



936-291-7552

Trust is our Business

www.bnbtx.com

# Prime Development Opportunity

## 4.62 Acres in the Heart of Huntsville, Texas



4.62 Acres  
FOR SALE

16th St

17th St

Ave O

16th St

Ave O



Owner's Appointed Agent and Representative

**B&B PROPERTIES**

📞 936-291-7552

🌐 [www.bnbtx.com](http://www.bnbtx.com)

# PROPERTY OVERVIEW

## Prime Development Opportunity

**Purchase Offering: \$5,000,000**

## AVAILABILITY

- City Water, City Sewer, Fiber Internet, and Electric (Entergy)
- Size: 4.621 Acres
- Zoning: High density Zoning

## KEY FEATURES

- Prime location in a growing college town
- Less than 10 minutes walking to Sam Houston State University
- Close to retail, dining, and essential amenities
- Excellent road frontage for high visibility and accessibility
- Economic Growth: Rapidly expanding student and young professional Population

## Location:

**1401 16th Street, Huntsville, Texas**

**Walking distance to Sam Houston State University**



# PROPERTY OVERVIEW



## THE STORY

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B&B Properties has been appointed the owners exclusive representative to help bring life and vision back into the amazing location and opportunity in one of Texas' fastest growing communities.

Huntsville is an ideal community, the home of Sam Houston and his namesake university. This property is adjacent to Sam Houston State University, Sam Houston's homestead and in the center of the avenues of Huntsville, Texas.

Though Huntsville is a small market, successful developers have realized large opportunity. Upon significant investigation it is believed that a surface parked, 4 level podium structure with approximately 250,000+ net rentable square feet, featuring a mix of efficiency, one bedroom and two bedroom units will pencil.

## FEASIBILITY

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B&B Properties along with Ted Trout architects, Berkadia Mortgage Banking, Access Property Management and multi-family general contractors have preliminarily ascertained the feasibility of concept.

## TAKE A LOOK

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Upon agreeing to the confidentiality agreement and qualification terms, a complete set of prior plans is available. B&B Properties can provide market data, information on prior plans, current market, and feasibility.

# PROPERTY PICTURES



Facing west to I-45



Facing South West



Facing South East



Overhead View

# AERIAL MAP



# CONTACT US TODAY

FOR MORE INFORMATION PLEASE CONTACT



## Ben Bius

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# ABOUT US



## **Guiding Principals**

**Successful people build upon a foundation of Trust.**

**Trust is the most valuable commodity of Human Relations.**

## **Our Customers can in All Ways**

- **TRUST us to represent their best interest.**
- **TRUST us to regularly communicate to them our efforts on their behalf.**
- **TRUST us to faithfully and effectively market their property.**

## **Our Fellow Associates Shall Always**

- **TRUST one another to maintain a good reputation of Service and Trust.**
- **TRUST one another to cheerfully promote each other personally and professionally.**
- **TRUST one another to help and be helped by each other to promote our mutual goals.**

# 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Bius Investments, Inc.</b>	<b>329700</b>	<b>info@bnbtex.com</b>	<b>(936)291-7552</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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 \_\_\_\_\_