

# LAND FOR SALE

4.92+/- ACRES FOR SALE

PROPOSED SINGLE  
FAMILY DEVELOPMENT



**Champion Forest Drive**

## OFFERING MEMORANDUM

Champions Forest Drive, Houston, TX

**JUAN C. SANCHEZ**

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CONROE, TX 77302

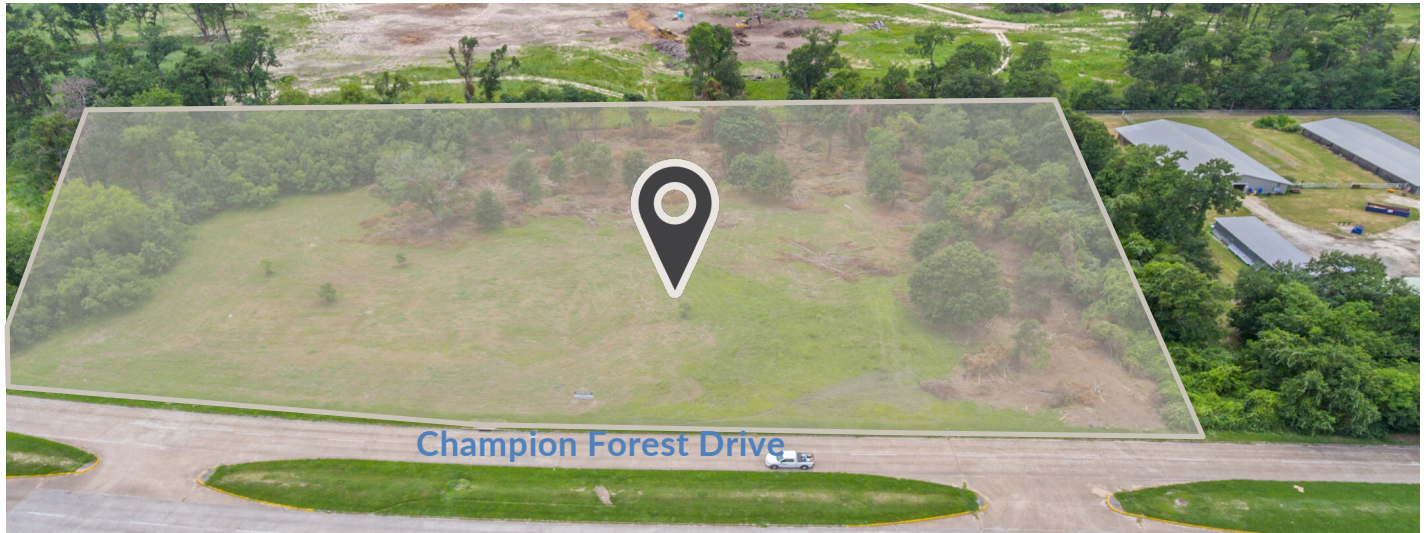
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**CREIGHTON**  
REALTY PARTNERS

# PROPERTY INFO

0 Champions Forest Drive  
Houston, TX



## PROPERTY DETAILS

4.92+/- Acres located with close proximity to Highway 249, Beltway 8, and FM 1960. Excellent visibility with 528+/- of frontage on Champion Forest Drive. Tract can be served by nearby MUD district, proposed single family development is going in behind the subject property. Champion Forest retail corridor is approximately 1 mile north of the site. Large industrial corridor is approximately less than a mile west of the site, great infill location that is suited for many potential uses. Additional 9.6+/- acres are also available for sale directly across the street from this site on the east side of Champion Forest Drive. Call for more details.

## PROPERTY INFORMATION

LOCATION	Champion Forest Drive , South of Cypress Creek Parkway (FM 1960), and East of Hwy 249
SUBMARKET	NWY Corridor/Willow Brook area
SIZE	4.92+/-
PRICE	\$1,286.364
APN	0461000000073
LEGAL	TR 8D (AG-USE) ABST 999 WCRR CO SEC 2 BLK 4
UTILITIES	HC Mud #202 & WCID #109 nearby
RESTRICTIONS	None Known
TOTAL TAX RATE	For 2019 is \$2.22 per \$100 of assessed value

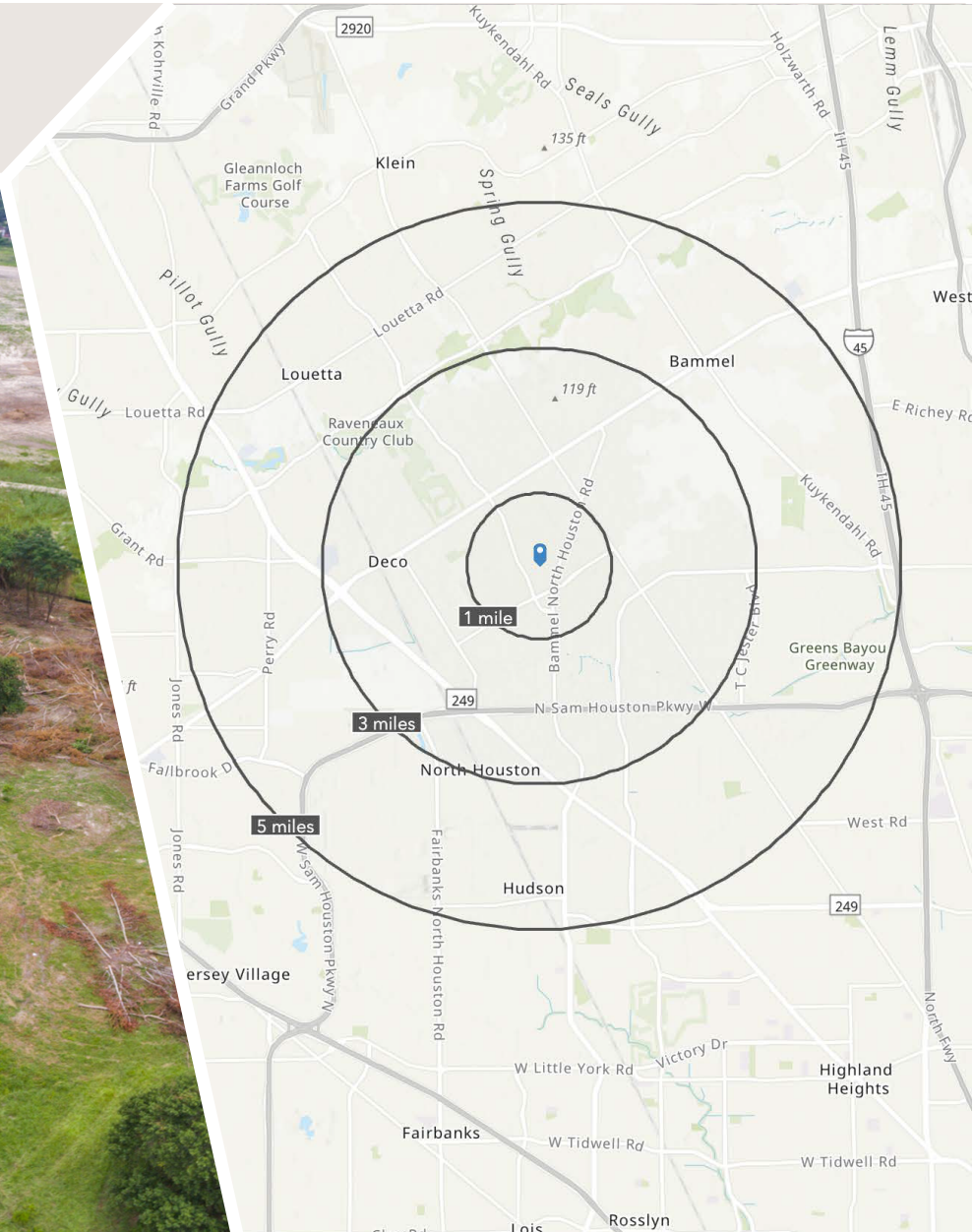
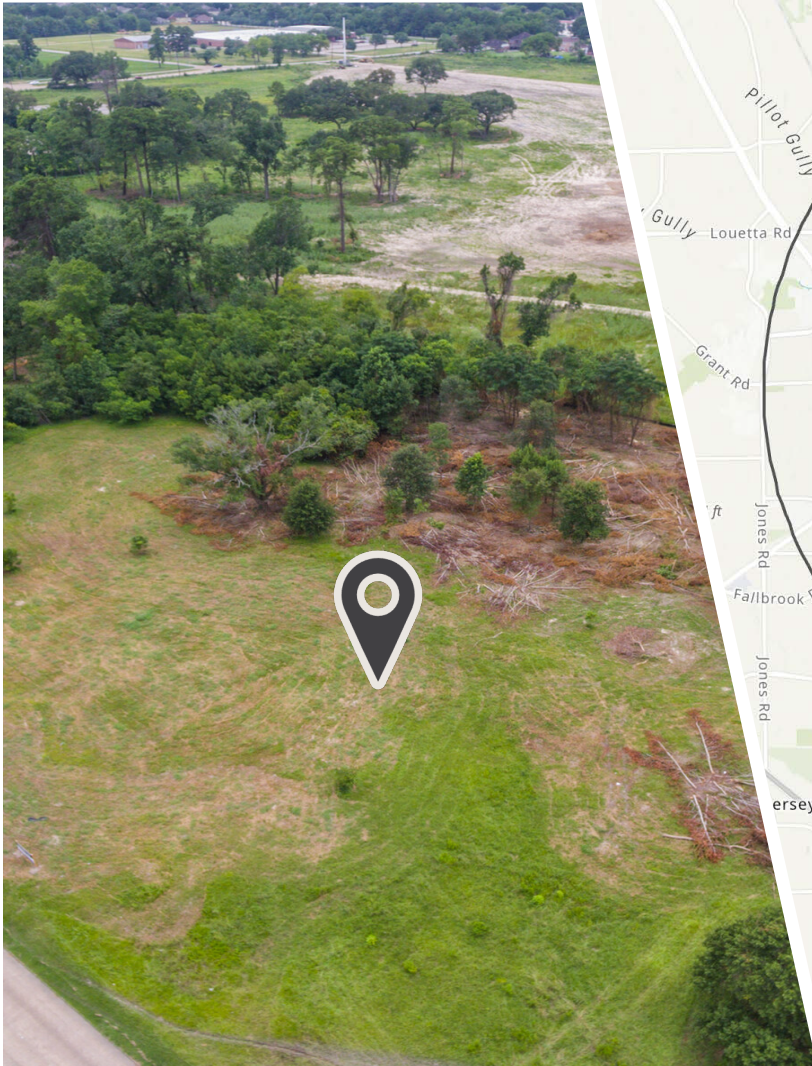
## PROPERTY HIGHLIGHTS

- ⊕ GREAT INVESTMENT OR DEVELOPMENT OPPORTUNITY IN NW HOUSTON
- ⊕ QUICK ACCESS TO: HWY 249, BELTWAY 8 AND FM 1960
- ⊕ CORRESPONDS TO GREAT KLEIN ISD SCHOOL DISTRICT
- ⊕ NEARBY UTILITIES AVAILABLE VIA TWO MUD DISTRICTS
- ⊕ GREAT ACCESS AND VISIBILITY ON CHAMPION FOREST DRIVE.
- ⊕ NO FLOOD PLAIN
- ⊕ ADDITIONAL ACREAGE AVAILABLE
- ⊕ OUTSIDE OF CITY LIMITS

## TRAFFIC COUNTS PER 20006 TRAFFIC COUNTS(\*ESRI)

Champion Forest Dr VPD W Rickey Rd	11,370
Champion Forest & VPD Pinewild Rd	9,875
Misty Valley Drive VPD	6,880

# DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,195	116,185	308,097
Daytime Population	13,708	115,037	301,768
Households	4,957	38,866	103,748
Families	3,832	28,050	74,393
Average Household Size	3.27	2.98	2.96
Owner Occupied Housing Units	3,300	22,288	56,523
Renter Occupied Housing Units	1,657	16,578	47,225
Median Age	35.0	34.1	33.4
Median Household Income	\$63,991	\$57,362	\$58,101
Average Household Income	\$80,974	\$79,802	\$81,066



**308,097**  
POPULATION

**35.0** MEDIAN AGE



**3.0**  
AVERAGE  
HH  
SIZE

**\$80,974**  
AVG HH INCOME



**445**  
TOTAL  
BUSINESSES

**3689**  
TOTAL  
EMPLOYEE

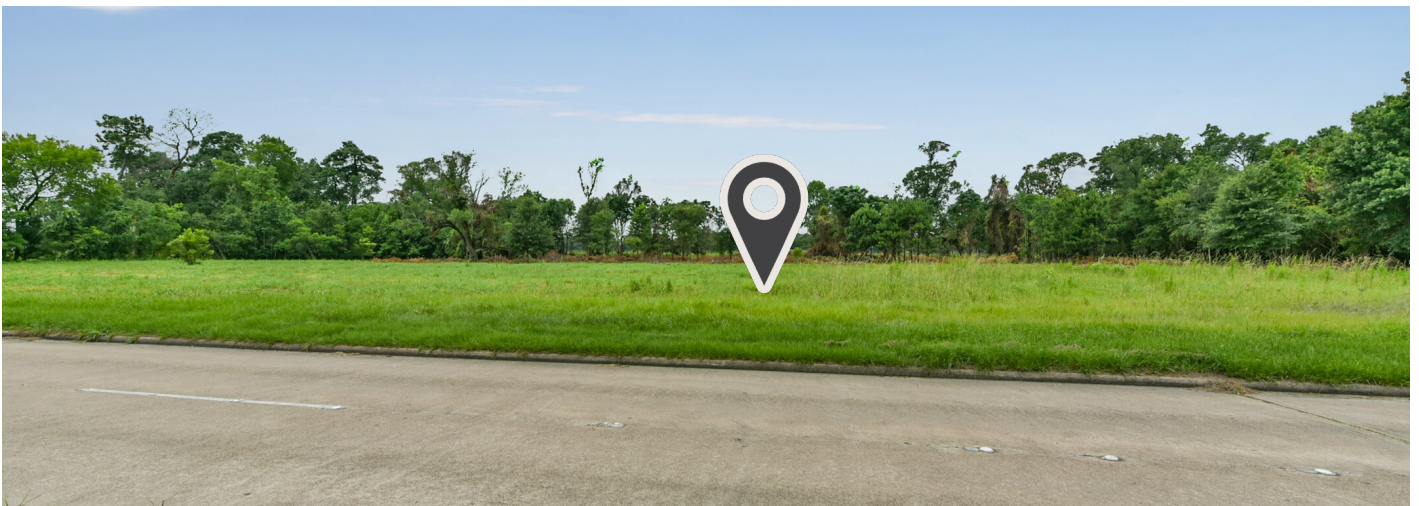
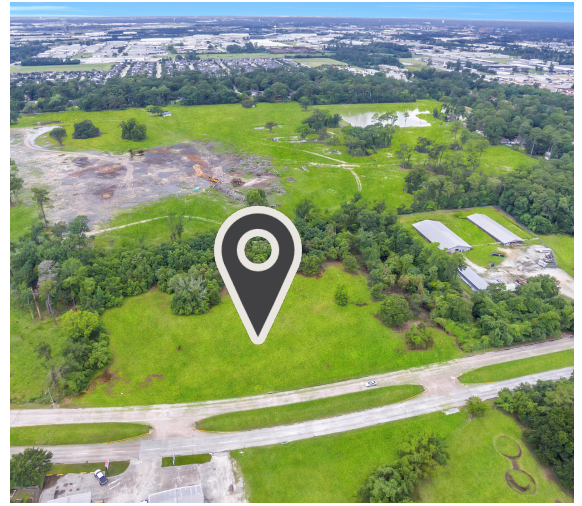
# RETAIL MAP

0 Champions Forest Drive  
Houston, TX



# PROPERTY PHOTOS

0 Champions Forest Drive  
Houston, TX





11/2/2015

## 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:
  - 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>CREIGHTON REALTY PARTNERS LLC</b>	<b>9001752</b>	<b>INFO@CRP-TX.COM</b>	<b>(936)756-8083</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>TAMARAH A. CURTIS</b>	<b>556775</b>	<b>TAMARAH@CRP-TX.COM</b>	<b>(832)876-7097</b>
Designated Broker of Firm	License No.	Email	Phone
<b>JUAN C. SANCHEZ</b>	<b>520895</b>	<b>JSANCHEZ@CRP-TX.COM</b>	<b>(832)607-8678</b>
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	

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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