

The Robert Graham TEAM



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

112 UNRESTRICTED ACRES ON HIGHWAY 105 IN CLEVELAND, TX FOR SALE!

ASKING PRICE: \$2,199,000

1,923 SF HOUSE, WORKSHOP, POLE BARN, PASTURES, POND, & MORE!

24300 HWY 105, CLEVELAND, TX 77328



Pristine, unrestricted 112 +/- acreage on Hwy 105 with a 1,923 sq. ft. one story custom Tilson built home with a fenced yard, a detached two car garage, and a carport. Beautiful, gated entrance and property is fully fenced! The home has high ceilings and crown molding throughout, a formal entryway, a breakfast bar, and a wood burning fireplace! Tile in all wet areas, Kitchen has tile counters and backsplash, gas stove, and an island kitchen! This property includes a 24' x 24' x 10' workshop with electricity and a 51' x 57' pole barn. The back yard has an 18' x 12' covered patio with a sink. This unrestricted acreage could have multiple uses - it could be a Ranch, RV/Mobile Home Park, Industrial park, the sky is the limit with this tract! **Additional acreage can be purchased!** Prime acreage for raising cattle and/or owning horses as there is plenty of pasture land and also a pond on the property! If you like peaceful country living and privacy, this beautiful property is for you!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

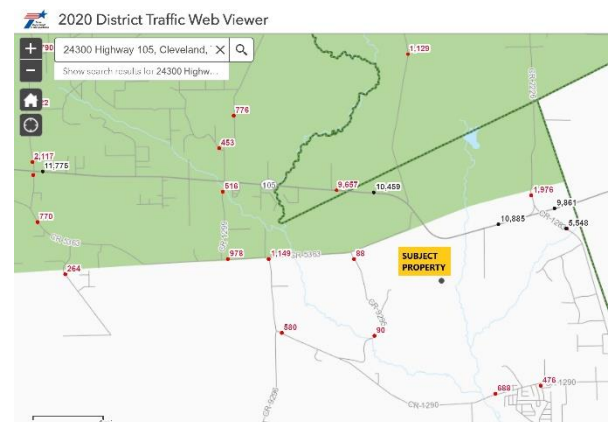
This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

OVERVIEW

24300 Highway 105
Cleveland, TX 77328

- 112 UNRESTRICTED ACRES!
- 24 x 24 x 10 WORKSHOP WITH ELECTRICITY!
- 51 x 57 POLE BARN!
- 1,923 SF 3 BEDROOM, 2 BATH HOUSE WITH DETACHED 2 CAR GARAGE!
- FULLY FENCED & GATED!
- SOUGHT AFTER LOCATION ON 105!
- WELL & SEPTIC!
- ONLY A SMALL PORTION OF PROPERTY IS LOCATED IN THE FLOODPLAIN!
- CLOSE TO TOWN & HWY 59!

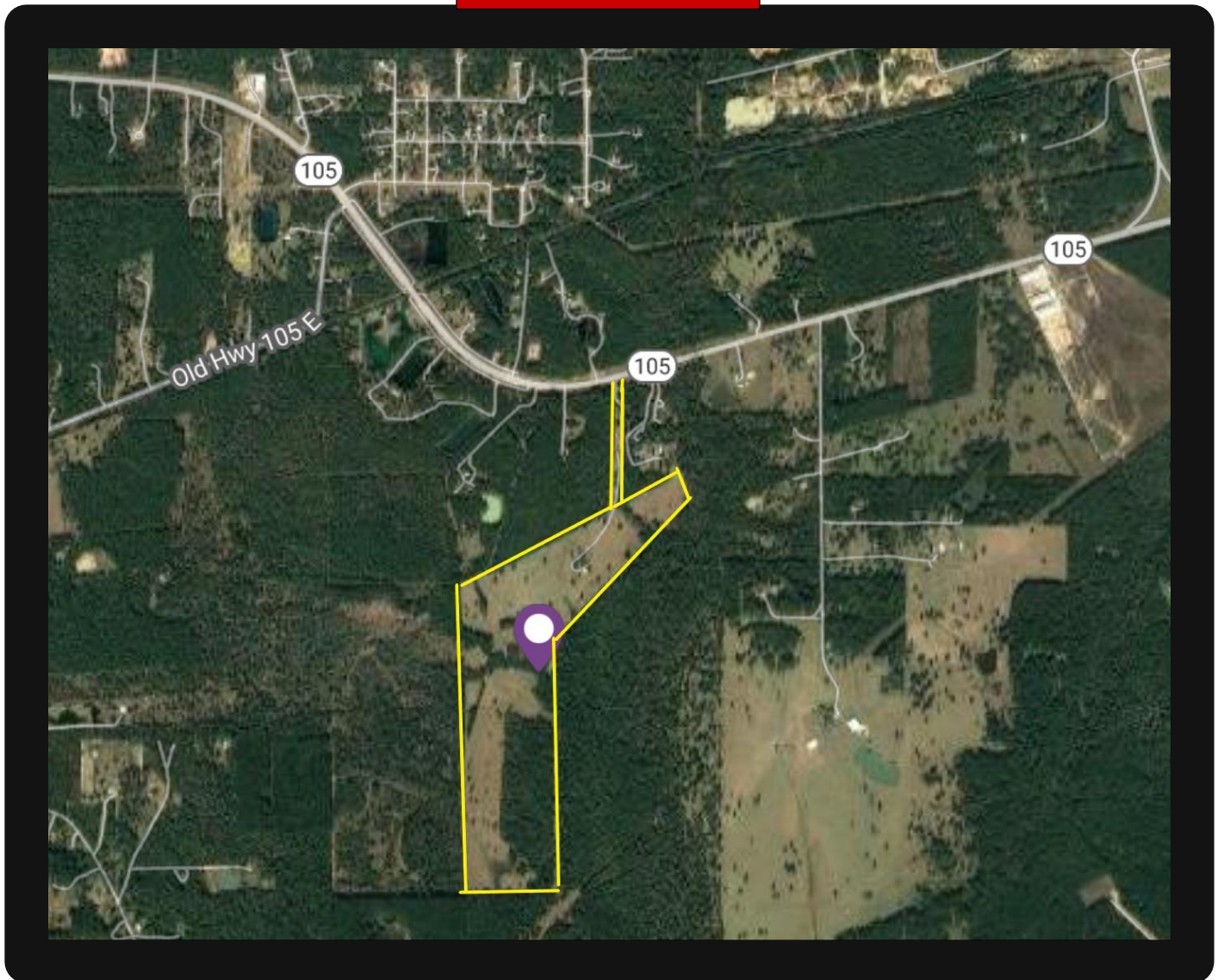
PER TXDOT, IN 2020, THERE WERE 10,885 VEHICLES PER DAY THAT PASSED BY THIS STRETCH OF HIGHWAY 105!



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

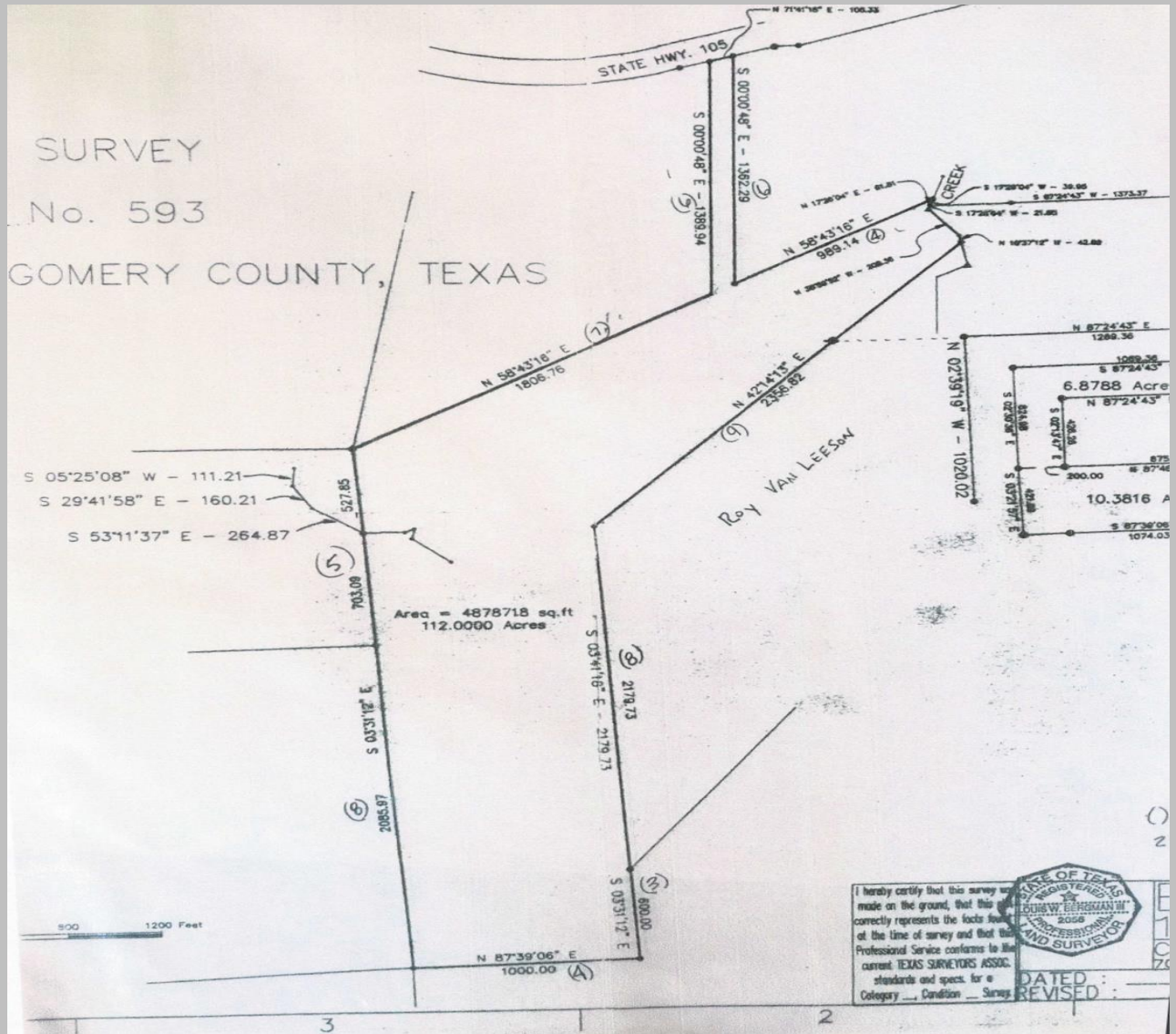
AERIAL



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

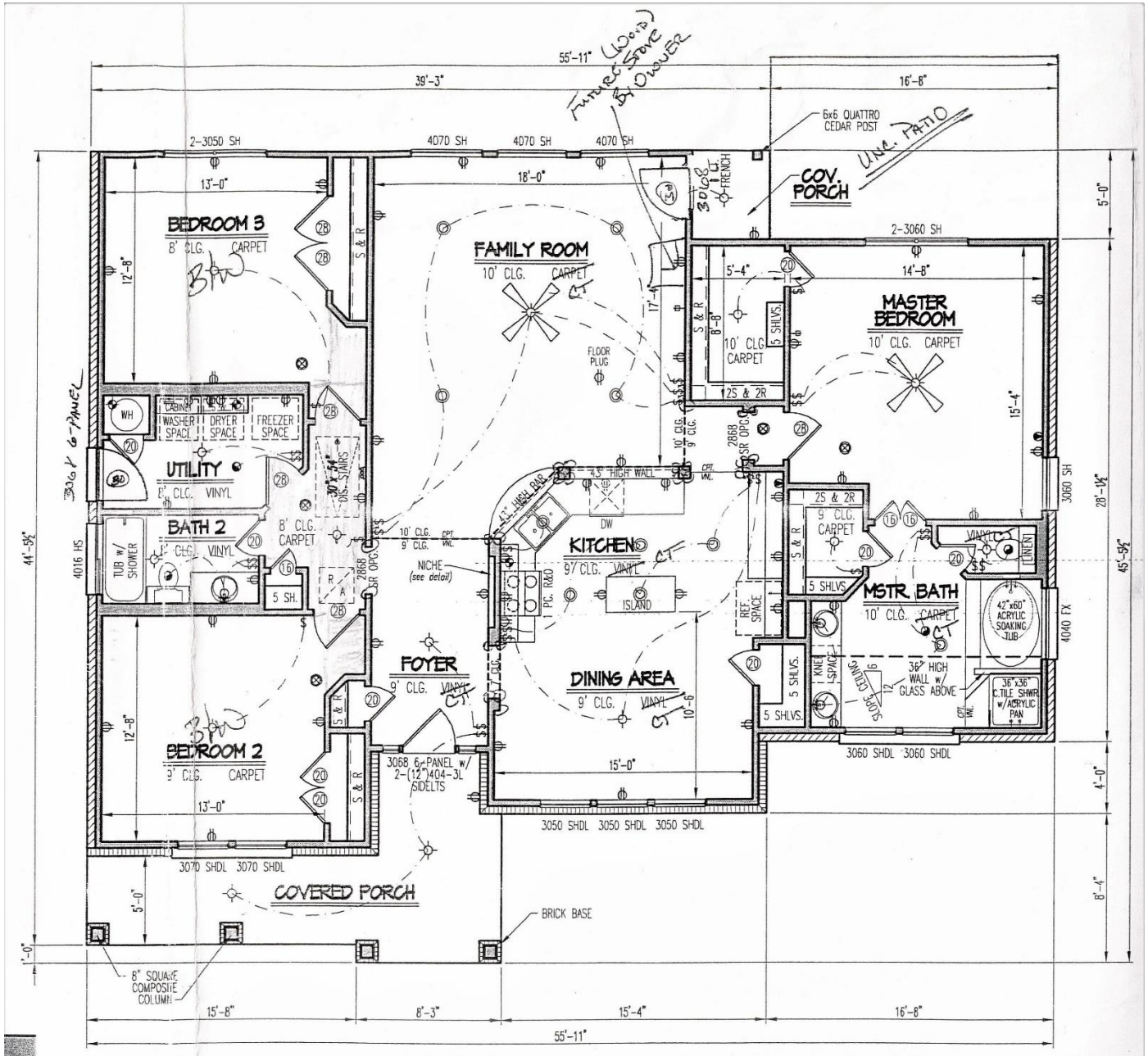
SURVEY



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

FLOORPLAN



Arrowstar Realty
 Robert Graham
 (936) 672-2087
 Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

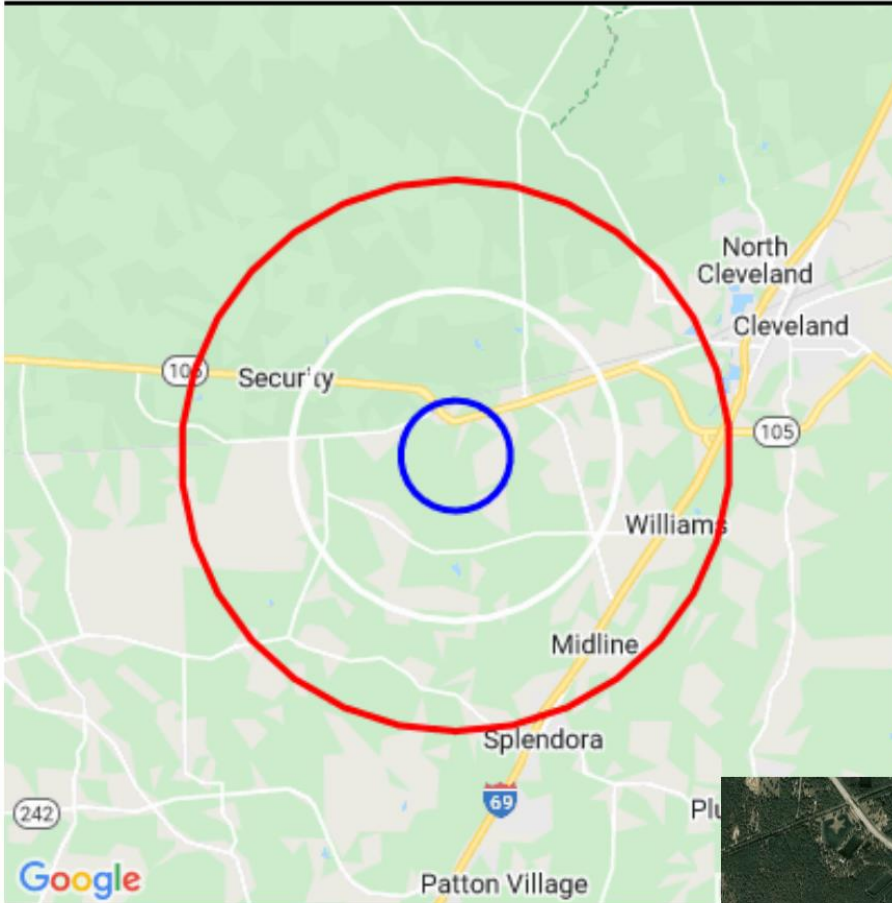
24300 Highway 105



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



24300 Highway 105

Population

Distance	Male	Female	Total
1- Mile	95	97	192
3- Mile	1,930	1,979	3,909
5- Mile	5,144	5,254	10,398



Robert Graham
 robert@arrowstarrealty.com
 936-672-2087

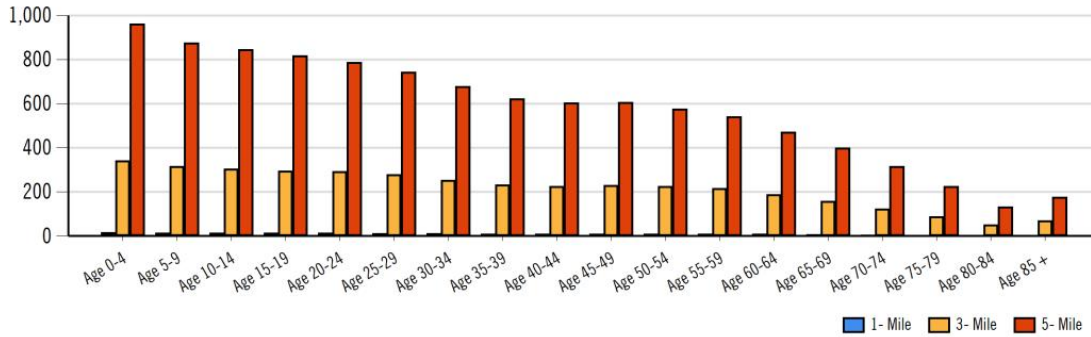


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

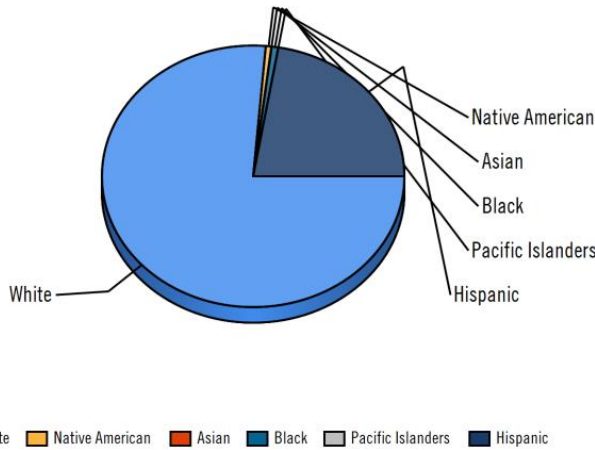
Arrowstar Realty
 Robert Graham
 (936) 672-2087
 Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

Population by Distance and Age (2020)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	77	3	0.24 %
3-Mile	1,564	60	0.93 %
5-Mile	4,149	163	1.57 %



Robert Graham
 robert@arrowstarrealty.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

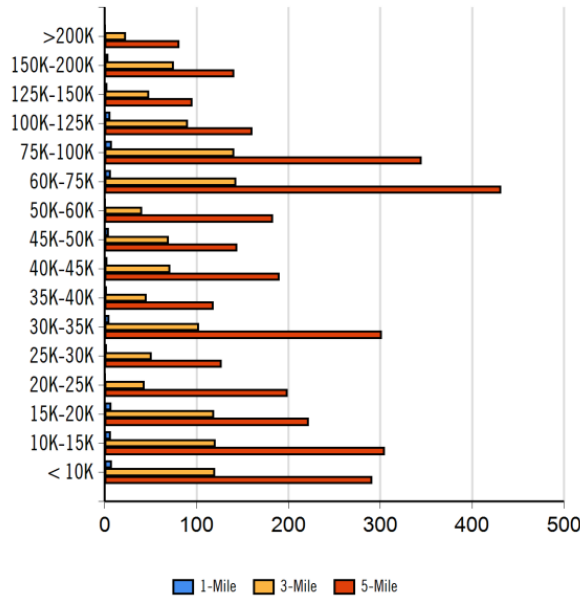
Arrowstar Realty
 Robert Graham
 (936) 672-2087
 Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other	
1-Mile		1	1	11	13	7	5	8	3	8	10	2	0	6
3-Mile		17	31	242	224	112	112	213	46	135	235	56	20	120
5-Mile		36	101	748	454	204	413	506	66	267	740	208	111	289

Household Income



Radius	Median Household Income
1-Mile	\$42,378.00
3-Mile	\$38,156.40
5-Mile	\$42,052.38

Radius	Average Household Income
1-Mile	\$58,342.00
3-Mile	\$58,959.40
5-Mile	\$56,312.25

Radius	Aggregate Household Income
1-Mile	\$3,850,549.34
3-Mile	\$77,274,676.94
5-Mile	\$191,208,614.42

Education

	1-Mile	3-mile	5-mile
Pop > 25	117	2,354	6,106
High School Grad	49	978	2,262
Some College	38	634	1,537
Associates	7	114	191
Bachelors	10	146	221
Masters	0	11	79
Prof. Degree	0	8	44
Doctorate	0	4	23

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	4 %	15 %	22 %
Teen's	7 %	29 %	48 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	32 %	128 %	237 %
New Homes	11 %	49 %	91 %
New Households	5 %	22 %	40 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	3 %	14 %	29 %
Public Transportation Users	0 %	0 %	4 %
Young Wealthy Households	0 %	23 %	47 %

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.



Robert Graham
 robert@arrowstarrealty.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

The Robert Graham TEAM

24300 Highway 105

Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	2,982,788		58,977,603		147,792,512	
Average annual household	45,312		45,013		43,899	
Food	6,000	13.24 %	5,934	13.18 %	5,787	13.18 %
Food at home	3,965		3,935		3,857	
Cereals and bakery products	559		557		547	
Cereals and cereal products	199		198		195	
Bakery products	360		358		351	
Meats poultry fish and eggs	800		797		780	
Beef	188		186		181	
Pork	142		143		140	
Poultry	151		151		148	
Fish and seafood	130		127		124	
Eggs	65		64		64	
Dairy products	402		393		383	
Fruits and vegetables	794		786		774	
Fresh fruits	117		115		114	
Processed vegetables	154		153		152	
Sugar and other sweets	145		145		141	
Fats and oils	125		125		122	
Miscellaneous foods	753		743		729	
Nonalcoholic beverages	342		341		334	
Food away from home	2,035		1,998		1,929	
Alcoholic beverages	321		314		305	
Housing	16,499	36.41 %	16,495	36.64 %	16,206	36.92 %
Shelter	9,956		9,960		9,786	
Owned dwellings	5,794		5,751		5,611	
Mortgage interest and charges	2,907		2,847		2,763	
Property taxes	1,926		1,934		1,881	
Maintenance repairs	961		968		966	
Rented dwellings	3,402		3,438		3,440	
Other lodging	760		770		734	
Utilities fuels	3,901		3,934		3,901	
Natural gas	360		362		353	
Electricity	1,577		1,595		1,587	
Fuel oil	148		149		149	
Telephone services	1,208		1,216		1,206	
Water and other public services	608		611		604	
Household operations	1,105	2.44 %	1,095	2.43 %	1,061	2.42 %
Personal services	314		304		288	
Other household expenses	791		791		773	
Housekeeping supplies	562		563		546	
Laundry and cleaning supplies	157		154		150	
Other household products	320		324		313	
Postage and stationery	85		84		81	
Household furnishings	975		940		911	
Household textiles	76		71		69	
Furniture	205		199		186	
Floor coverings	23		23		22	
Major appliances	127		128		132	
Small appliances	84		86		84	
Miscellaneous	460		432		416	
Apparel and services	1,253	2.77 %	1,213	2.69 %	1,149	2.62 %
Men and boys	244		230		211	
Men 16 and over	198		188		172	
Boys 2 to 15	46		42		38	
Women and girls	450		444		430	
Women 16 and over	375		372		360	
Girls 2 to 15	75		72		70	
Children under 2	87		89		87	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	2,982,788		58,977,603		147,792,512	
Average annual household	45,312		45,013		43,899	
Transportation	6,209	13.70 %	6,123	13.60 %	5,992	13.65 %
Vehicle purchases	1,443		1,371		1,319	
Cars and trucks new	712		695		676	
Cars and trucks used	696		641		608	
Gasoline and motor oil	1,979		1,986		1,969	
Other vehicle expenses	2,353		2,344		2,302	
Vehicle finance charges	151		155		156	
Maintenance and repairs	828		811		789	
Vehicle insurance	1,077		1,091		1,083	
Vehicle rental leases	297		285		274	
Public transportation	434		421		400	
Health care	3,444	7.60 %	3,490	7.75 %	3,474	7.91 %
Health insurance	2,277		2,318		2,309	
Medical services	702		707		706	
Drugs	351		350		346	
Medical supplies	114		114		112	
Entertainment	2,670	5.89 %	2,637	5.86 %	2,579	5.87 %
Fees and admissions	497		482		458	
Television radios	964		973		967	
Pets toys	981		965		942	
Personal care products	586		575		556	
Reading	50		51		50	
Education	1,197		1,177		1,090	
Tobacco products	393		402		405	
Miscellaneous	708	1.56 %	737	1.64 %	725	1.65 %
Cash contributions	1,185		1,226		1,222	
Personal insurance	4,797		4,634		4,352	
Life and other personal insurance	156		152		150	
Pensions and Social Security	4,641		4,482		4,201	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	1,082	829	30.52 %	194	838	934	148	140	
3-Mile	2020	6,105	4,854	23.33 %	1,017	4,890	4,922	1,183	531	
5-Mile	2020	8,800	7,139	22.97 %	1,480	6,921	7,162	1,638	929	
1-Mile	2023	1,169	829	41.01 %	210	904	1,003	166	131	
3-Mile	2023	6,748	4,854	36.87 %	1,125	5,325	5,330	1,418	223	
5-Mile	2023	9,792	7,139	36.49 %	1,644	7,703	7,777	2,015	561	



Robert Graham
robert@arrowstarrealty.com
936-672-2087



This information is provided for informational purposes only. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



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.

Arrowstar Realty	9005193		
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
Robert Graham	466722	robert@arrowstarrealty.com	(936)672-2087
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
IABS 1-0 Date

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.