

GARRITY COMMERCIAL REAL ESTATE

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FOR SALE

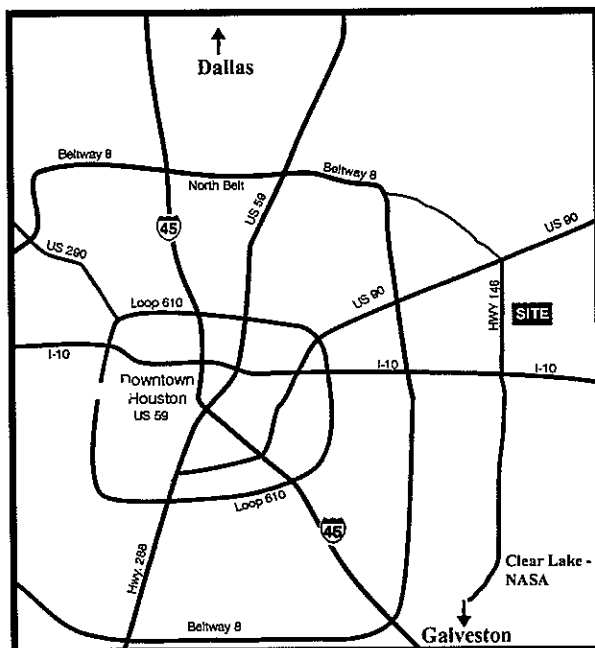
305 Acres on Hwy 146 - Liberty County, Texas

What: Exceptional land **opportunity!!** 305+ acres with over 1400 feet of frontage on Highway 146 in Liberty County. Property is located about 5 miles North of I-10 East, just North of Central Industrial Water Authority (CWA) Canal on the East side of HWY 146. Key Map page 463J. See reduced survey on reverse. Garrity Commercial **FOR SALE** sign is located on HWY 146 frontage. **Also, 2000+ feet frontage on Old River.**

Price: \$4,500/acre = \$1,372,500 or Seller will provide a three year **OPTION TO PURCHASE** any time during that three year period at the \$4,500/acre. Option note will be at 8 ½% rate, with quarterly interest payments, paid in advance. Seller will also consider extending that **OPTION TO PURCHASE. Interest only payments = \$29,165.62 / quarterly or \$116,662.50/year** and and if purchased within 3 year option...All interest paid will be applied to purchase price.

Area & Considerations:

Highway 146 is scheduled to be expanded to a 6 lane Highway starting in 2008/2009. Liberty County, Dayton and Mont Belvieu area are experiencing significant growth & development. Supporting growth information is available through various area organizations. TXDOT has selected Hwy 146 as future Grand Parkway location.



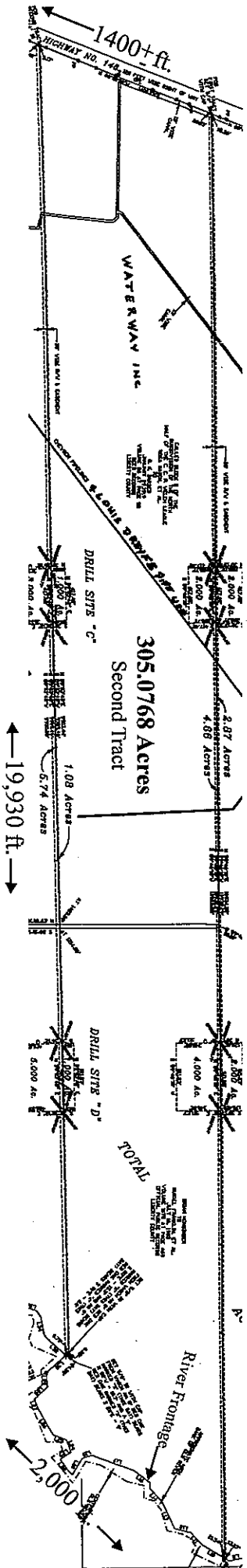
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For more information, contact:

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Possible Development Plan

