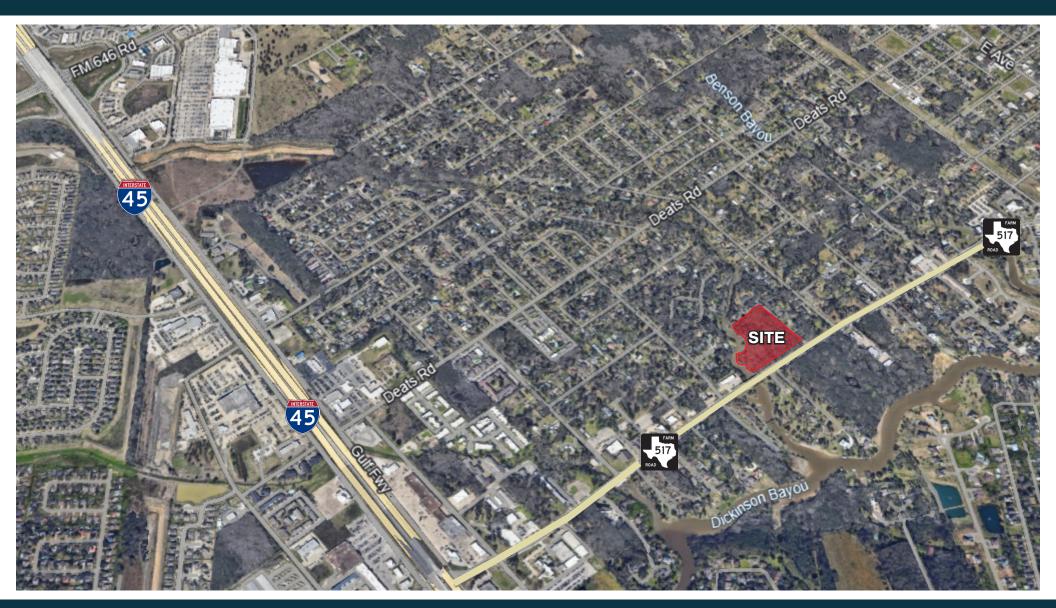
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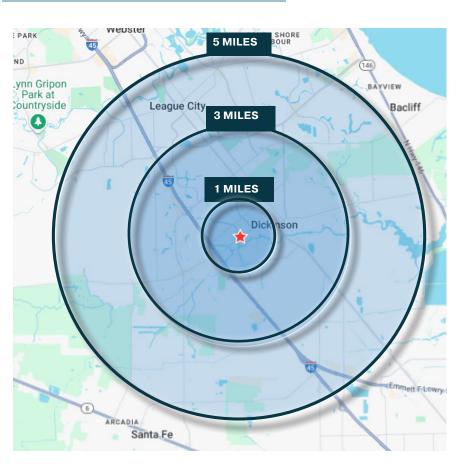
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DEMOGRAPHICS



POPULATION	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	5,977	48,415	121,681
2029 Population Projection	6,202	505,698	128,711
HOUSEHOLD			
2024 Household	2,195	17,483	43,405
2029 Household Projection	2,301	18,388	46,154
Average Household Income	\$103,570	\$118,278	\$133,755
Median Household Income	\$106,439	\$122,193	\$138,678
DAYTIME EMPLOYMENT			
Employee	1,976	10,282	28,046
Business	329	1,623	4,166

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Info Texas law require brokerage	Ormation A es all real estate li ge services to prosp	Information About Brokerage Services law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	2-10-2025 thout
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	S: cerage activities, incl by a broker and woi	S 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.	he broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 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. 	D BY LAW (A client all others, including ormation about the resent any offer to o saction honestly and	IES REQUIRED BY LAW (A client is the person or party that the broker represents): client above all others, including the broker's own interests; material information about the property or transaction received by the broker; stions and present any offer to or counter-offer from the client; and I estate transaction honestly and fairly.	
A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	\RTY IN A REAL EST	TE TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLO usually in a written listing to sell or prop above and must inform the owner of a information disclosed to the agent or sub negotiable.	JRD): The broker by perty management a any material inform pagent by the buyer	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.	ement with the owner, oker's minimum duties y the agent, including et by law and are fully
AS AGENT FOR BUYER/TENANT: The brownitten representation agreement. A buye material information about the property caller's agent. A buyer/tenant's agent fee	oker becomes the becomes the car's agent must perform transaction know es are not set by law	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.	uyer, usually through a nform the buyer of any e agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY agreement of <i>each party</i> to the transacti underlined print, set forth the broker's obl	To act as an int tion. The written ag bligations as an inter	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:	irst obtain the written in conspicuous bold or
lust treat all parties to lay, with the parties' lyer) to communicate ust not, unless specifi	the transaction impartially and fairly, written consent, appoint a different with, provide opinions and advice to, cally authorized in writing to do so by	der associated with the broker to out the instructions of each party to disclose:	each party (owner and the transaction.
 that the owner will accept a piloe less the owner will pay a price gree or any confidential information or any oth disclose, unless required to do so by law. 	accept a price ress trian the written asking price; ant will pay a price greater than the price submitt formation or any other information that a pai uired to do so by law.	that the owner will accept a price ress 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 disclose, unless required to do so by law.	in writing not to
AS SUBAGENT: A license holder acts as a buyer. A subagent can assist the buyer but	a subagent when ai it does not represen	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.	It to represent the r first.
 TO AVOID DISPUTES, ALL AGREEMENTS B The broker's duties and responsibiliti Who will pay the broker for services 	BETWEEN YOU AND ties to you, and your provided to you, wl	VOID 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.	STABLISH: I be calculated.
LICENSE HOLDER CONTACT INFORMATIC you to use the broker's services. Please ac	DN: This notice is be cknowledge receipt	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.	create an obligation for ds.
PCR Brokerage Houston, LLC DBA Partners Real Estate	9003949	licensing@partnersrealestate.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	ersrealestate.com	713.629.0500
Designated Broker of Firm Alex Makris	License No. 413515	Email alex.makris@partnersrealestate.com 7	Phone 713.316.7028
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Keegan		patrick.keegan@partnersrealestate.com 7	713.316.7028
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	Buyer/Tenant/Seller/Landlord Initials	ord Initials Date	
Regulated by the Texas Real Estate Commission	mmission	Information available at www.trec.texas.gov IABS 1-1	it www.trec.texas.gov IABS 1-1