

93.6 PRIME ACRES - LAND FOR SALE



Walden Road on Lake Conroe



One the last large tracts of land on Lake Conroe. 93.6 acres on Walden Road with waterfront access to the Lake from Stewart Creek. Unrestricted, suitable for Mixed Use, Single Family Community, Multi-Family Residential Community or possible Pad Sites along Walden Road for retail or commercial.

WILL SUBDIVIDE.

HIGHLIGHTS

- Waterfront – Direct access to Lake Conroe
- High traffic corridor on Walden Road
- 1500 ft of natural waterfront on Stewart Creek
- Direct access to Lake Conroe

RUBY THOMAS WADHWA



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NOTICE: The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but Houston Dwell Realty, LLC does not guarantee it. No warranty or representation is made



Walden Road on Lake Conroe

PROPERTY AND AREA DETAILS

One of the last large unrestricted tracts of land left for development on West side of Lake Conroe. Suitable for a master planned community with interior residential lots and commercial lots along the Walden Road thoroughfare. With 1500 feet of natural waterfront on Stewart Creek on Lake Conroe, interior waterfront lots may be created as well by the creation of additional water channels. The property has young growth trees and is ready for infrastructure development. The property is fairly level with good drainage. With access from Walden Road and Bois de Arc Road, good egress is available. Possible owner finance. A professional sewage / waste report and recommendation will be furnished to buyer.

LOCATION

Approximately 1 mile north of Highway 105 West on Walden Road. Approximately 1000 feet Walden Road frontage, 1500 feet on Stewart Creek on Lake Conroe and approximately 3000 feet on Bois de Arc Road.

UTILITY EASEMENTS

- 16 ft along Bois de Arc Road
- 25 ft along Walden Road

TRAFFIC COUNTS

- Highway 105 – 33,000 cars/day

DEMOGRAPHICS

- Area population ~ 30,000 in a 5 mile radius
- Household income ~ \$110,000/year

Demographics for Zip Code 77356

Total Population	21021
Percent Change Since 2000	47.00%
Density (Persons per sq. mile)	141
Median Age	46.45
White Collar - Employment	3517
Blue Collar - Employment	1074
Total Households	8425
Average People Per Household	2.5
No High School	234
Some High School	656
Some College	3693
Associate Degree	1607
Bachelors Degree	4557
Graduate Degree	1666
Never Married	2404
Married	12742
Average Household Income	\$109,651
Average Household Net Worth	\$833,355
Sales Tax Rate	8.25%
Average Total Household Expenditure	\$75,171

Note: Year 2007 data from Onboard LLC

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AERIAL MAPS



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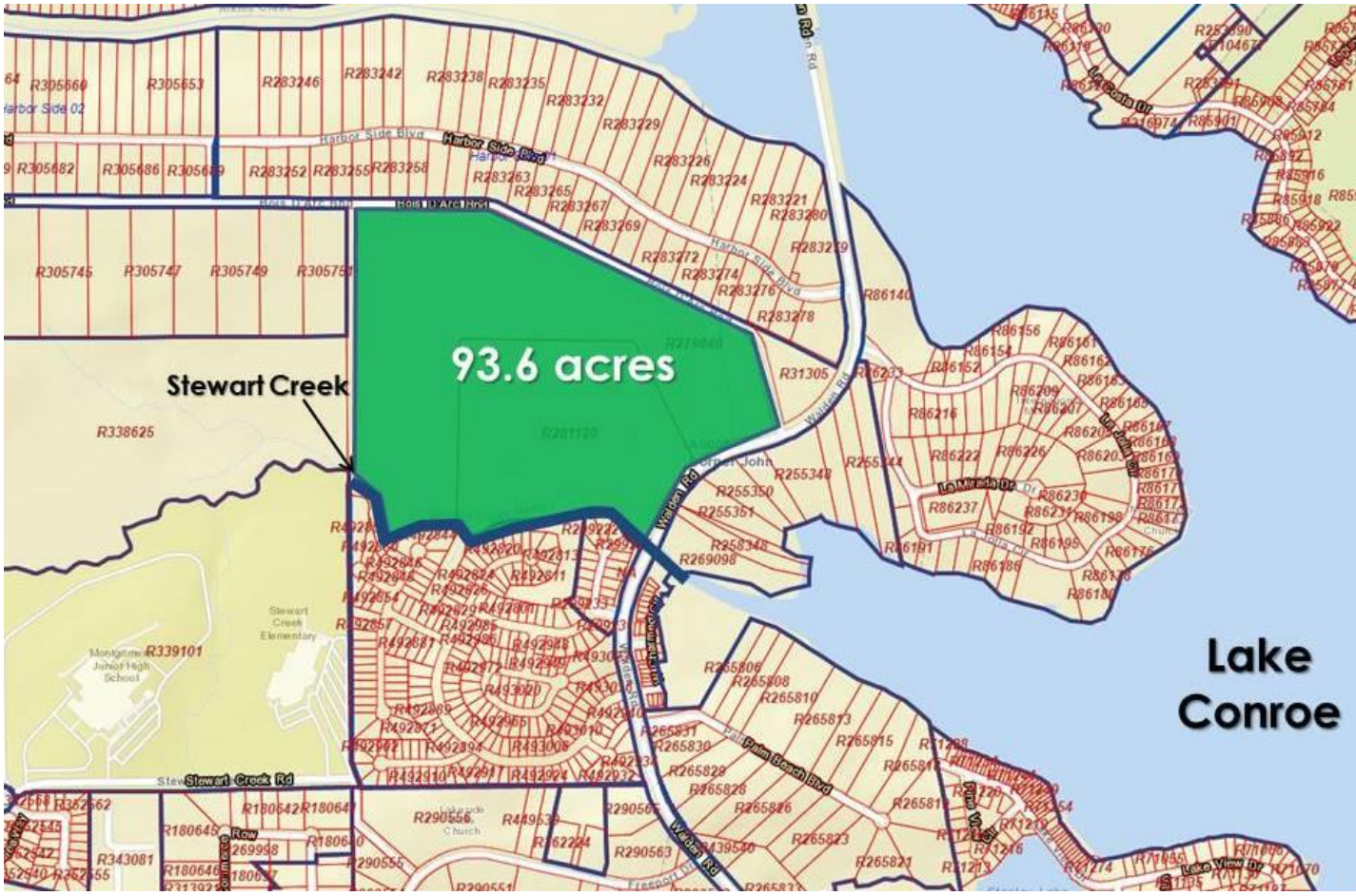


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APPRAISAL DISTRICT MAP



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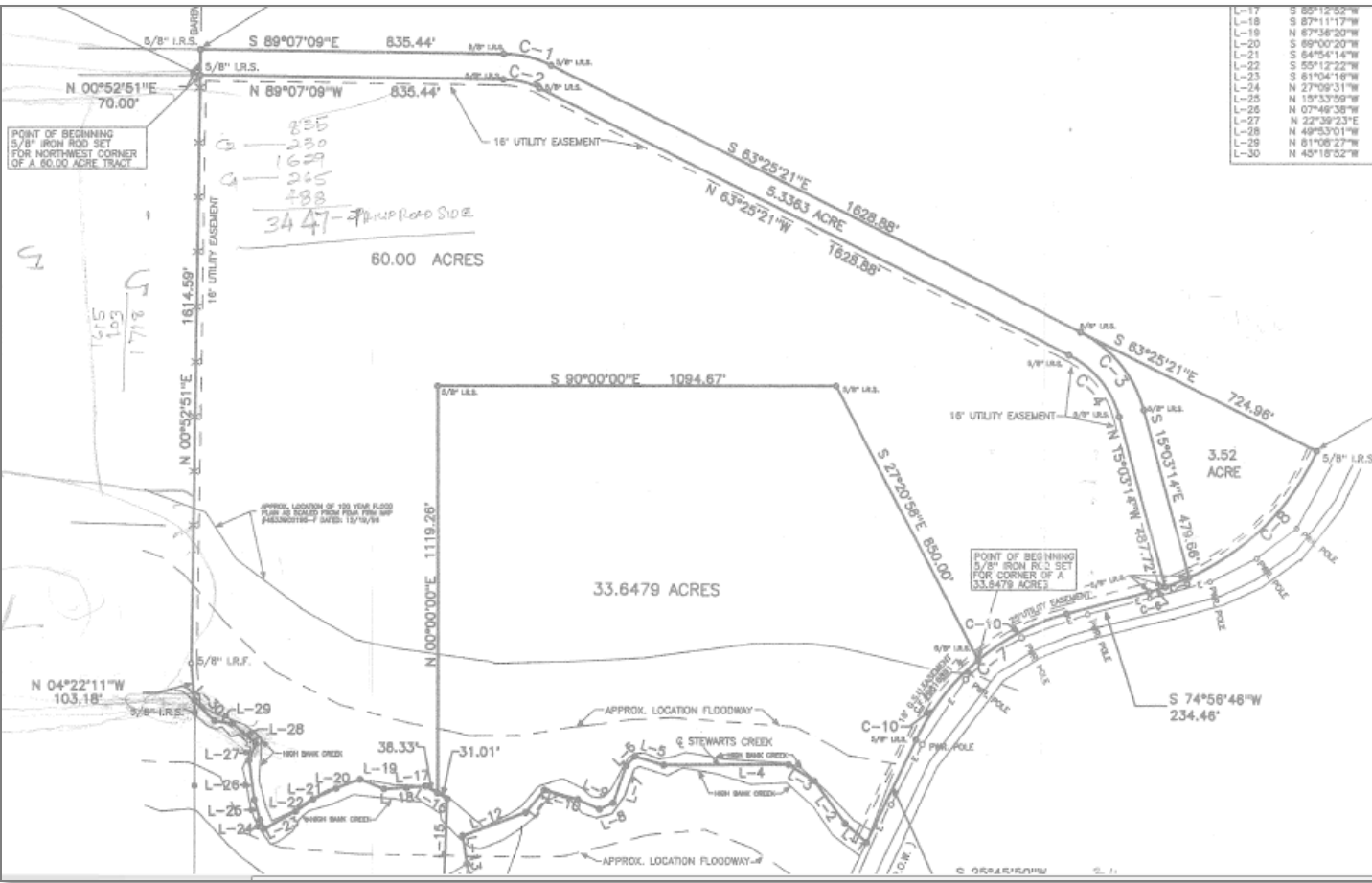
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SURVEY



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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