



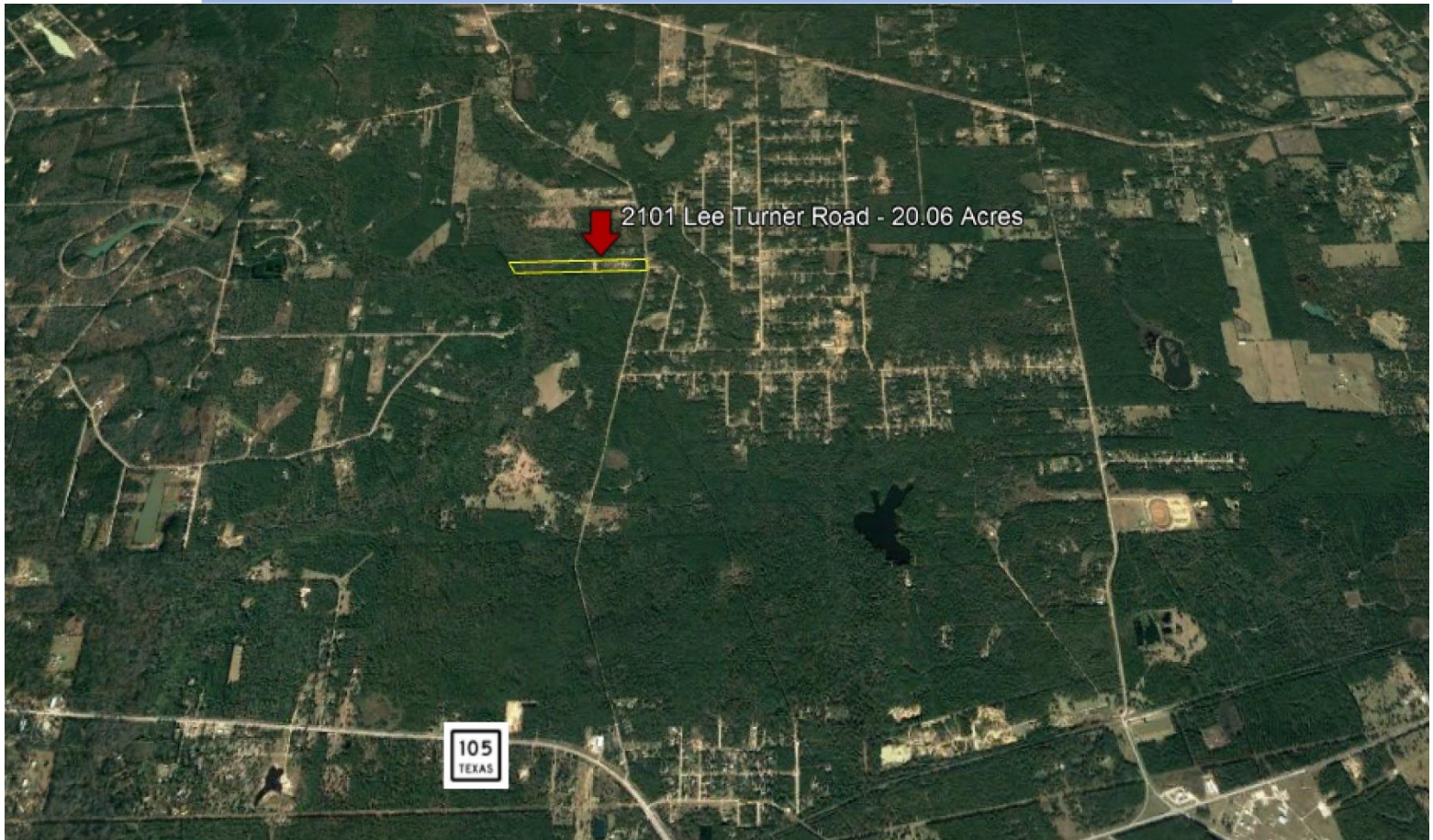
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**20.06 UNRESTRICTED ACRES FOR SALE!**

**FOR SALE FOR \$265,000**

2101 LEE TURNER ROAD



20.06 UNRESTRICTED ACREAGE IN SAN JACINTO COUNTY! HIGH AND DRY TOWARDS THE FRONT OF THE PROPERTY, ONLY A SMALL PORTION OF THE BACK OF THE PROPERTY IS IN THE 100-YEAR FLOOD PLAIN! GATED ENTRANCE, BEAUTIFUL HARDWOOD & PINE TREES SURROUND THIS PROPERTY! HOA FREE - NO MAINTENANCE FEES! PRIVATE LOCATION IN THE COUNTRY, BUT ONLY 2 MILES FROM HIGHWAY 105! \*\*\* THIS PROPERTY IS BEING SOLD AS IS, WHERE IS. PREVIOUSLY, THERE WERE OLDER MOBILE HOMES ON THIS PROPERTY THAT ONCE HAD A WELL AND SEPTIC SYSTEM. IT IS UP TO THE BUYER TO DO THEIR DUE DILIGENCE \*\*\* THIS PROPERTY WOULD BE PERFECT FOR EITHER AN RV / MOBILE HOME PARK, DEER LEASE, THE ULTIMATE WEEKEND GETAWAY RETREAT, OR ANY TYPE OF DEVELOPMENT!

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## *OVERVIEW*

**20.06 ACRES AVAILABLE!  
2101 LEE TURNER ROAD  
CLEVELAND, TX 77328**

- UNRESTRICTED ACREAGE!
- VERY CLOSE TO HIGHWAY 105!
- CLOSE TO HIGHWAY 59!
- MINUTES FROM I-45!
- WITHIN A FEW MINUTES FROM I-45
- PERFECT LOCATION FOR RV/MOBILE HOME PARK, OR ANY OTHER COMMERCIAL/RESIDENTIAL USE!

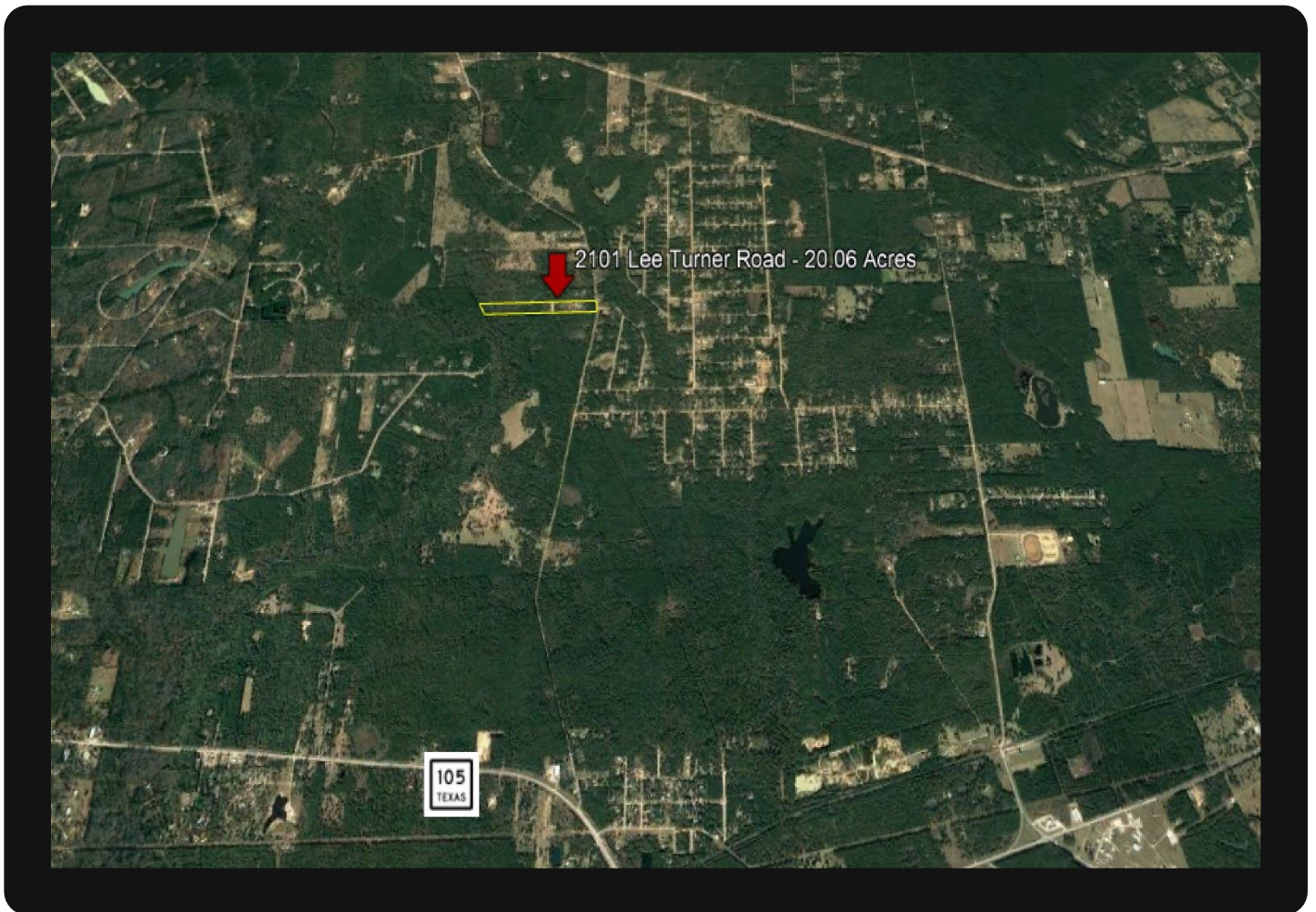


**PLEASE CALL ROBERT GRAHAM (936) 672-2087 FOR MORE INFO!**

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**AERIAL**

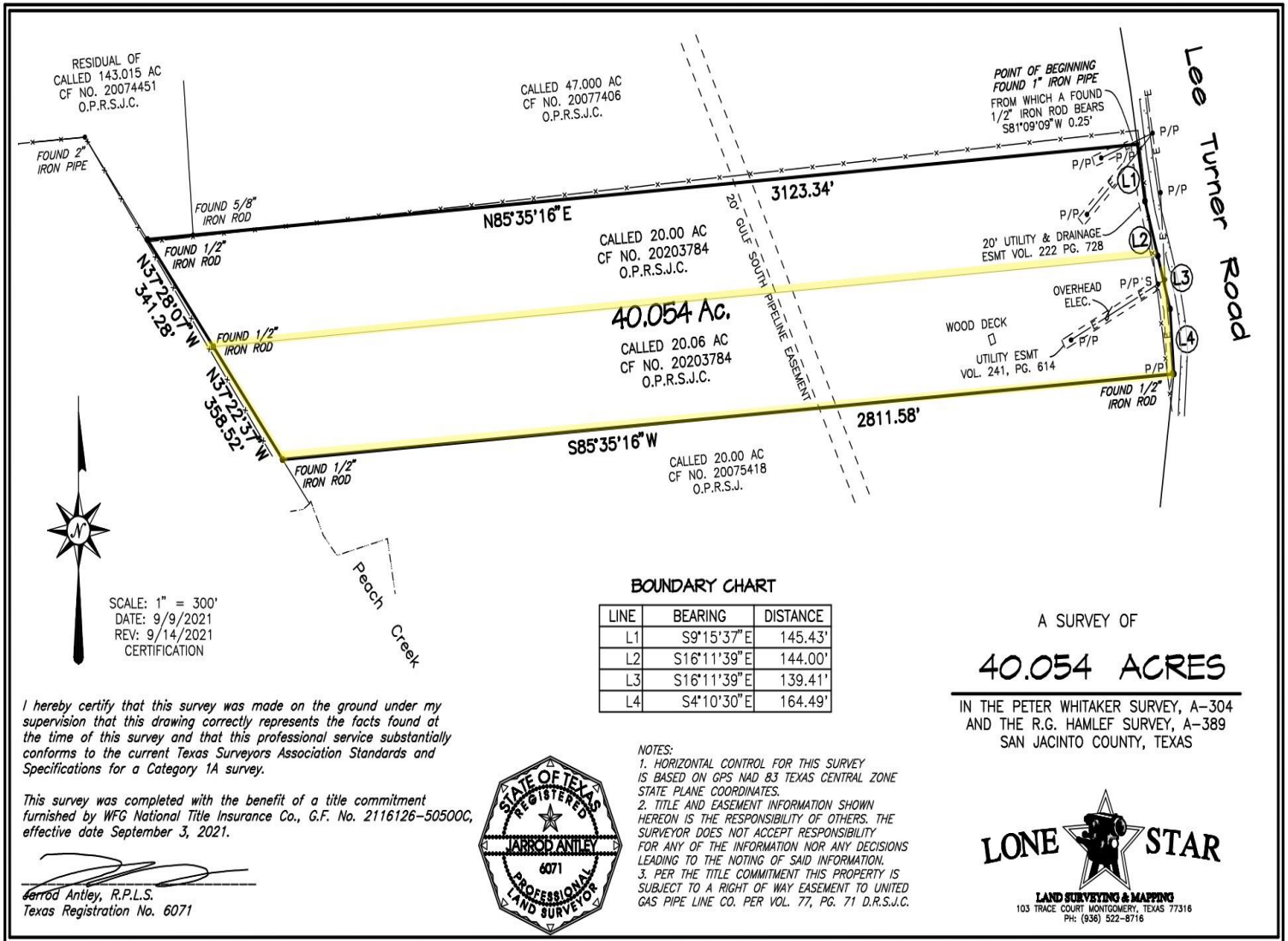


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**SURVEY**



SCALE: 1" = 300'  
 DATE: 9/9/2021  
 REV: 9/14/2021  
 CERTIFICATION

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by WFG National Title Insurance Co., G.F. No. 2116126-50500C, effective date September 3, 2021.

*Barrod Antley*  
 Barrod Antley, R.P.L.S.  
 Texas Registration No. 6071



A SURVEY OF  
**40.054 ACRES**  
 IN THE PETER WHITAKER SURVEY, A-304  
 AND THE R.G. HAMLEY SURVEY, A-389  
 SAN JACINTO COUNTY, TEXAS

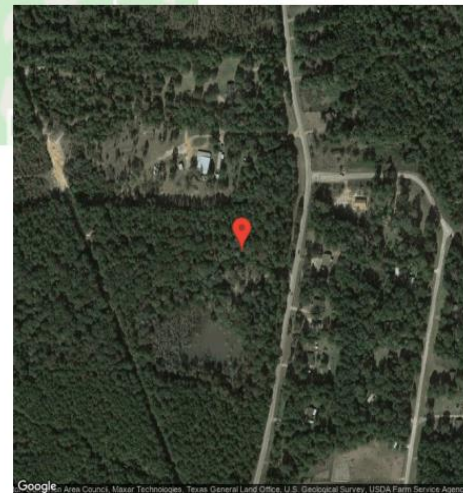
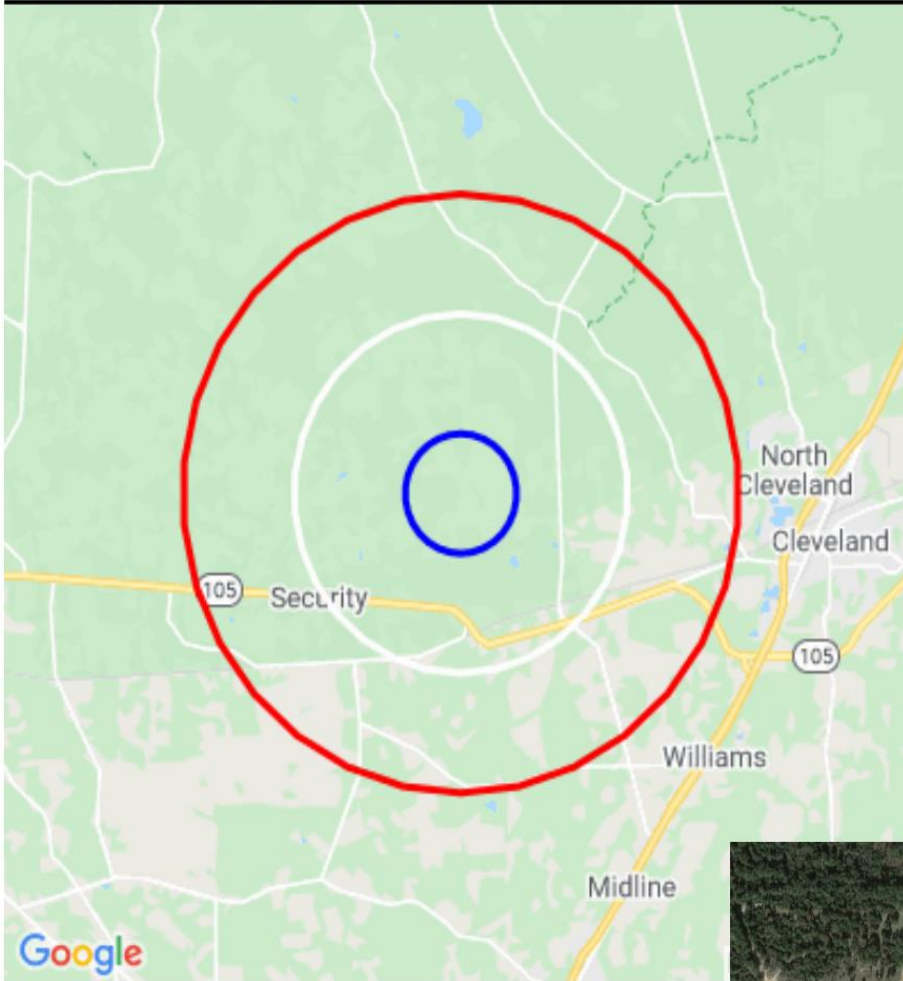


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# Demographic Report



## 2101 Lee Turner Rd

### Population

Distance	Male	Female	Total
1- Mile	139	146	286
3- Mile	1,090	1,122	2,213
5- Mile	4,372	4,460	8,832



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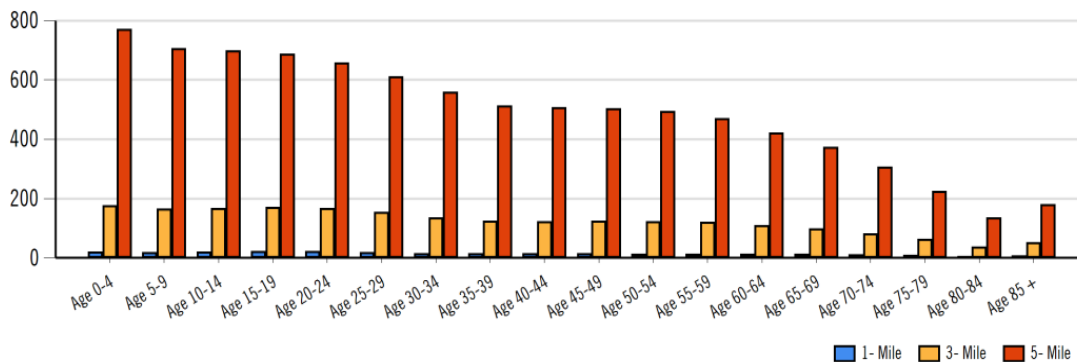


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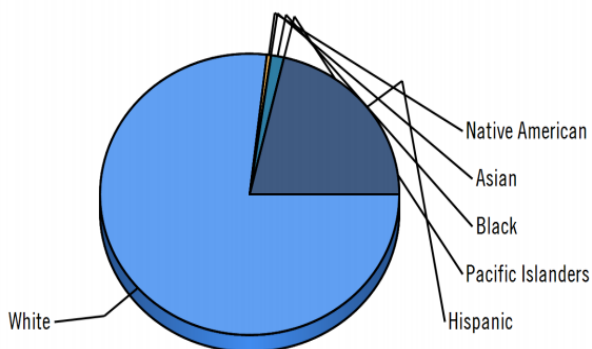
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## Population by Distance and Age (2020)



## Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	117	6	0.30 %
3-Mile	898	39	1.28 %
5-Mile	3,598	151	1.86 %



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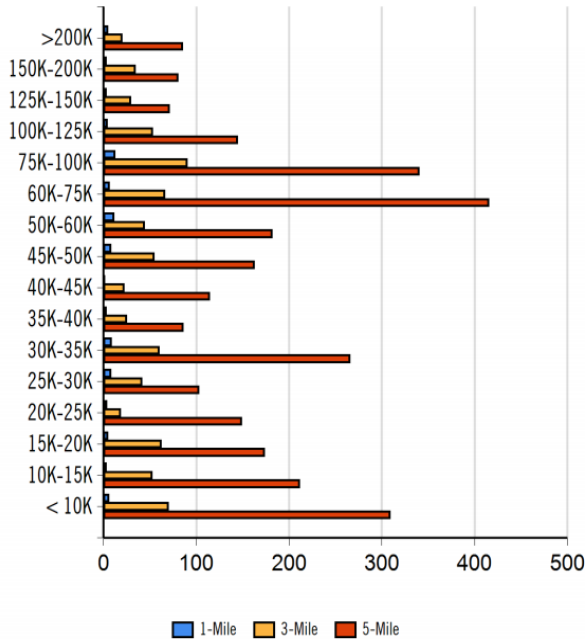
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	8	21	11	1	15	14	2	11	23	4	1	6
3-Mile	8	35	145	125	55	82	103	26	90	138	27	4	60
5-Mile	25	165	778	395	192	405	321	55	251	492	199	66	236

## Household Income



Radius	Median Household Income
1-Mile	\$44,485.00
3-Mile	\$43,431.50
5-Mile	\$47,251.33

Radius	Average Household Income
1-Mile	\$65,964.00
3-Mile	\$62,153.00
5-Mile	\$58,487.33

Radius	Aggregate Household Income
1-Mile	\$6,146,785.65
3-Mile	\$45,787,081.97
5-Mile	\$164,572,101.47

## Education

	1-Mile	3-mile	5-mile
Pop > 25	177	1,361	5,309
High School Grad	69	553	1,852
Some College	41	384	1,394
Associates	7	71	194
Bachelors	9	93	227
Masters	4	14	78
Prof. Degree	2	6	37
Doctorate	1	2	20

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	1 %	16 %	32 %
Teen's	8 %	37 %	50 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	30 %	155 %	252 %
New Homes	29 %	86 %	111 %
New Households	7 %	29 %	40 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	15 %	34 %	41 %
Public Transportation Users	0 %	0 %	8 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	4,344,993		34,105,230		127,766,920	
<b>Average annual household</b>	46,840		46,076		44,920	
<b>Food</b>	6,119	13.06 %	6,059	13.15 %	5,901	13.14 %
Food at home	4,034		3,999		3,924	
Cereals and bakery products	574		566		555	
Cereals and cereal products	205		202		198	
Bakery products	369		364		357	
Meats poultry fish and eggs	813		806		793	
Beef	190		189		186	
Pork	147		144		143	
Poultry	154		152		150	
Fish and seafood	130		130		125	
Eggs	66		65		64	
Dairy products	405		403		392	
Fruits and vegetables	810		802		784	
Fresh fruits	118		117		115	
Processed vegetables	157		155		154	
Sugar and other sweets	150		147		145	
Fats and oils	129		127		125	
Miscellaneous foods	757		755		742	
Nonalcoholic beverages	347		344		339	
Food away from home	2,085		2,060		1,977	
Alcoholic beverages	329		325		313	
<b>Housing</b>	17,048	36.40 %	16,773	36.40 %	16,506	36.75 %
Shelter	10,293		10,124		9,994	
Owned dwellings	6,052		5,923		5,786	
Mortgage interest and charges	2,998		2,952		2,859	
Property taxes	2,049		1,987		1,942	
Maintenance repairs	1,005		983		963	
Rented dwellings	3,418		3,410		3,436	
Other lodging	823		791		760	
Utilities fuels	4,057		3,979		3,957	
Natural gas	377		368		363	
Electricity	1,633		1,605		1,601	
Fuel oil	157		152		151	
Telephone services	1,257		1,232		1,225	
Water and other public services	633		620		615	
<b>Household operations</b>	1,141	2.44 %	1,123	2.44 %	1,082	2.41 %
Personal services	317		315		291	
Other household expenses	824		807		790	
Housekeeping supplies	579		570		555	
Laundry and cleaning supplies	157		157		152	
Other household products	337		328		320	
Postage and stationery	85		85		82	
Household furnishings	978		976		928	
Household textiles	74		74		69	
Furniture	214		209		193	
Floor coverings	25		24		23	
Major appliances	135		131		134	
Small appliances	89		86		85	
Miscellaneous	443		451		422	
<b>Apparel and services</b>	1,239	2.65 %	1,246	2.70 %	1,170	2.60 %
Men and boys	238		241		216	
Men 16 and over	196		197		176	
Boys 2 to 15	42		44		40	
Women and girls	456		453		438	
Women 16 and over	383		379		366	
Girls 2 to 15	73		74		71	
Children under 2	90		88		88	

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	4,344,993		34,105,230		127,766,920	
<b>Average annual household</b>	46,840		46,076		44,920	
<b>Transportation</b>	6,378	13.62 %	6,293	13.66 %	6,117	13.62 %
Vehicle purchases	1,444		1,443		1,358	
Cars and trucks new	746		729		707	
Cars and trucks used	660		678		613	
Gasoline and motor oil	2,055		2,017		2,005	
Other vehicle expenses	2,439		2,396		2,346	
Vehicle finance charges	165		158		159	
Maintenance and repairs	842		835		810	
Vehicle insurance	1,135		1,106		1,094	
Vehicle rental leases	297		297		281	
Public transportation	440		437		406	
<b>Health care</b>	3,661	7.82 %	3,552	7.71 %	3,532	7.86 %
Health insurance	2,426		2,351		2,350	
Medical services	751		726		716	
Drugs	365		358		353	
Medical supplies	119		116		113	
<b>Entertainment</b>	2,747	5.86 %	2,708	5.88 %	2,628	5.85 %
Fees and admissions	510		503		475	
Television radios	1,004		984		981	
Pets toys	1,005		993		955	
Personal care products	600		593		570	
Reading	54		52		50	
Education	1,217		1,207		1,125	
Tobacco products	405		399		406	
<b>Miscellaneous</b>	777	1.66 %	742	1.61 %	757	1.69 %
<b>Cash contributions</b>	1,305		1,245		1,281	
<b>Personal insurance</b>	4,961		4,879		4,560	
Life and other personal insurance	159		157		152	
Pensions and Social Security	4,802		4,721		4,407	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	1,365	1,245	9.64 %	241	1,085	1,196	169	177	
3-Mile	2020	2,447	2,074	20.08 %	435	1,923	2,130	317	317	
5-Mile	2020	6,533	5,290	19.95 %	1,144	5,092	5,339	1,194	792	
1-Mile	2023	1,533	1,245	23.13 %	270	1,219	1,289	244	36	
3-Mile	2023	2,702	2,074	32.07 %	480	2,123	2,292	410	167	
5-Mile	2023	7,204	5,290	32.56 %	1,262	5,612	5,751	1,453	421	



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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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Robert Graham</b>	<b>466722</b>	<b>robert@arrowstarrealty.com</b>	<b>(936)672-2087</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

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

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