

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$3,117,518

Lot Size: 64.948 Acres

Price / Acre: \$48,000

PROPERTY OVERVIEW

Approximately 64.9483 acres of land located on the north side of FM 2854, just east of the Woodmark neighborhood. This tract is centrally located in West Conroe being only 4 miles from Interstate 45, 3 miles to Fish Creek Thoroughfare/McCaleb Road, and less than 2 miles to Loop 336.

According to SmartAsset's recent study, Conroe, Texas is tied for third for the Top 10 Boomtowns in America, fifth-highest for its five-year population change (26.03%) and fourth-highest for its five-year housing growth (39.69%). Additionally, Conroe is part of Montgomery County, which has seen an annualized GDP growth rate of close to 9% over the past three years – a figure that puts it in the top 1% of cities.

PROPERTY HIGHLIGHTS

- City of Conroe water and sewer nearby
- Frontage on FM 2854
- Perfect for residential development
- Within the City of Conroe ETJ
- Located in a high growth area of Conroe

For More Information:



MICHAEL EVANS

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O: 281.651.4898

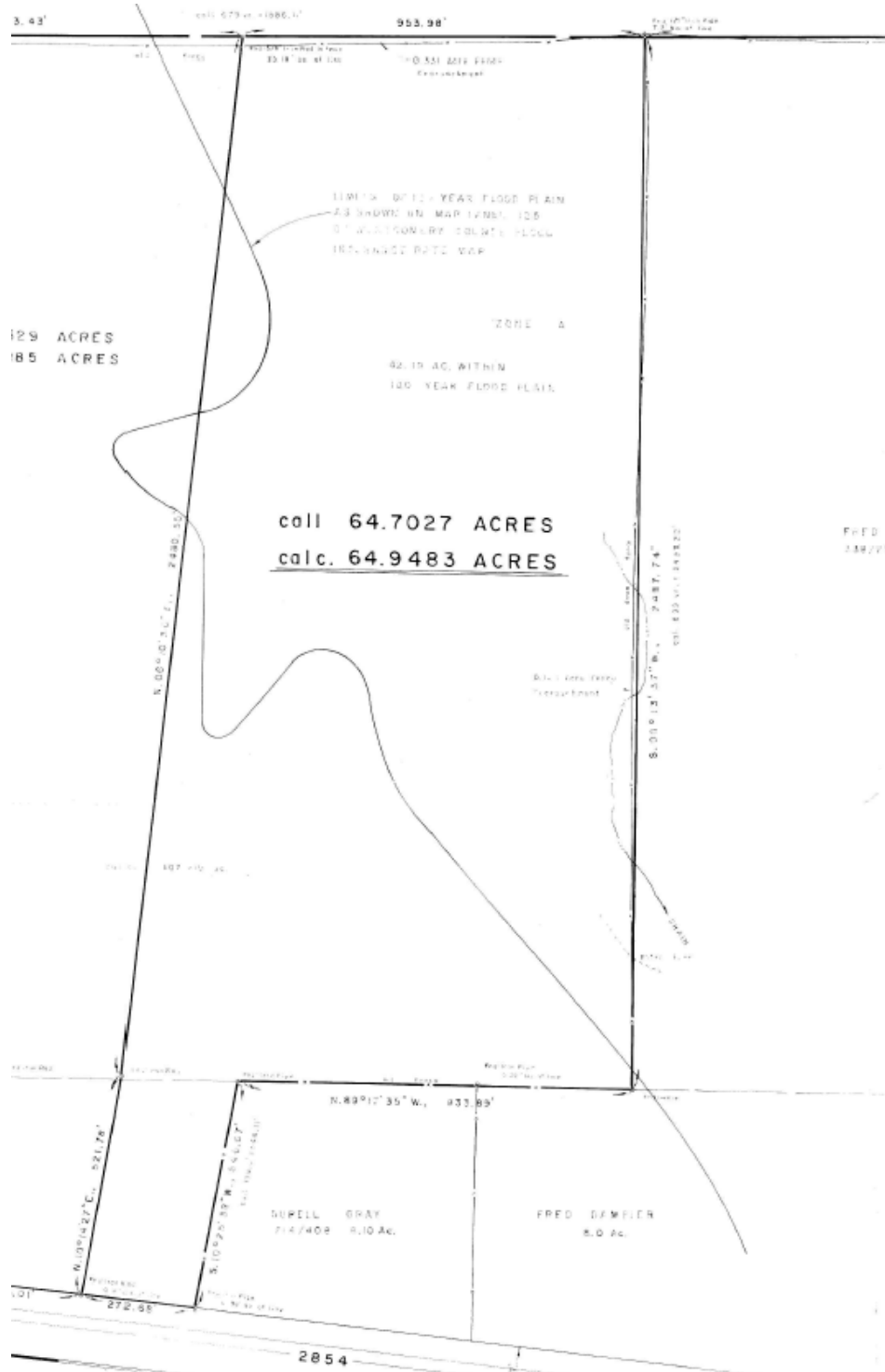
mevans@mhwre.com

0 FM 2854

CONROE, TEXAS 77304

MHW

ADDITIONAL PHOTOS



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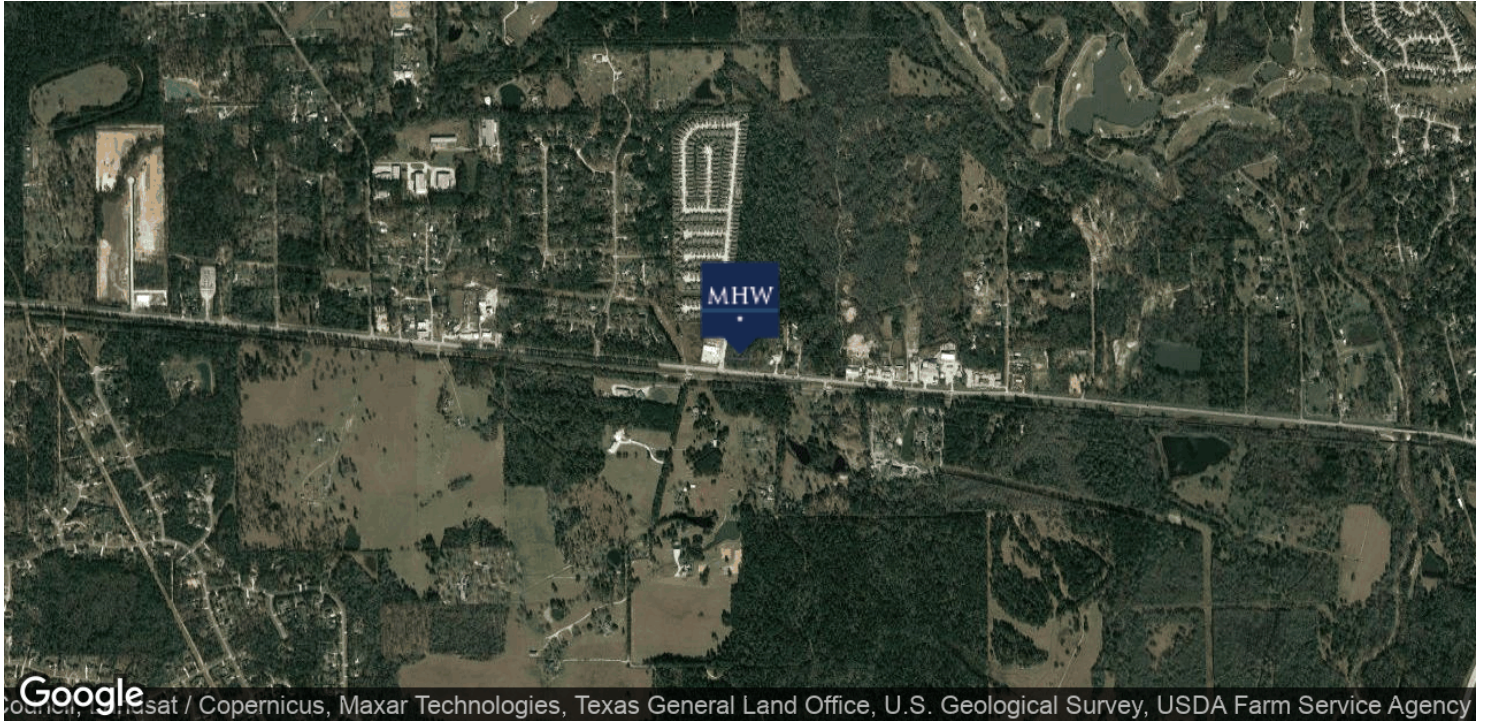
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LOCATION MAP



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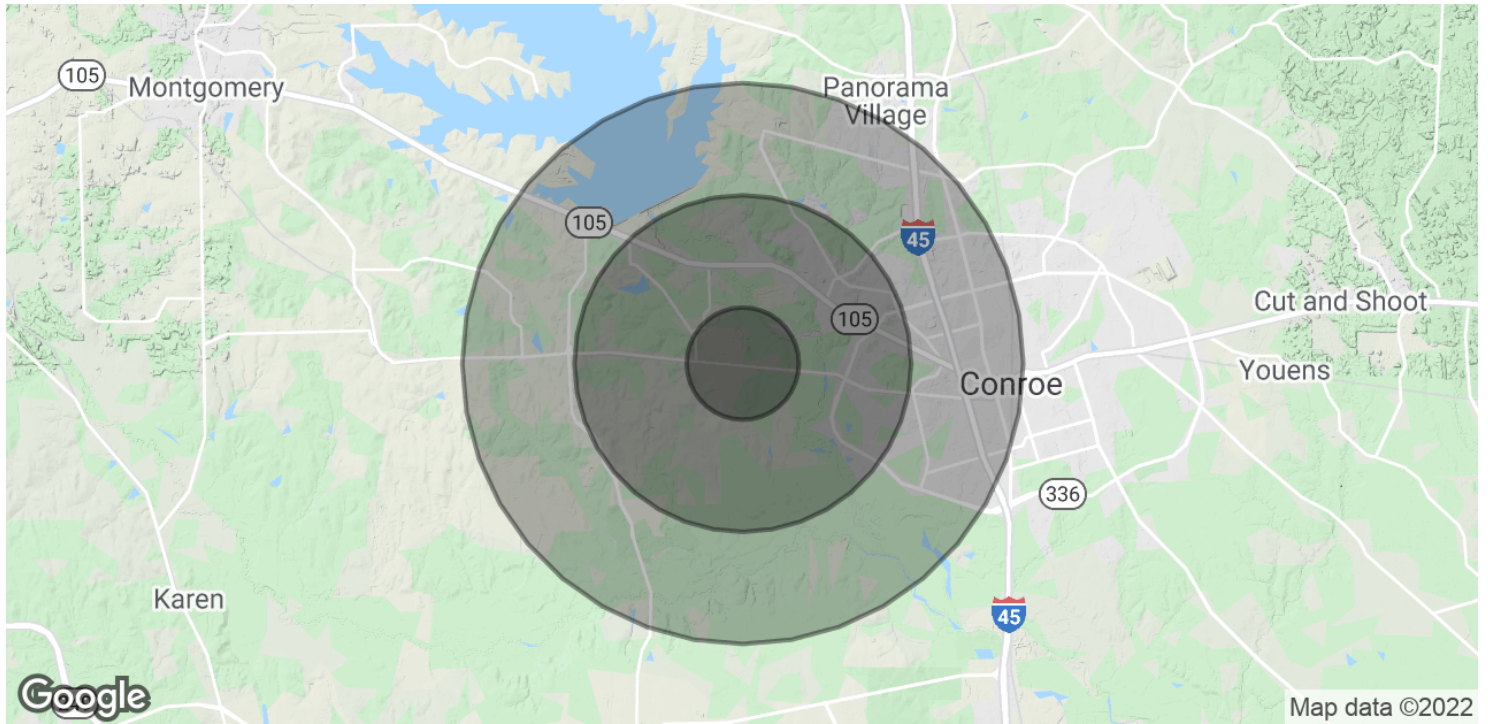
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	756	9,407	34,995
Average Age	39.3	38.2	38.2
Average Age (Male)	38.4	37.3	38.0
Average Age (Female)	41.6	40.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	302	3,762	13,957
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$75,597	\$83,093	\$77,610
Average House Value	\$153,303	\$184,131	\$190,940

* Demographic data derived from 2010 US Census

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date